

CITY OF BLOOMINGTON



PLAT COMMITTEE

**JULY 10, 2017 @ 4:00 p.m.
CITY HALL - KELLY
CONFERENCE ROOM #155**

**CITY OF BLOOMINGTON
PLAT COMMITTEE
July 10, 2017 at 4:00 p.m.**

***Kelly Conference Room #155**

ROLL CALL

MINUTES TO BE APPROVED: None at this time

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

PUD-18-17 RCR Properties, LLC
1421 N. Dunn St.
Expansion and Replat of Miller Courts Addition Lots #42-60 and Lots #78-79 and
dedication of right-of-way
Case Manager: Eric Greulich

**Next Meeting Date: July 10, 2017

Updated: 7/7/2017

***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: 1421 N. Dunn Street**

**CASE #: PUD-18-17
DATE: July 10, 2017**

PETITIONER: RCR Properties, LLC
2417 Fields South Drive, Champaign, IL

CONSULTANT: Smith Brehob & Associates, Inc.
453 S. Clarizz Blvd., Bloomington

REQUEST: The petitioner is requesting a preliminary and final plat amendment to allow an expansion and replat of Miller Courts Addition Lots #42-60 and Lots #78 & 79 and dedication of right-of-way.

BACKGROUND:

Area: 5.95 acres
Current Zoning: RH
GPP Designation: Urban Residential
Existing Land Use: Multi-family residences
Proposed Land Use: Multi-family residences
Surrounding Uses: North – Multi-family Residences
West – Multi-family Residences
East – Indiana University
South – Single and Multi-family Residences

REPORT: The properties are located to the northwest of the intersection of W. 17th Street and N. Dunn St. The properties are all located within the Planned Unit Development that was approved under PUD-14-16. Surrounding land uses include multifamily residences to the north and west, single and multifamily residences to the south and Indiana University Memorial Stadium to the east.

The petitioner is proposing to remove all of the internal lot lines associated with the land that was approved under the PUD to create 3 single properties. The boundaries of the plat are also expanding to include additional land. This is being done as part of the proposal to build the “Evolve project”. The Plat Committee approved the preliminary plat at the June 12, 2017 meeting.

Lots #42-51 will be combined and expanded to include new land to the south and will be identified as Lot #42. Lots #52-57 will be combined and identified as Lot #57. Lots #58-60 and #78-79 will be combined and identified as Lot #78. Right-of-way dedication for Dunn Street and 17th Street will be accomplished with this plat as well. A right-of-way vacation has already been approved by the City Council for the Grant Street section of right-of-way between Lots #45 and #46.

