

CITY OF BLOOMINGTON



March 8, 2021 @ 4:00 p.m.
Via Zoom:

<https://bloomington.zoom.us/j/97338531319?pwd=Ykt2YTcrRVlqUEtPdkFaM0kwbk9Edz09>

**CITY OF BLOOMINGTON
PLAT COMMITTEE
March 8, 2021 at 4:00 p.m.**

❖Virtual Meeting:

<https://bloomington.zoom.us/j/97338531319?pwd=Ykt2YTcrRVlqUEtPdkFaM0kwbk9Edz09>

ROLL CALL

MINUTES TO BE APPROVED: None at this time

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

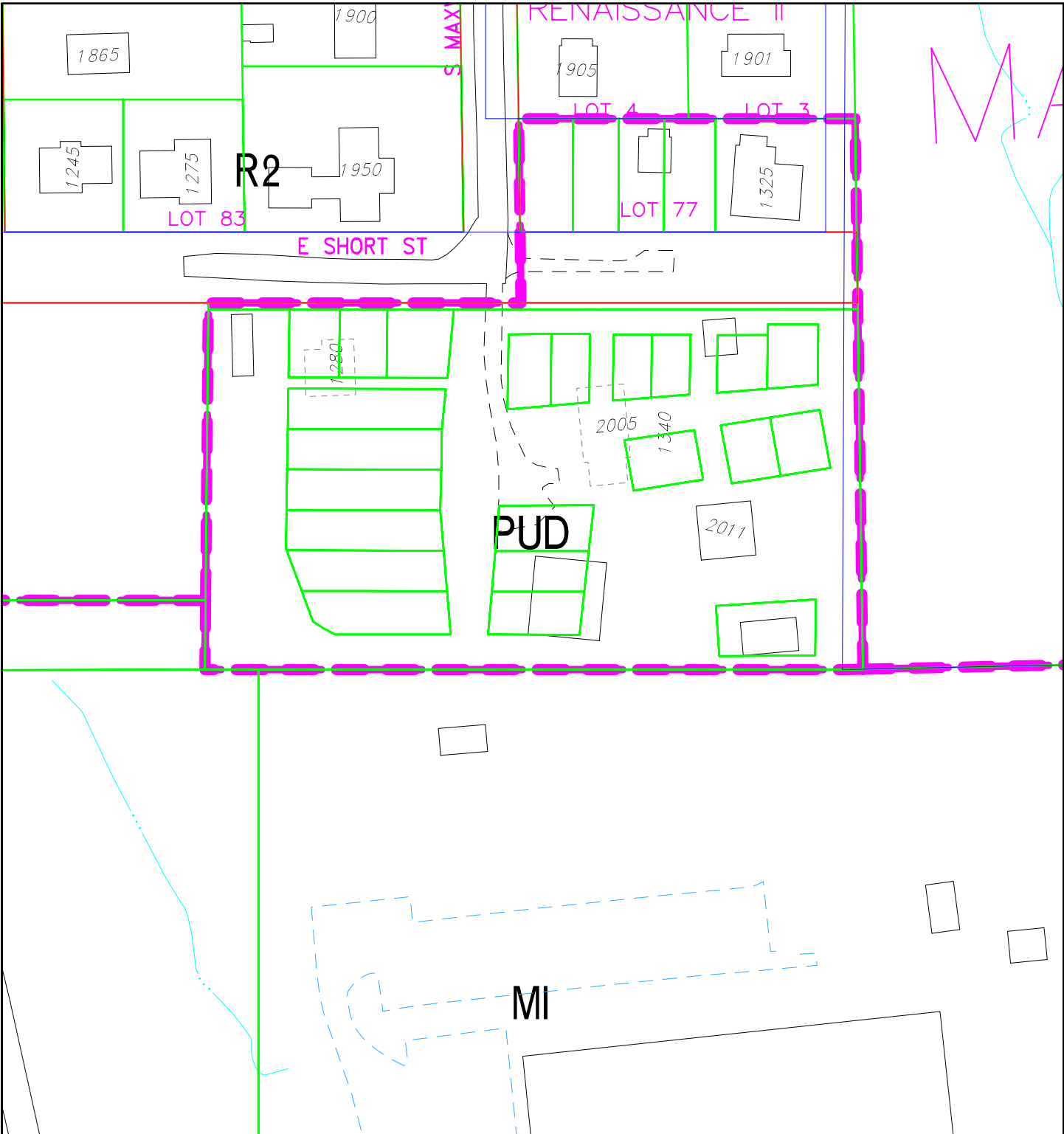
DP-29-20 **B-Town Co-Housing LLC**
1328-1336 E Short Street
Request: The petitioner is requesting to amend the secondary plat for a 3.4 acre,
28 lot subdivision in a Planned Unit Development.
Case Manager: Keegan Gulick

