

CITY OF BLOOMINGTON



January 10, 2021 @ 4:00 p.m.

<https://bloomington.zoom.us/j/81015583497?pwd=bE9tNjBRMGZxanV1YXd1TIQyVWdDZz09>

Meeting ID: 810 1558 3497 Password: 001727

**CITY OF BLOOMINGTON
PLAT COMMITTEE
January 10, 2022 at 4:00 p.m.**

❖Virtual Meeting:

<https://bloomington.zoom.us/j/81015583497?pwd=bE9tNjBRMGZxanV1YXd1TIQyVWdDZz09>

Meeting ID: 810 1558 3497

Password: 001727

ROLL CALL

MINUTES TO BE APPROVED: None

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-43-21 **Habitat for Humanity of Monroe County, Inc.**
929, 925, 921, 917 W Moravec Way
Request: Secondary Plat amendment to create three single-family lots.
Case Manager: Keegan Gulick

**Next Meeting Date: January 10, 2022

Updated: 1/6/2022

*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**

**CASE #: DP-43-21
DATE: January 10, 2022**

Location: 917, 921, 925, 929 W Moravec Way

PETITIONER: Habitat for Humanity of Monroe County
213 E Kirkwood Ave,
Bloomington, IN 47408

CONSULTANT: Angela Parker
2755 E Canada Dr,
Bloomington, IN 47401

REQUEST: The petitioner is requesting a secondary plat amendment to convert 4 lots into 3 lots in the R4 Residential Urban zoning district.

BACKGROUND:

Area: 0.20 acres
Current Zoning: R4 Residential Urban
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Vacant
Proposed Land Use: Dwelling, Single-Family
Surrounding Uses: North – Dwelling, Single-Family
East – Dwelling, Single-Family
South – Park
West – Dwelling, Single-Family

REPORT: The property is located at 917, 921, 925, and 929 W Moravec Way. The property is currently zoned R4 Residential Urban and sits vacant. Surrounding land uses include single-family dwellings to the north, east, and west that are also zoned R4. To the south is Rev. Ernest D. Butler Park which is zoned Parks and Open Space (PO).

The petitioner is proposing to amend the secondary plat to create 3 lots. Currently the property is divided into 4 smaller lots. This development received final plan and final plat approval under PUD-11-14. At the time, the property was zoned as a Planned Unit Development (PUD). The property was rezoned to R4 under ZO-10-21. The new lots will remain R4 zoning. The petitioner's proposal meets the requirements of the affordable housing incentives under section 20.04.110(c) which allows for a 30% reduction to the minimum lot size in the R4 district. This would allow for a minimum lot area of 2,800 square feet.

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 amendment meets all subdivision regulations. The proposed lots meet the requirements of the R4 zoning district. The proposed plat is in compliance with utility, service, and improvement standards. The petition meets the requirements of the previous PUD, and those of the current UDO. The site was rezoned to R4 under ZO-10-21. The petitioner meets the requirements of the UDO's affordable housing incentives to allow for a 30% reduction in minimum lot size.