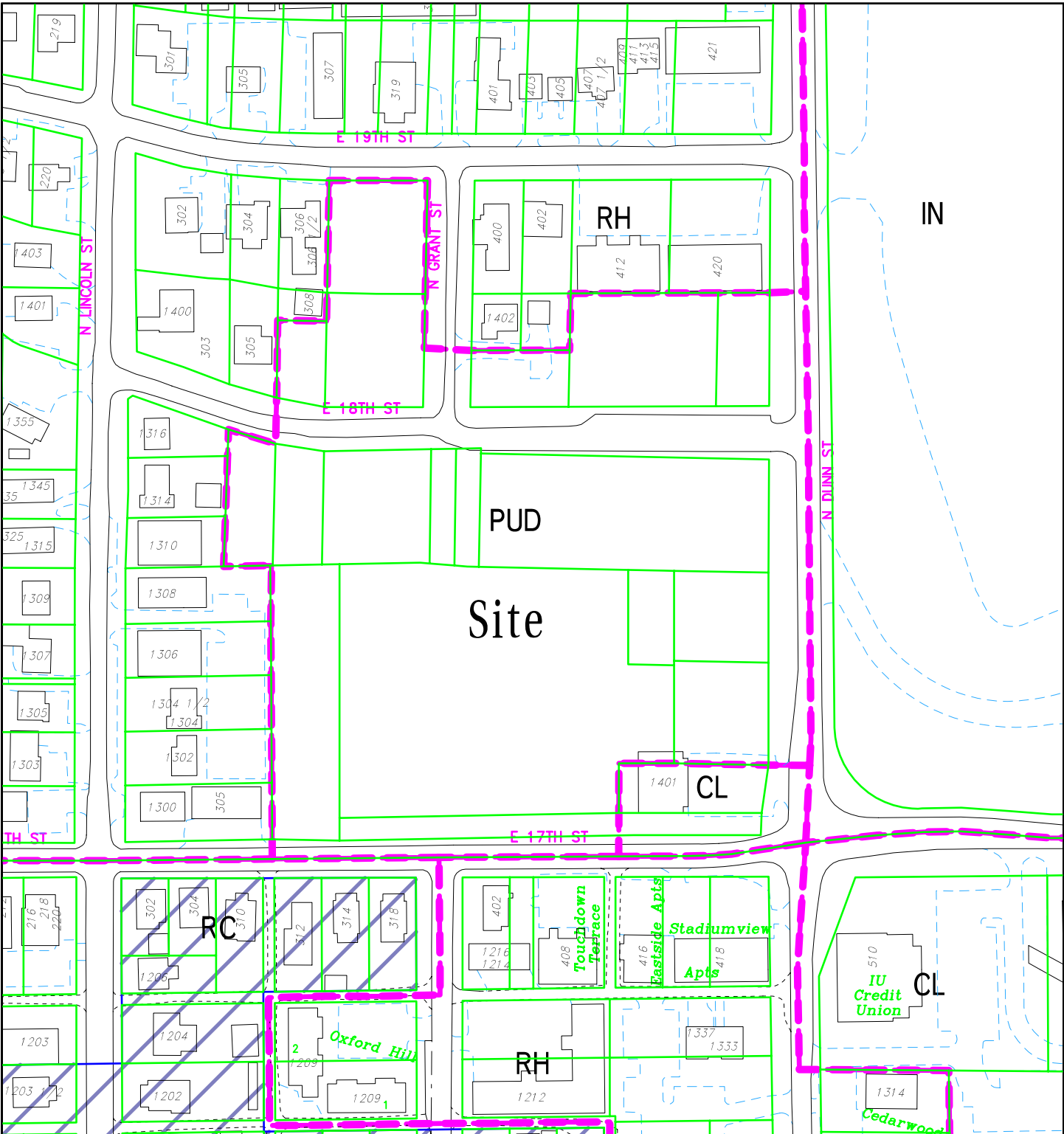
PRELIMINARY PLAT REVIEW:

Right of Way: With this petition right-of-way will be dedicated for Dunn Street and 17th

Street. Both Dunn Street and 17th Street are classified as Secondary Arterial roads and require 40' of dedication from centerline. With this petition there would be right-of-way platted to meet that requirement.

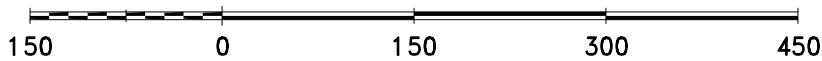
Easements: There would be a public access easement recorded along the lots with frontage on 18th Street and Grant Street for portions of a sidewalk that will not be located in the right-of-way. There are also several utility easements shown for existing utility lines.

RECOMMENDATION: Staff recommends approval of the final plat with no conditions.