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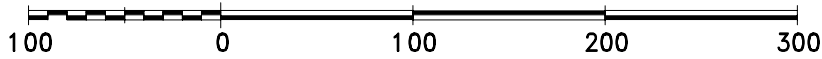
**Next Meeting Date: April 12, 2021

Updated: 3/5/2021

***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.***

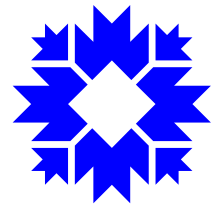


By: keegan.gulick
5 Mar 21

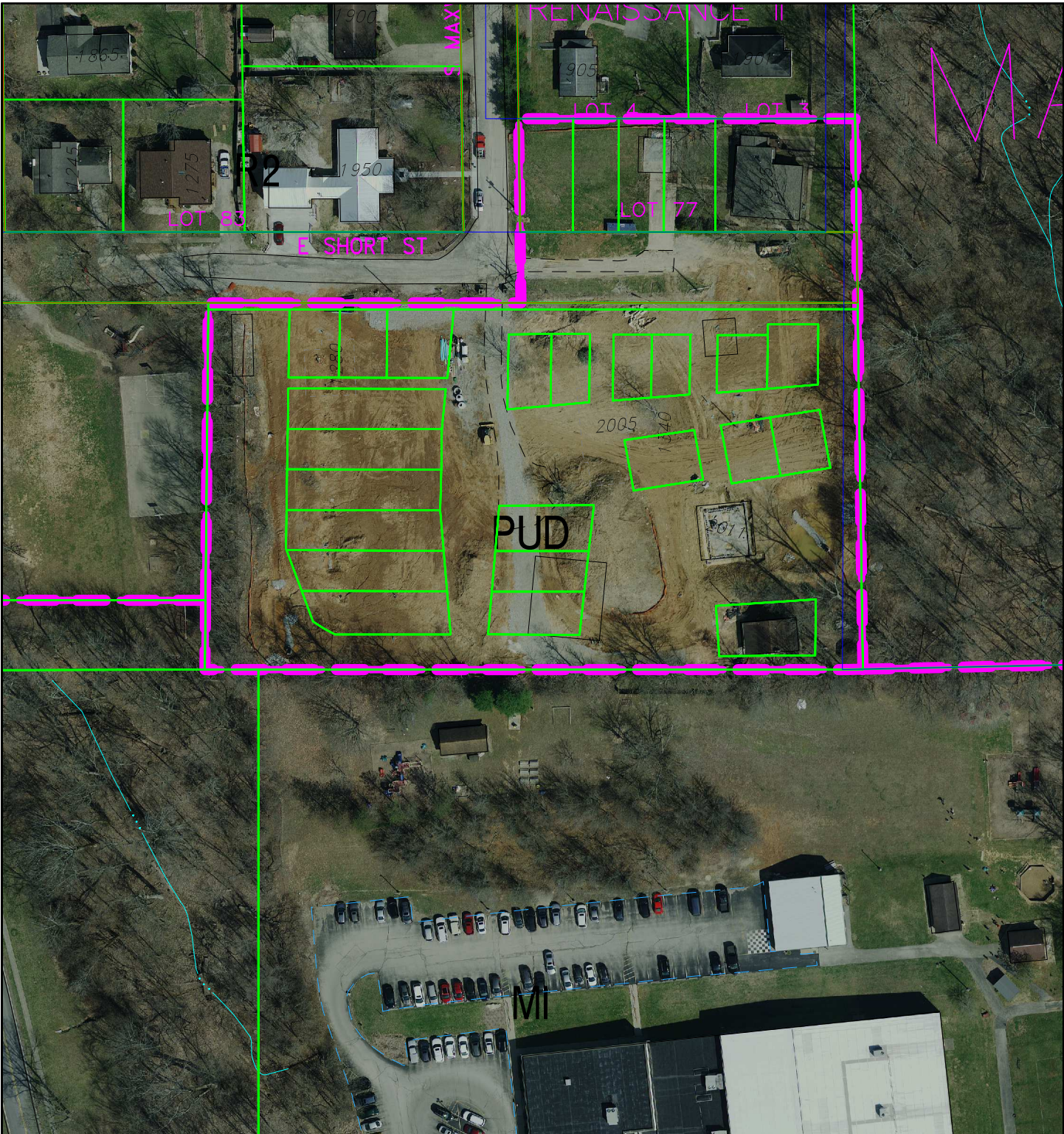


For reference only; map information NOT warranted.

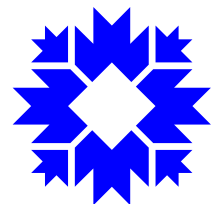
City of Bloomington
Planning



Scale: 1" = 100'



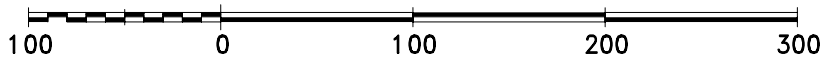
City of Bloomington
Planning



Scale: 1" = 100'

By: keegan.gulick

5 Mar 21



For reference only; map information NOT warranted.

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 1328-1336 E Short Street**

**CASE #: DP-29-20
DATE: March 8, 2021**

**PETITIONER: B-Town Co-Housing LLC
4535 E 3rd Street, Bloomington**

**CONSULTANT: Bynum Fanyo & Associates
528 N Walnut Street, Bloomington**

REQUEST: The petitioner is requesting to amend the secondary plat for a 3.4 acre, 28 lot subdivision in a Planned Unit Development.

REPORT: The approval for the Planned Unit Development was forwarded with a positive recommendation from Plan Commission to City Council on May 14, 2018 (PUD-02-18). Council approved Ordinance 18-13 on June 27, 2018. The final plat (secondary plat) was approved by the Plat Committee on October 18, 2018.

The 3.18 acre site is located at the south end of South Maxwell Street where the street connects with Short Street. Surrounding land uses include single family residences to the north, a green area (conservancy easement) for the Mayfair Subdivision to the east, the Bloomington Montessori School playground to the west, and the YMCA to the south.