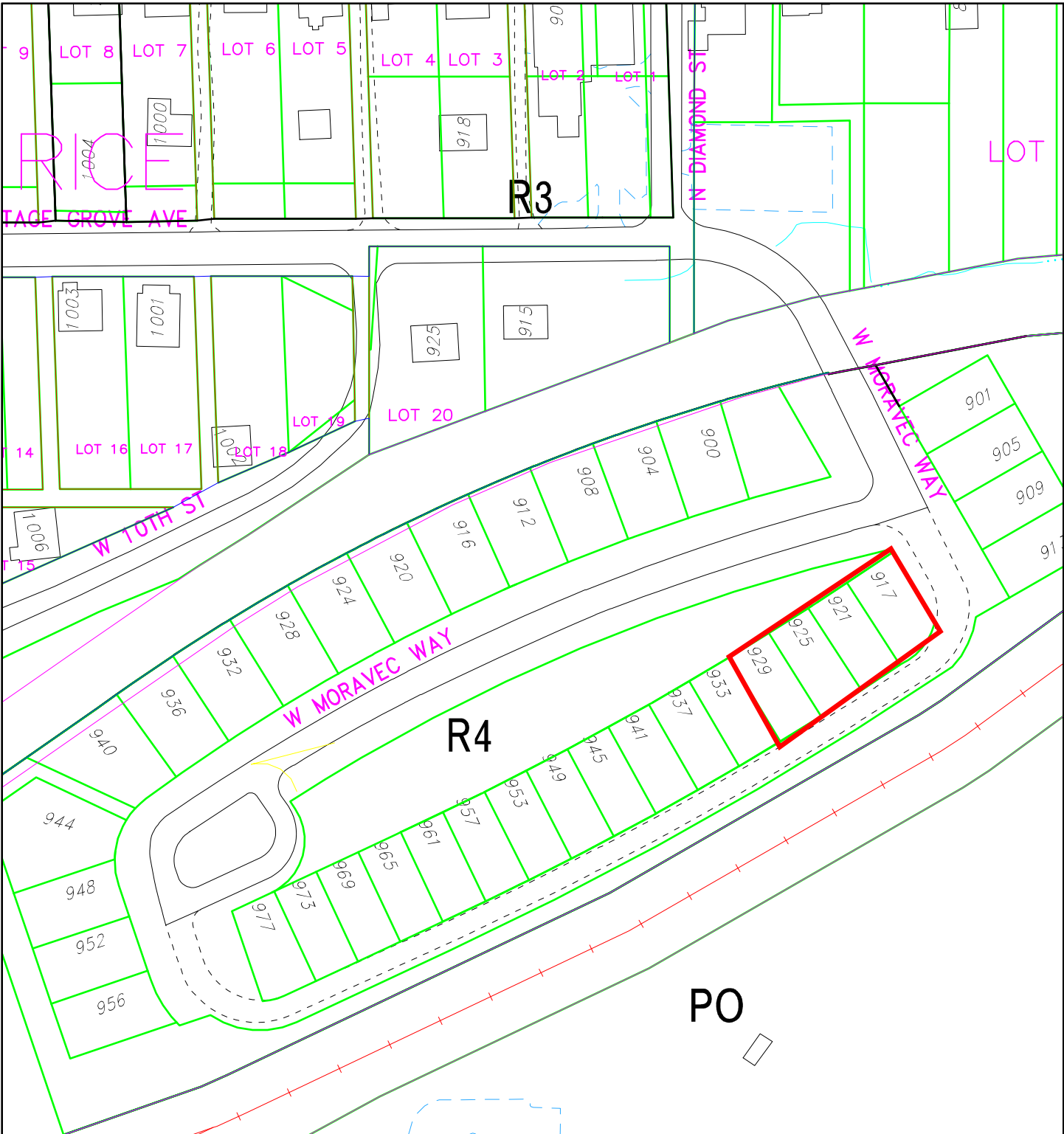
PLAT REVIEW:

Proposed Lots: The proposed plat amendment would create 3 lots from the existing 4 lots on the property. Lots 7A and 6A are approximately .07 acres in size and lot 5A is approximately .06 acres in size. These lots are larger than the existing lots which are approximately .05 acres each. The petitioner wants to utilize the larger lot sizes for more flexibility in the design of the future homes and to accommodate larger families.

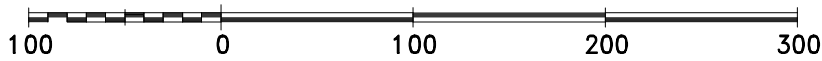
CONCLUSION: This proposed secondary plat amendment will create 3 lots from the 4 existing lots and is in compliance with the UDO and other applicable regulations.

RECOMMENDATION: Based on the findings in the above report, the Department recommends approval of the Secondary Plat for case DP-43-21 with the following conditions:

1. Future amendments to the Secondary Plat shall be reviewed at the staff level.
2. Following all revisions to the Secondary Plat, the Planning Director shall sign and seal the plat at the appropriate locations.
3. The petitioner shall file the Secondary Plat with the County Recorder's Office and within thirty (30) days provide the Planning and Transportation with a copy of the recorded mylar.