PUD-18-17 RCR Properties, LLC
 1421 N Dunn Street
 Plat Committee
 Site Location, Zoning, Land Use, Parcels

By: greulice
 9 Jun 17

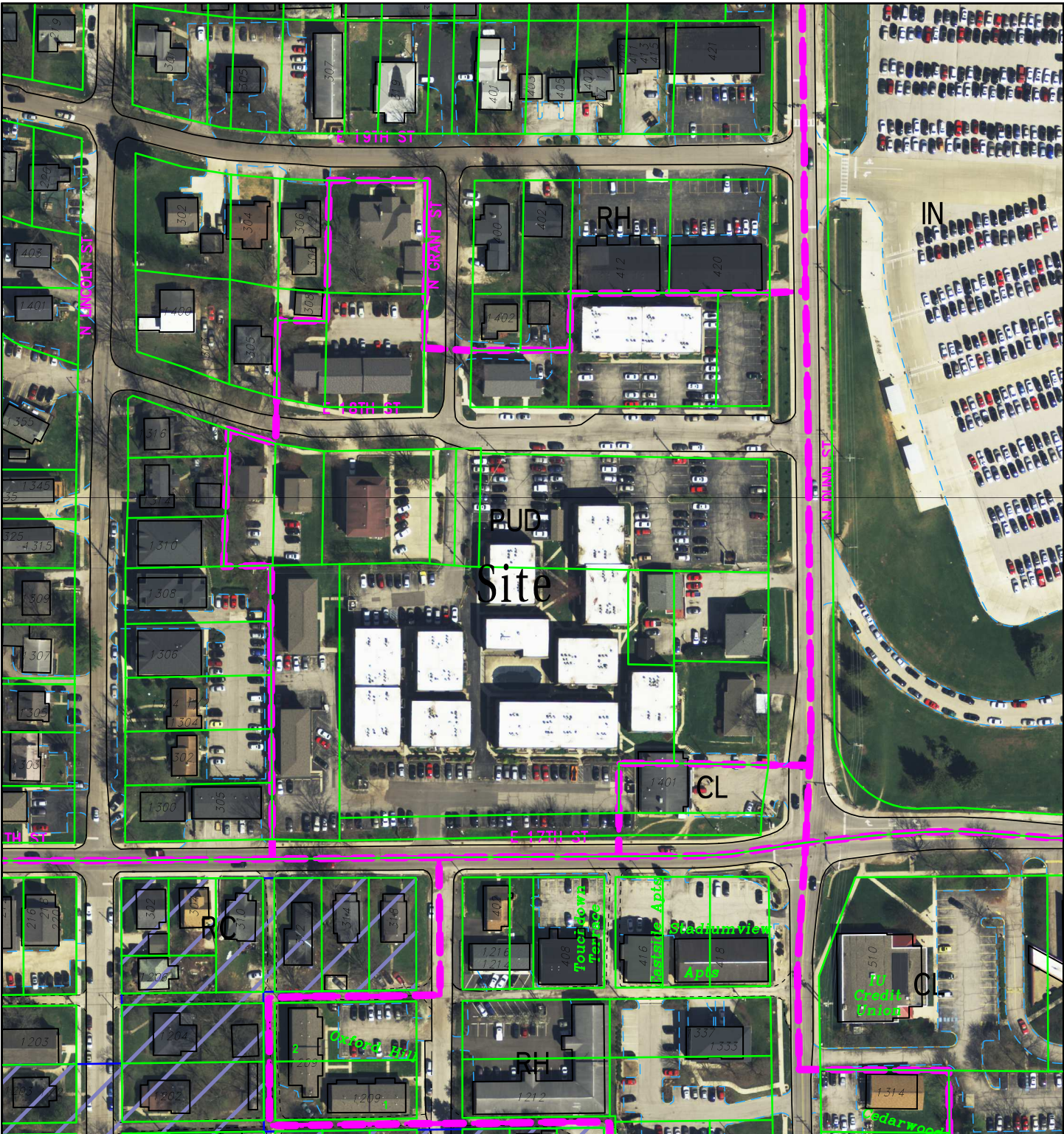


City of Bloomington
 Planning & Transportation

N

Scale: 1" = 150'

For reference only; map information NOT warranted.



