

CITY OF BLOOMINGTON



PLAT COMMITTEE

June 8, 2020 @ 4:00 p.m. Zoom
Meeting:

<https://bloomington.zoom.us/j/92342606286>

**CITY OF BLOOMINGTON
PLAT COMMITTEE
June 8, 2020 at 4:00 p.m.**

***Zoom Meeting**

ROLL CALL

MINUTES TO BE APPROVED: May, August, December 2019, January & February 2020

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-13-20 **Dwellings, LLC**
1221-1269 W. Allen St.
Request: Preliminary Plat approval for an 11-lot subdivision in a Planned Unit
Development.
Case Manager: Ryan Robling

**Next Meeting Date: July 13, 2020

Updated: 6/5/2020

***Auxiliary aids for people with disabilities are available upon request with adequate notice.
Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.***

BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 1221 – 1269 W. Allen St.

CASE #: DP-13-20
DATE: June 8, 2020

PETITIONER: Dwellings, LLC (Hilltop Meadows, LLC)
600 E. Hillside Dr. Suite 4

CONSULTANT: Bynum Fanyo & Associates
528 N. Walnut St.

REQUEST: The petitioner is requesting Preliminary Plat approval of an 11-lot subdivision of 5.23 acres.

BACKGROUND:

Area: 5.23 acres
Current Zoning: Planned Unit Development
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Dwelling, Multi-family (Vacant)
Proposed Land Use: Dwelling, Multi-family
Surrounding Uses: North – Dwelling, Multi-family
East – Light Manufacturing
South – Light Manufacturing
West – Dwelling, Multi-family

REPORT: The property is located at 1221- 1269 W. Allen St. and is within the Hilltop Meadow Planned Unit Development. This PUD was amended (PUD-27-19) to allow for multi-family dwellings. The surrounding properties to the south and east are zoned within a PUD (MG/PCD-9-91) and have been developed with light manufacturing. The property to the west is zoned Residential Multifamily (RM) and has been developed with multifamily dwelling units. The property to the north is zoned Residential High-Density Multifamily (RH) and has been developed with multifamily dwelling units. This property fronts on W. Allen St. via a shared private drive. The property is currently vacant and awaiting development.

The petitioner is proposing to subdivide the property to create 10 individually platted lots which will be developed with owner occupied multi-family townhouses. 6 of these lots will be 0.03 acres, 2 will be 0.04 acres, and 2 will be 0.05 acres. The remaining 4.87 acres will remain a single lot which will be developed with 9 two-story and 2 three-story multi-family residential buildings, as well as 2 one-story accessory buildings and 2 accessory structures. A 24' ingress/egress & utility easement starting at the northwest corner of the site will be located in the interior of the site allowing access to the site from W. Allen St. A 12' ingress/egress & utility easement will surround the 10 townhouses allowing access to the newly created lots. A 15' utility easement will also be created connecting the 24' ingress/egress & utility easement to the townhouses. An existing 7.5' electric line easement runs along the eastern property line. Two drainage easements will be created in the southwest and southeast corners of the site. A 15' sanitary sewer easement enters into the site from the north.

PRELIMINARY PLAT REVIEW: The Review Considerations for Preliminary Plats within BMC 20.09.180(h) require that the Plan Commission review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The testimony of the petitioner; (4) The Growth Policies Plan (now the 2018 Comprehensive Plan); (5) Any applicable standards in *Chapter 20.02: Zoning Districts*; (6) Any applicable development standards in *Chapter 20.05: Development Standards*; (7) Any applicable subdivision standards in *Chapter 20.06: Subdivision Regulations*; (8) Any applicable design standards in *Chapter 20.07: Design Standards*; (9) Any other applicable provisions of the Unified Development Ordinance; (10) The Planning and Transportation Department report; and (11) Such other additional information as may be required by the Plan Commission or Plat Committee to evaluate the petition.