The petitioner is proposing to amend the previously approved final plat (secondary plat). The proposed changes include changing the name of the plat to Bloomington Cohousing Community; Increasing lots 15 and 16 in size to the east, making lot 15 .05 acres and lot 16 .04 acres; and adjusting the drainage easement located along lots 15, 16, and 17 to follow the as-built of the site.

FINAL PLAN REVIEW: The final plan review was originally delegated to staff, and no significant changes have been proposed with this petition. The proposed amendments to the final plat are minor and are needed to slightly increase the sizes of 2 lots and correct the drainage easement location to the location where it was constructed on the site.

SECONDARY PLAT REVIEW: The Plan Commission or Plat Committee shall review the secondary subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (Approval Criteria) and the following standards:

-
- i. Compliance with this UDO*
 - ii. Compliance with Other Applicable Regulations*
 - iii. Compliance with Utility, Service, and Improvement Standards*
 - iv. Compliance with Prior Approvals*

PROPOSED FINDING: The proposed plat meets all of the subdivision regulations.

CHAPTER 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, though still single family development, the PUD followed many standards of the RH (Residential High Density) Zoning District.

Lots: As shown in the original PUD approval, there are 27 individual single family lots. These lots vary in size from 0.03 acre to 0.18 acre. The rest of the property, 1.67 acres, not identified as individual single family lots is proposed to be platted as the 28th lot and commonly owned by the HOA.

CONCLUSION: The Secondary Plat is consistent with the approved PUD and meets the minimum Secondary Plat requirements of the Unified Development Ordinance.