PUD-18-17 RCR Properties, LLC

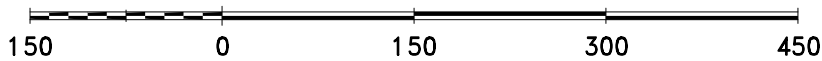
1421 N Dunn Street

Plat Committee

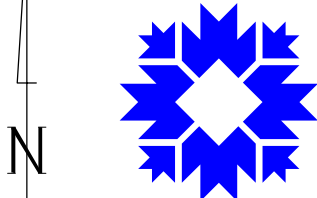
2016 Aerial Photograph

By: greulice

9 Jun 17



City of Bloomington
Planning & Transportation



N

Scale: 1" = 150'

For reference only; map information NOT warranted.

Smith Brehob & Associates, Inc.



Providing professional land planning, design, surveying and approval processing for a sustainable environment.

Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S.Cn.T.
Todd M. Borgman, PLS
Katherine E. Stein, PE
Donald L. Kocarek, LA

May 11, 2017

Eric Greulich
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, IN. 47404

Re: Evolve Bloomington
Lot Consolidation Plat

Dear Eric,

On behalf of our client, Regency Consolidated and its subsidiaries, we respectfully request to be placed on the Plat Committee agenda for the June meeting for consideration of Final Plat approval for Evolve Bloomington.

Details of the project are contained in the attached petitioner's statement as well as shown on the plat drawing.

Should you have any questions concerning our application, please contact me.

Sincerely,

Steven A. Brehob
Smith Brehob & Assoc., Inc

Cc: 5212 Approval processing

Attachments: Final Plat

Application form

Filing fee

J:\5212\Approval_processing\Lot Consolidation Plat Application Letter.docx.



Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S.Cn.T.
Todd M. Borgman, PLS
Katherine E. Stein, PE
Donald L. Kocarek, LA

Evolve Bloomington Petitioner's Statement

Purpose

The purpose of this final plat is to consolidate multiple parcels and subdivision lots owned by Regency Consolidated and its subsidiaries into 3 development parcels. These parcels will simplify conveyance and title work in the future and will ensure proper right-of-way widths along City streets.

Location

The area in question is bounded by 17th Street to the south, Dunn Street to the east, and 19th Street to the north.

Parcels

Three development parcels will be created. Lot 1 totals 4.62 acres after R/W dedications and is bounded by 17th Street, 18th Street and Dunn Street. It also includes a vacated portion of Grant Street. Lot 2 totals 0.72 acres and is bounded by 17th Street, Grant Street and Dunn Street. Lot 3 totals 0.68 acres and is bounded by 18th Street, Grant Street and 19th Street.