COMPREHENSIVE PLAN: This property is designated as Neighborhood Residential with some Employment Center on the southeast portion of the parcel. The lines and edges in the Comprehensive Plan are intended to be fluid, so as to be flexible as areas in the City develop. Given the existing development on and around the site, the Department feels that Neighborhood Residential is the most appropriate district to analyze this proposal. The Comprehensive Plan notes the following about the intent of the Neighborhood Residential area and its redevelopment:

- Primarily composed of residential land uses with densities ranging from 2 units per acre to 15 units per acre. Single family residential development is the dominant land use activity for this district. Other land use activities include places of religious assembly, schools, small-scale commercial, and some multifamily housing.
- Buildings are no more than three, but most often two stories or less and have natural or landscaped front, side, and rear yards.
- Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods and other 20-minute walking destinations.
- Create neighborhood focal points, gateways, and centers. These could include such elements as a pocket park, formal square with landscaping, or a neighborhood-serving land use.
- Ensure that appropriate linkages to neighborhood destinations are provided.
- Large developments should develop a traditional street grid with short blocks to reduce the need for circuitous trips.
- Support incentive programs that increase owner occupancy and affordability.

20.02 ZONING DISTRICTS: As a PUD, the district has its own set of established development standards and does not follow an existing zoning classification in the current UDO. With the intention of creating a high density development the PUD followed many standards of the RH (Residential High Density) Zoning District.

Lots: As show in the original PUD approval, there are 11 individual multifamily lots. 10 of the lots ranging from 0.03 acres to 0.05 acres will be developed with individually platted lots which will allow for owner occupied multi-family townhouses. The rest of the property, 4.87 acres, not identified as individual townhouses is proposed to be platted as the 11th lot and be developed into the remaining multifamily buildings.

20.05 DEVELOPMENT STANDARDS:

Entrance and Drive: The site is currently accessed via a shared drive which has an entrance onto W. Allen St. This entrance is not proposed to be changed. The site will utilize an internal private street.

Setbacks: A zero lot line has been requested for the 10 lots containing the owner occupied multi-family townhouses. The reduced setback will allow the townhouses to be constructed using a shared wall. The remaining 4.87 acre lot will meet all required setbacks for the RM District.

20.06 SUBDIVISION REGULATIONS: The preliminary plan determined an alternate subdivision layout as opposed to one of the subdivision types specified in Chapter 6.

20.07 DESIGN STANDARDS:

Easement Standards (EA): The petitioner has listed all of the required definitions from the UDO requirements for the proposed easements.

Lot Establishment Standards (LT): The petitioner is requesting that required setback standards be waived for the 10 lots which will be developed with individually platted multifamily dwellings. According to the Unified Development Ordinance, 20.07.100(d), the Plat Committee may waive lot and setback standards in order to create a zero lot line development if the following standards are met:

- (1) A petitioner must request a zero lot line development designation with the Preliminary Plat;
- (2) All individual units must be placed on an individual lot; and
- (3) All units must have individual utility service.

The petitioner has met all the above standards for the zero lot line development. The petitioner has requested zero lot line development. The proposed 4.87 acre lot will remain unchanged from its current dimensions.

Environmental Standards (EV): There are no environmental features on this site that require preservation.

Pedestrian Network Standards (PN): Internal sidewalks will be installed along the internal drive between the proposed parking and the buildings. These sidewalks will connect to an existing sidewalk which runs along the west side of the private drive on the northwest corner of the parcel. A new sidewalk connection will be created in the southeast corner of the parcel which will connect the property to light industrial employers to the south and east.