RECOMMENDATION: Based on the findings in the report, the Department recommends approval of the secondary plat amendment for case DP-29-20 with the following conditions:

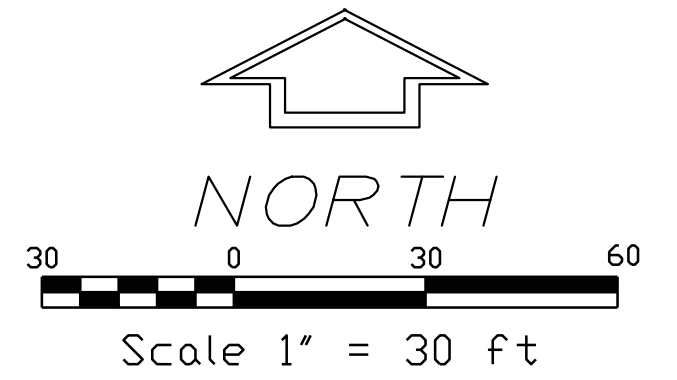
1. All terms and conditions of PUD-02-18 and DP-21-18 are binding on this petition.
2. The petitioner shall file the Final Plat with the County Recorder's Office and within thirty (30) days provide the Planning and Transportation with a copy of the recorded mylar.
3. Future amendments to the Secondary Plat can be reviewed at the staff level

BLOOMINGTON COHOUSING COMMUNITY AMENDMENT 1

FINAL PLAT
PT OF THE NW 1/4, SEC 10, T8N, R1W
PERRY TOWNSHIP

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	90°00'00"	4.00	6.28	S45°00'00"E	5.66	
C2	90°00'00"	4.00	6.28	S45°00'00"W	5.66	
C3	90°00'00"	70.00	109.96	S45°00'00"E	98.99	

NUMBER	DIRECTION	DISTANCE
L1	N90°00'00"E	13.26'
L2	S00°00'00"W	16.19'
L3	N45°00'00"E	6.02'
L4	S00°00'00"W	5.84'
L5	N90°00'00"W	4.59'



LEGEND

- PROPERTY LINE _____
- EASEMENT LINE _____
- DEED RECORD BOOK AND PAGE _____ XXX/XX
- FOUND _____
- EXISTING 5/8" REBAR WITH CAP _____ E
- 5/8" REBAR WITH CAP SET _____ S
- DEED _____ D
- MEASURED _____ M
- RIGHT-OF-WAY _____ ROW
- SANITARY SEWER EASEMENT _____ S.S.E.
- DRAINAGE EASEMENT _____ D.
- WATER LINE EASEMENT _____ W.L.

MAYFAIR ADDITION
P.C. B, ENV. 224
ZONE: RS

OWNER/SUBDIVIDER/DEVELOPER
 NAME: LOREN WOOD BUILDERS
 ADDRESS: 4535 E. 3RD ST.
 BLOOMINGTON, IN 47401
 TELEPHONE: 812-287-7575

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

MAXWELL ST.

SHORT ST

SHORT ST

BLOOMINGTON MONTESSORI

DEDICATED R-O-W
0.05 AC
2,208.0 SQ. FT.

INGRESS, EGRESS & UTILITY EASEMENT

INGRESS, EGRESS & UTILITY EASEMENT

INGRESS, EGRESS & UTILITY EASEMENT

INGRESS, EGRESS & UTILITY EASEMENT

S.W. CORNER, NW 1/4, SEC. 10, T 8 N, R 1 W, MONROE COUNTY, IN STONE FOUND

STONE FOUND ON LINE

FLOOD NOTE

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0144D,
 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

YMCA OF MONROE COUNTY
 D.R. 277, P. 07
 ZONE: IN

SETBACK TABLE	
(PUD ZONING)	
MINIMUM BUILDING SETBACKS FROM PUD PROPERTY LINES: NORTH, SOUTH & EAST	7'
WEST	7' (MUST BE LANDSCAPED)
MINIMUM BUILDING SETBACKS FOR INTERNAL LOTS:	0'
MINIMUM PARKING SETBACKS:	5' FROM THE PROPERTY LINE
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	45% OF TOTAL SITE
BUILDING HEIGHT:	MAXIMUM 40', MAXIMUM ACCESSORY STR. 25'