R/W Dedication

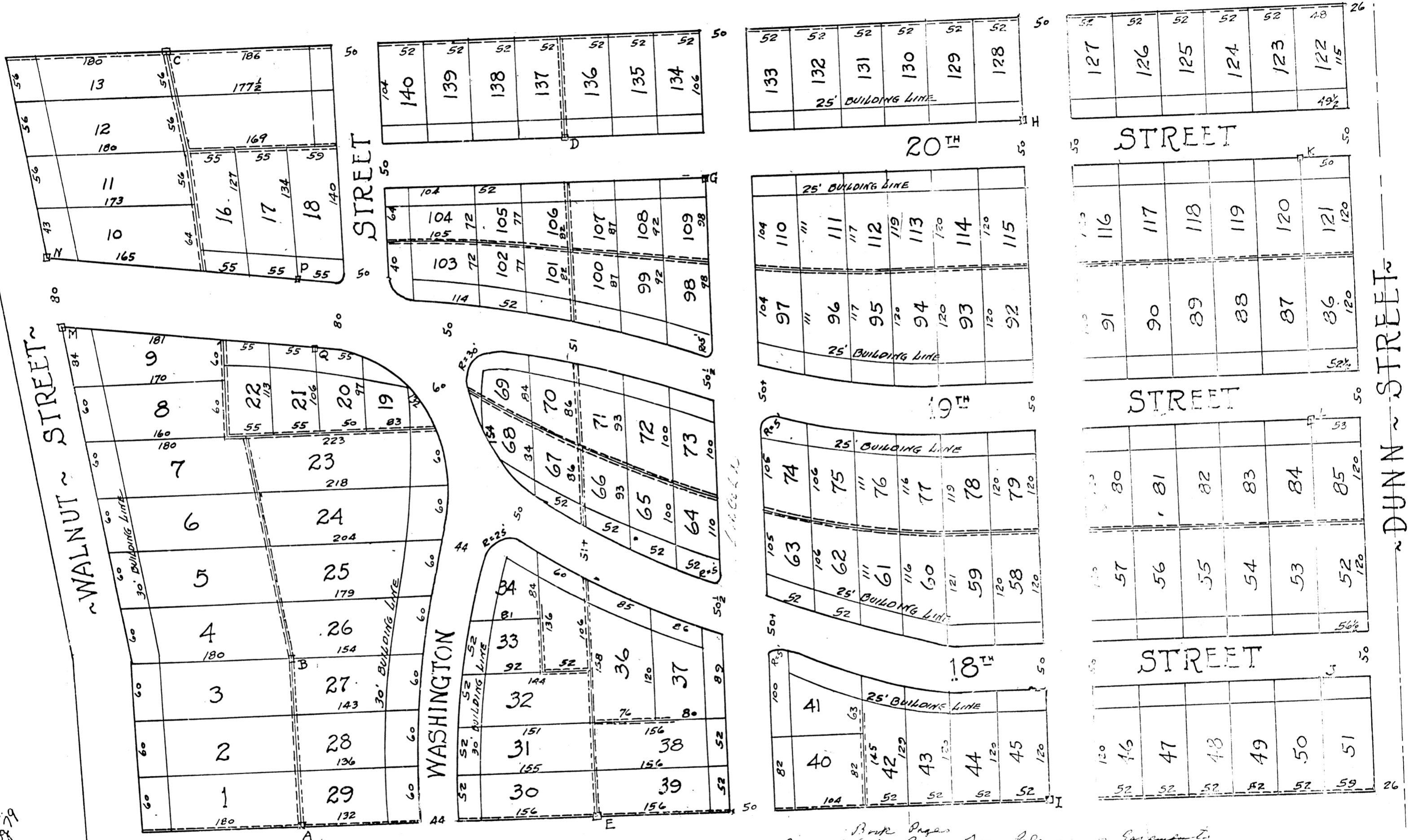
Right-of-way dedication in accordance with the Thoroughfare plan is required from Lot 1 along Dunn Street and along 17th Street as shown on the plat.

Pedestrian Access Easement

Pedestrian access easements are being dedicated along the north side of Lot 1 (18th Street frontage, the south side of Lot 2 and 3 (18th Street frontage), the east side of Lot 3 (Grant Street frontage) and the north side of Lot 3 (19th Street frontage). These easements will encompass new sidewalks to be constructed along those street frontages located outside of the dedicated right-of-way.

MILLER COURTS

~ ADDITION TO THE CITY OF BLOOMINGTON INDIANA ~



For Vacating Plat 184
 See Misc. Record 192-197
 3-2-93
 Pat. Valley, Inc.

For Grant St Encroachment
 Lots 44 & 45 see Misc BK. 238 B. 237
 #603452 3/5/96
 Jim Fuller, Recorder

#2002006943
 Deed Transfer Letter
 lots 64+65
 Jim Fuller,
 Recorder,
 4-17-2001

See Misc Record 192-197 - Pages for Release of Encroachment
 Book Pages 178-179

For Easement
 agreement
 Lots 16 & 17, 18
 See Deeds
 2006023726
 2006023728
 Pat Valley, Inc
 12/1/00

Earl Sutherland
 Recorder