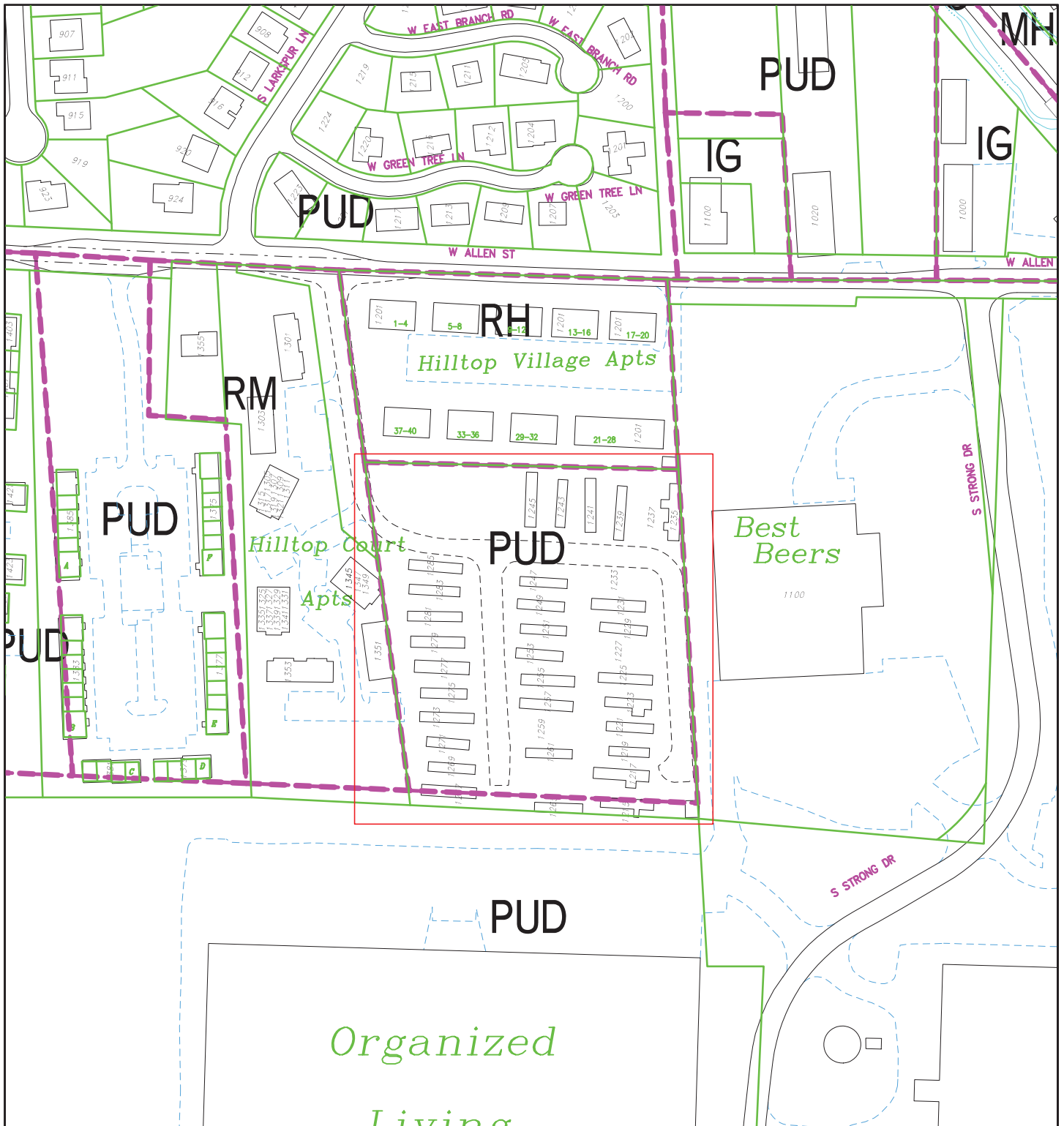
Street and Right-of-Way Standards (SR): There is one vehicular access point for this property which enters the property from the northwest. This drive is shared with the adjacent properties to the north and west. The petitioner is not proposing to change this access point.

Utility Standards (UT): A 24' and 12' utility easement will allow access to required access to sanitary sewers, and public water supply. All proposed utility easements will meet required standards.

CONCLUSION: The proposed Preliminary Plat will allow for the creation of 11 lots. 10 of the lots will require a waiver to utilize a zero lot line structure location. The proposed easements meet the minimum requirements of the Unified Development Ordinance.

RECOMMENDATION: Based on the findings in the above report, the Department recommends approval of the Preliminary Plat for case DP-13-20 with the following condition:

1. All terms and conditions of PUD-27-19 are binding on this petition.



PUD-27-19 Hilltop Meadow, LLC

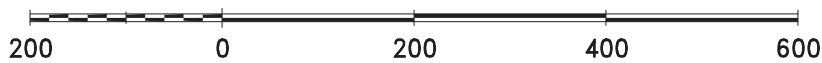
1201 W Allen St.