BLOOMINGTON COHOUSING COMMUNITY AMENDMENT 1
 FINAL PLAT
 JUNE 26, 2020
 SHEET 1 OF 3
 JOB NO 5020060

BLOOMINGTON COHOUSING COMMUNITY AMENDMENT 1

FINAL PLAT
PT OF THE NW 1/4, SEC 10, T8N, R1W
PERRY TOWNSHIP

PART OF LOT 83
HUNTINGTON PARK
P.C. B, ENV. 94
ZONE: RS

PART OF LOT 83
HUNTINGTON PARK
P.C. B, ENV. 94
ZONE: RS

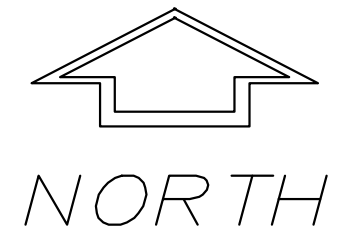
LOT 4
HUNTINGTON RENAISSANCE II
P.C. C, ENV. 104
ZONE: RS

LOT 3
HUNTINGTON RENAISSANCE II
P.C. C, ENV. 104
ZONE: RS

PART OF LOT 77
HUNTINGTON PARK
P.C. B, ENV. 94
ZONE: PUD

PART OF LOT 77
DEDICATED R-O-W
0.036 AC
1,579.2 SQ. FT.

DEDICATED R-O-W
0.05 AC
2,208.0 SQ. FT.