Plan Commission

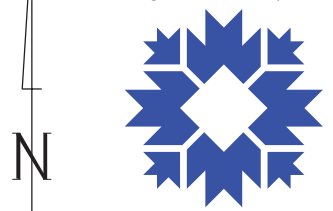
Site Location, Zoning, Parcels

By: roblngr

8 Aug 19



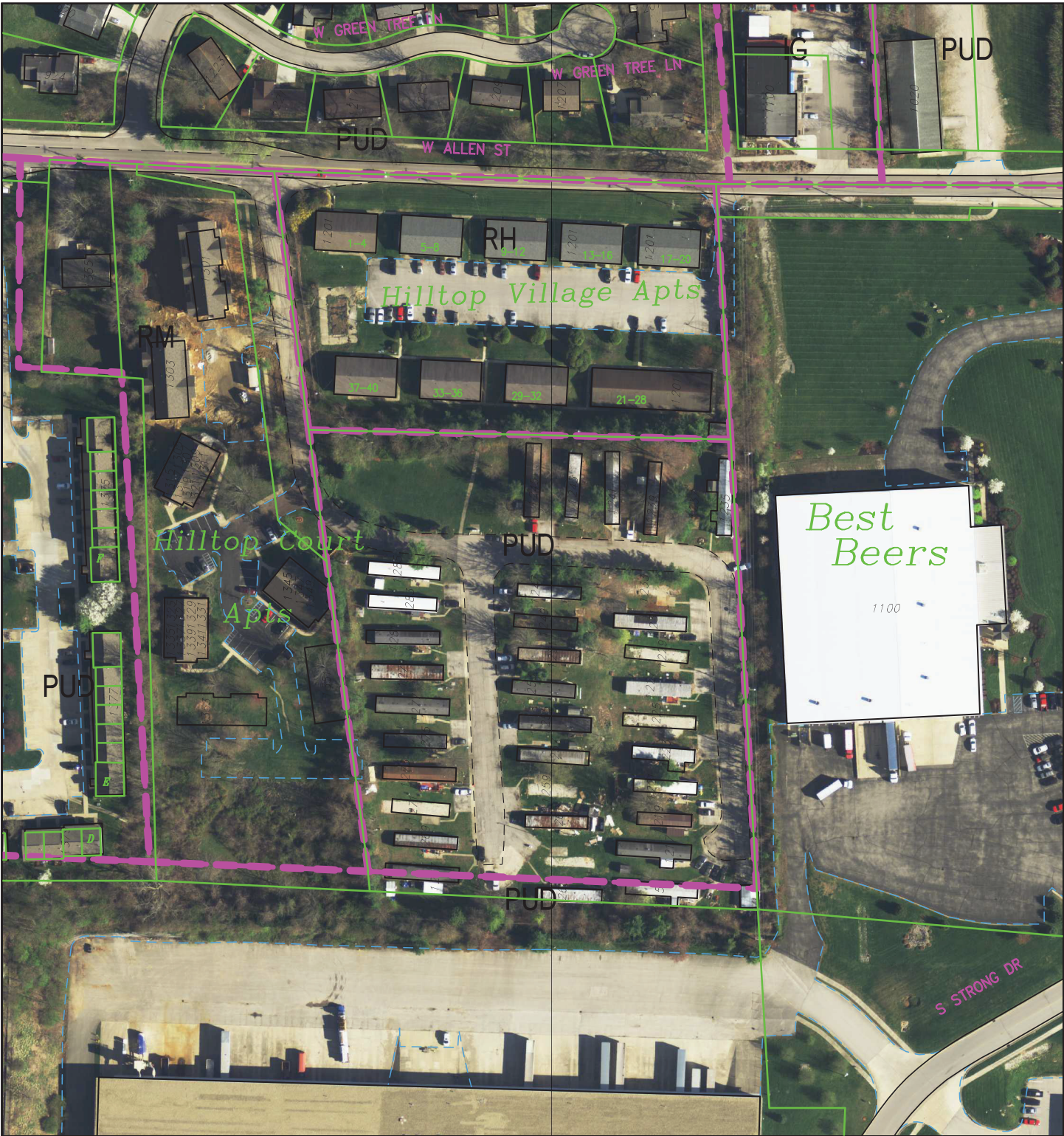
City of Bloomington
Planning & Transportation



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Scale: 1" = 200'

For reference only; map information NOT warranted.



PUD-27-19 Hilltop Meadow, LLC

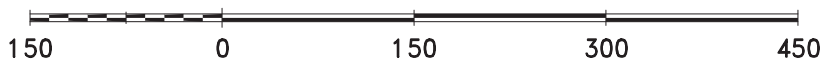
1201 W Allen St.

Plan Commission

2016 Aerial Photograph

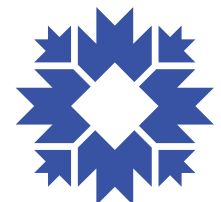
By: roblingr

8 Aug 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 150'



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

July 8, 2019

City of Bloomington Plan Commission
401 N. Morton Street
Bloomington, Indiana 47403

Re: Dwellings LLC; Hilltop Court IV PUD Proposal

Dear Plan Commission and City Council Members:

Our client Hilltop Meadows, LLC. respectfully request rezoning from mobile home park/PUD to PUD of a 5.24-acre parcel of land located at 1201 West Allen Street.

Existing Conditions

The existing PUD was approved in the mid to late 1980's for a 50-lot mobile home park. Over the past three decades the park conditions have deteriorate and all mobile homes have been removed from the property. The property has onsite sewer, water and access to W. Allen Street.

With the trailers remove this vacant parcel is surrounded by intense industrial uses to the east and south which is part of the Thompson PUD from the 1990's, to the north is a RH zoned apartment property and to the west a RM apartment property recently completed by this petitioner.

Proposed PUD

The proposal is to rezone the 5.24-acres a PUD designation and all future development on the property will be guided by the attached PUD District Ordinance. We have included a schematic site plan showing eleven apartment building, a maintenance structure and a leasing office. It is proposed to provide 48-efficiency units, 24 1-bedroom units, 32 2-bedroom units and ten 3-bedroom townhouses. Using the DUE computation, we have 12.95 units per acre.

Site Design

The proposed site has access to Allen Street via an ingress egress easement that is shared with the property to the west, also owned by this petitioner. The buildings will be placed around the site perimeter and two located in the center. A community garden will also occur in the center of the property and will utilize rainwater harvesting to provide for the gardening needs.

Water and sewer are currently on site. Stormwater quality and retention will be provided at the southwest and southeast corners of the property. A multi-purpose path will

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

circumnavigate the property and be combined with a path on the adjoining property to the west creating half mile circuit. The 10 townhouse units will be platted for sale.

Sustainability

The petitioner is planning to incorporate several environmentally conscious features and construction standards. Some of the considerations are:

High-efficiency HVAC Systems

Energy Star Appliances

Low-flow Plumbing Fixtures

High Albedo (Solar Reflectivity) Roofing

Large Windows for Natural Light

Partial "Extensive" Green Roof (approx. 1000 sf)

PV Solar Panels

Rainwater Capture and Reuse for Irrigation

Recycling Collection

Phasing

The project will be completed in three phases.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.

528 North Walnut Street

Bloomington, Indiana 47404

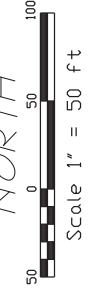
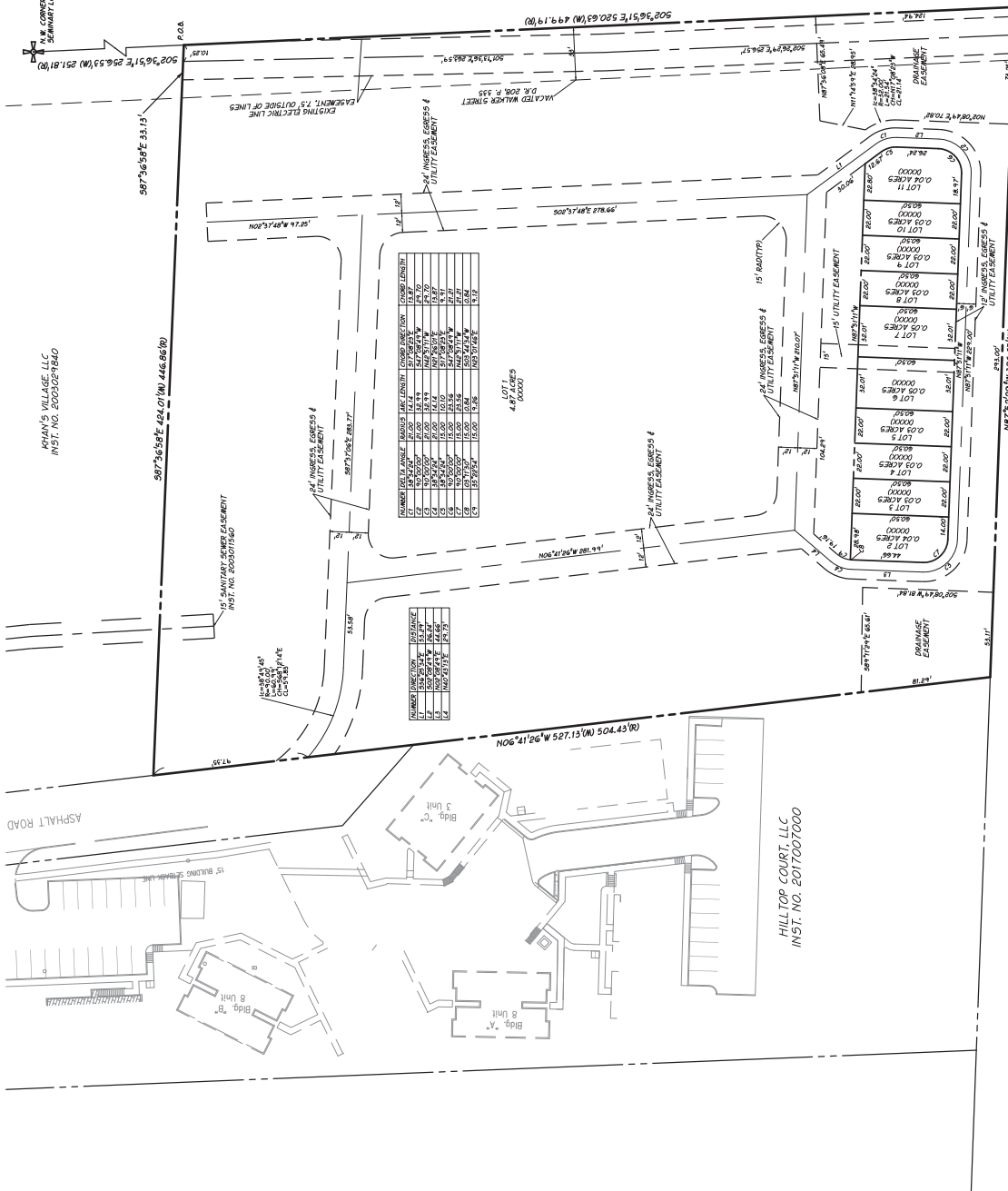
Office 812 332 8030