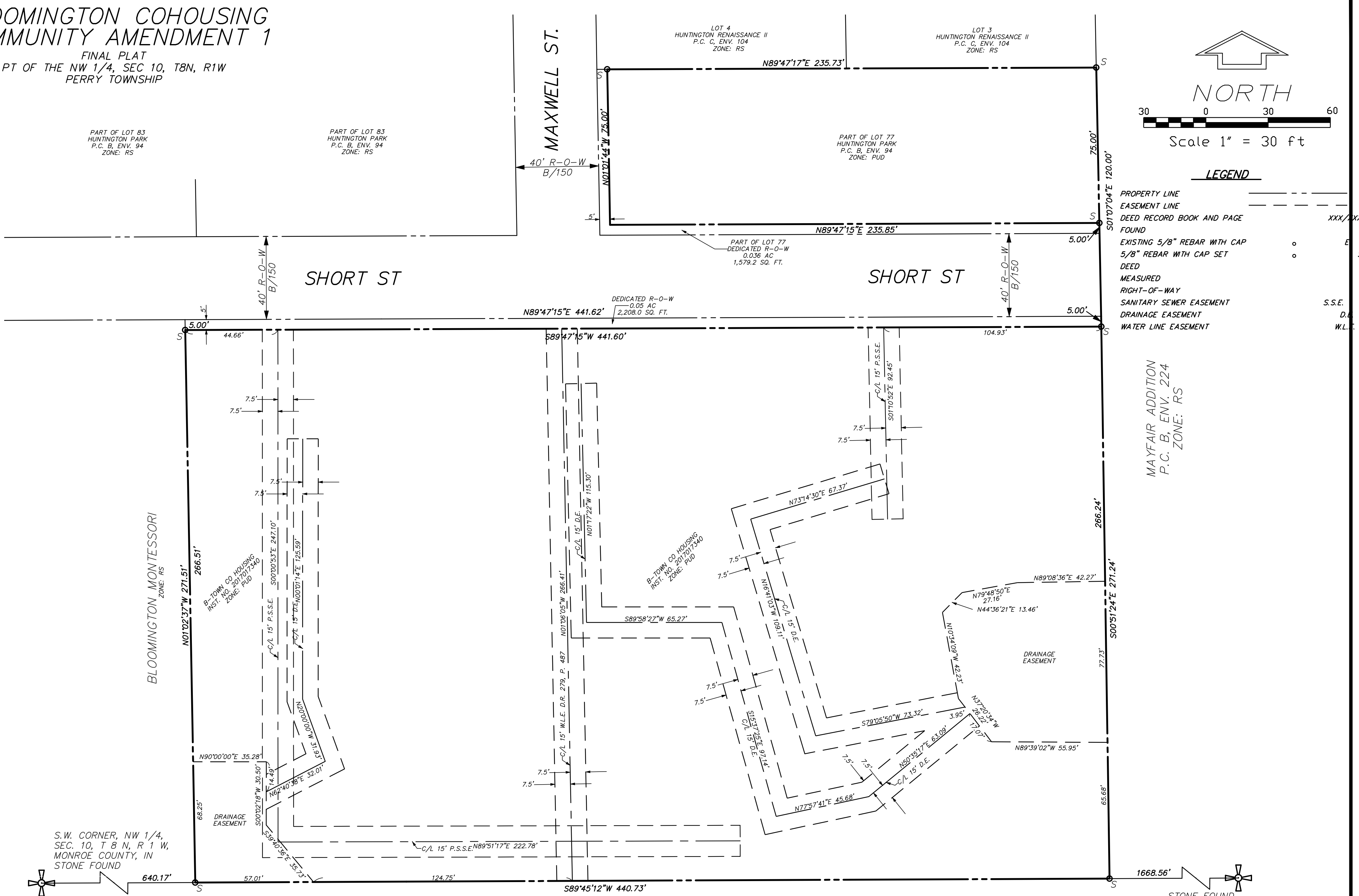


Scale 1" = 30 ft

LEGEND

- PROPERTY LINE _____
- EASEMENT LINE _____
- DEED RECORD BOOK AND PAGE _____ XXX/XX
- FOUND _____
- EXISTING 5/8" REBAR WITH CAP ○ E
- 5/8" REBAR WITH CAP SET ○ S
- DEED _____ D
- MEASURED _____ M
- RIGHT-OF-WAY _____ ROW
- SANITARY SEWER EASEMENT _____ S.S.E.
- DRAINAGE EASEMENT _____ D.E.
- WATER LINE EASEMENT _____ W.L.

MAYFAIR ADDITION
P.C. B, ENV. 224
ZONE: RS



S.W. CORNER, NW 1/4,
SEC. 10, T 8 N, R 1 W,
MONROE COUNTY, IN
STONE FOUND

STONE FOUND
ON LINE

YMCA OF
MONROE COUNTY
D.R. 277, P. 07
ZONE: IN

**BLOOMINGTON COHOUSING
COMMUNITY AMENDMENT 1**
FINAL PLAT
JUNE 26, 2020
SHEET 2 OF 3
JOB NO 5020060

BLOOMINGTON COHOUSING COMMUNITY AMENDMENT 1

FINAL PLAT
PT OF THE NW 1/4, SEC 10, T8N, R1W
PERRY TOWNSHIP

SOURCE OF TITLE: INST. NO. 2017017340

OWNERS: B-TOWN CO-HOUSING, 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 remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

B-Town Co-Housing, 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 BLOOMINGTON COHOUSING COMMUNITY AMENDMENT 1, 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
B-Town Co-Housing
STATE OF INDIANA)
COUNTY OF MONROE) SS:

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 therein expressed.

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

County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

LEGAL DESCRIPTION

Lot 77 of Huntington Park as recorded in Plat Cabinet B, envelope 94 in the office of the Recorder of Monroe County, Indiana.

Also a part of the Northwest quarter of Section 10, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Beginning at a stone found marking the southeast corner of said Northwest quarter; Thence on the south line of said quarter section South 89 degrees 45 minutes 12 seconds West 1668.56 feet and to the True Point of Beginning;

Thence continuing on said south line South 89 degrees 45 minutes 12 seconds West 440.73 feet; Thence leaving said south line North 01 degree 02 minutes 37 seconds West 271.51 feet and to the south line of Short Street; Thence on said south line North 89 degrees 47 minutes 15 seconds East 441.62 feet to the west line of Mayfair Addition as record in Plat Cabinet B, envelope 224 in said office of the Recorder; Thence leaving said south line and on said west line of Mayfair Addition South 00 degrees 51 minutes 24 seconds East 271.24 feet to the Point of Beginning. Containing 2.75 ACRES, more or less.

Subject to all rights-of-way and easements

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 Ordinance adopted by the Common Council of 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 Wason, Director of Public Works)

(Terri Porter, Director of Planning and Transportation)

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

(Chairperson) _____ (Member) _____

(Member) _____

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 at its discretion.

PSSE = 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(f)(1) or is further authorized by the city.

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Charles D. Graham

This instrument prepared by Charles D. Graham

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 June 26, 2020; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

Charles D. Graham

Charles D. Graham
Registration No. LS29500014



NOTE: The purpose of this amendment is to correct the subdivision name, revise the drainage easement east of Lots 15-17, and increase the size of Lots 15 & 16. The previous name was Bloomington CO-OP Subdivision.

BLOOMINGTON COHOUSING COMMUNITY AMENDMENT 1
FINAL PLAT
JUNE 26, 2020
SHEET 3 OF 3
JOB NO 5020060