Attachment: PUD District Ordinance

528 NORTH WALNUT STREET
812-332-8030

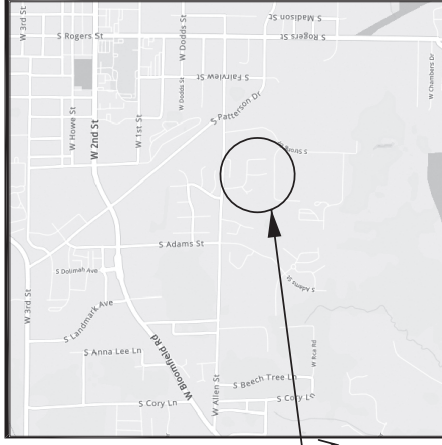
BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

**HILLTOP MEADOWS
SUBDIVISION**
PRELIMINARY PLAT
PT OF THE SW 1/4, SEC. 5, T8N, R17W
PERRY TOWNSHIP



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- DEED RECORD BOOK AND PAGE
- FOUND
- EXISTING 5/8" REAR WITH CAP
- 5/8" REAR WITH CAP SET
- DEED
- MEASURED
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- OBSCURE EASEMENT
- WATER LINE EASEMENT
- XXY/XXX
- FD
- E
- S
- D
- M
- ROW
- S.S.E.
- O.E.
- W.L.E.



LOCATION MAP

SETBACK TABLE
(PUD ZONING)

MINIMUM BUILDING SETBACKS FROM PUD PROPERTY LINES: 15'

MINIMUM BUILDING SETBACKS FOR INTERNAL LOTS: 0'

MIN. PARKING SETBACKS: 10' SIDE & REAR, 20' BEHIND PRIMARY BLDG FRONT WALL

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 65% OF TOTAL SITE

BUILDING HEIGHT: MAXIMUM 50'

OWNER/GUARANTOR/DEVELOPER
NAME: HILLTOP MEADOWS, LLC
ADDRESS: 600 E. HILLSIDE DRIVE, STE. 4
BLOOMINGTON, IN 47401
TELEPHONE: 812-345-1152

DESIGN PROFESSIONALS
NAME: BYNUM FANYO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
TELEPHONE: 812-332-8030

FLOOD NOTE

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0143D,
Map Revised: December 17, 2010, subject Property is in Zone X. Zone X is an area determined to be
outside the 500-year floodplain. Source: FEMA

**HILLTOP MEADOWS
PRELIMINARY PLAT
APRIL 25, 2020
SHEET 1 OF 2
JOB NO 401851**

HILLTOP MEADOWS SUBDIVISION

PRELIMINARY PLAT
PT OF THE SW 1/4, SEC. 5, T8N, R1W
PERRY TOWNSHIP

SOURCE OF TITLE: D.R. 440, P. 396

OWNERS: HILLTOP MEADOWS, LLC

ZONING: PUD - PLANNED UNIT DEVELOPMENT

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to any and all claims, suits, or future annuities by the City of Bloomington, Indiana, of such platted real estate.

HILLTOP MEADOWS, LLC, the owners of the real estate shown and described herein, does hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as HILLTOP MEADOWS, an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

Front and side yard building setback lines are established as shown on the plat, between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires, buildings or other structures shall not be erected or maintained on these strips.

This subdivision shall be subject to the Declaration Of Covenants, Conditions, and Restrictions as set forth in Instrument Number _____ in the Office of the Recorder of Monroe County, Indiana.

Signed and Sealed _____, 20__

Signature _____ Office _____

Name Printed HILLTOP MEADOWS, LLC
STATE OF INDIANA)
COUNTY OF MONROE) 55:

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes herein expressed.

Witness my hand and notarial seal this _____ day of _____, 20__.

County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

DESCRIPTION (Source of Title: Deed Record 440 Page 396)

A part of Seminary Lots 165 and 168 and vacated Walker Street in the City of Bloomington, Indiana, described as follows:

Commencing at the Northwest corner of Seminary Lot 57 in said City of Bloomington and on the East line of said Walker Street; thence along the said East line South 02 degrees 36 minutes 51 seconds East (bearings based on 99CS IN West NAD 83) 256.53 feet to an existing chain link fence and the Point of Beginning; thence continuing along said East line South 02 degrees 36 minutes 51 seconds East 499.19 feet to a point 94.38 feet North of the prolongation of the South line of said Seminary Lot 168; thence leaving said East line through said Walker Street and parallel with said South line of Seminary 168 North 87 degrees 52 minutes 29 seconds West 33.11 feet to the West line of said Walker Street; thence continuing North 87 degrees 52 minutes 29 seconds West 386.25 feet to the East line of Hilltop Court LLC property described in Instrument 2017007000; thence along said Hilltop Court LLC line North 06 degrees 41 minutes 26 seconds West 527.13 feet to the said chain link fence; thence along said fence South 87 degrees 36 minutes 58 seconds East 424.01 feet to the said West line of Walker Street; thence continuing along said fence South 87 degrees 36 minutes 58 seconds East 33.13 feet to the Point of Beginning. Containing in all 5.23 acres, more or less.

CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority of Indiana code 36-7-4, 700 series, enacted by the General Assembly of the State of Indiana, and approved by the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington, as follows:

Approved by the City Plan Commission at a meeting held _____, 20__.

(Adam Watson, Director of Public Works)

(Terry Porter, Director of Planning and Transportation)

Approved by the Board of Public Works at a meeting held _____, 20__.

(Chairperson) _____ (Member) _____

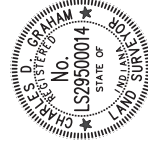
(Member) _____

SURVEYOR'S CERTIFICATE

I, Charles D. Graham, certify that I am a registered professional land surveyor licensed under the laws of Indiana, that this plat accurately represents a survey made by me on April 28, 2020; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

(Signature of Charles D. Graham)

Charles D. Graham
Registration No. LS29500014



EASEMENT LEGEND

UE = Utility Easement

(A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.

(B) Prohibits the placement of any unauthorized obstructions within the easement area.

DE = Drainage Easement

(A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.

(B) Shall prohibit any alteration within the easement that would hinder or redirect flow.

(C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.

(D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.

(E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features of its discretion.

P9SE = Private Sanitary Sewer Easement

(A) Shall allow the Property owner or their assigns exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.

(B) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within the Sanitary Sewer Easement.

(C) Grading activity shall be prohibited within Sanitary Sewer Easements without written permission from the Property owner.

W.L.E. = Waterline Easement.

(A) Shall allow the city utilities department exclusive access for installation, maintenance, repair, or removal of potable water facilities.

(B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the city utilities department in conjunction with the preliminary plat. Upon written permission from the city utilities department, encroachments may be permitted after the recording of the final plat.

(C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within waterline easements.

(D) Grading activity shall be prohibited within waterline easements without written permission from the city utilities department.

(E) Signs shall not be located within waterline easements unless the sign is a public sign authorized by Section 20.05.079(B)(1) or is further authorized by the city.