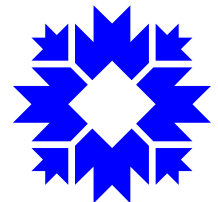


By: keegan.gulick
6 Jan 22



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 100'



We build strength, stability, self-reliance and shelter.

November 11, 2021

Planning & Transportation Department
401 N. Morton St.
City of Bloomington, IN
Attention: Keegan Gulick

To whom it may concern,

Habitat for Humanity of Monroe County would like to adjust the lot lines of the two paired homes planned at addresses 929, 925, 921 and 917 W. Moravec Way in order to create three single family lots. Each of the new lots would be approximately 44' wide, a bit larger than the standard 38' wide single family lot in the Trial View neighborhood. Though Habitat will be losing one lot, the single family lots allow more flexibility in house plans that can accommodate larger families than the paired homes. The design of the homes will be in line with Trail View's architectural style. Please feel free to contact me at 812.331.4069 or ferreira@monroecountyhabitat.org if you have any further questions.

Thank you for your consideration,

A handwritten signature in black ink that reads "Nathan Ferreira". The signature is written in a cursive, flowing style.

Nathan Ferreira

Director of Land Development & Production // **Habitat for Humanity of Monroe County**
213 E. Kirkwood Avenue. Bloomington, IN 47408 // 812.331.4069

B-LINE RESIDENTIAL NEIGHBORHOOD SECONDARY PLAT AMENDMENT 1 FOR ORIGINAL LOTS 5-8

OWNER CERTIFICATE

THE UNDERSIGNED, HENRIETTA FOR HANMONT OF MONROE COUNTY INC. BEING THE OWNERS OF THE ABOVE DESCRIBED REAL ESTATE OF HENRIETTA LAYOFF PLAT AND AMEND THE SAME INTO LOTS IN THIS PLAT SHALL BE KNOWN AND RECEIVED AS B-LINE RESIDENTIAL, WILKINSONS SECONDARY PLAT AMENDMENT 1 FOR ORIGINAL LOTS 5-8.

STREETS AND HIGHWAYS ARE TO HEREBY BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, HANMONT ENTERPRISE, DIVISION OF LAND DEVELOPMENT AND PRODUCTION FOR HENRIETTA FOR HANMONT OF MONROE COUNTY INC. HAS EXECUTED THIS INSTRUMENT AND CAUSED HER NAME TO BE SUBSCRIBED THEREON THIS ____ DAY OF _____, 2022.

HANMONT ENTERPRISE
DIRECTOR OF LAND DEVELOPMENT AND PRODUCTION
STATE OF INDIANA 1
SSS
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC, I AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED HANMONT ENTERPRISE, ACKNOWLEDGED THE SIGNATURE OF THE ABOVE REFERENCED PLAT, AS THE VALID AND TRUE AND CORRECT AND PROPERLY AUTHORIZED INSTRUMENT EXPRESSED, WITNESSES BY HAND AND PERSONAL SEAL, THIS ____ DAY OF _____, 2022.

BY COMMISSION EXPIRES: _____

PLANNING AND ZONING INFORMATION

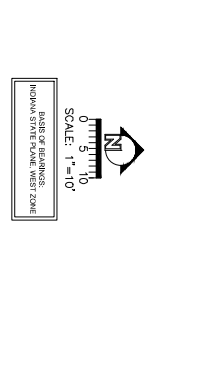
UNDER THE AUTHORITY OF THE INDIANA ZONING CODE 36-2-1-1, THE ZONING DISTRICTS, REGULATIONS AND ORDINANCES ADOPTED BY THE MONROE COUNTY BOARD OF ZONING ADJUSTMENT AND THE CITY OF MONROE COUNTY, INDIANA, APPROVED BY THE CITY PLANNING AND TRANSPORTATION A COMMITTEE MEETING HELD _____, 2022.

SCOTT JOHNSON, DIRECTOR

LEGEND

- ▲ BOUNDARY
- CORNER
- MARK
- MARK
- △ MARK

BASE OF EVIDENCE:
INDIANA STATE SQUARE WEST ZONE



SETBACK TABLE

ZONING - R4 - RESIDENTIAL URBAN

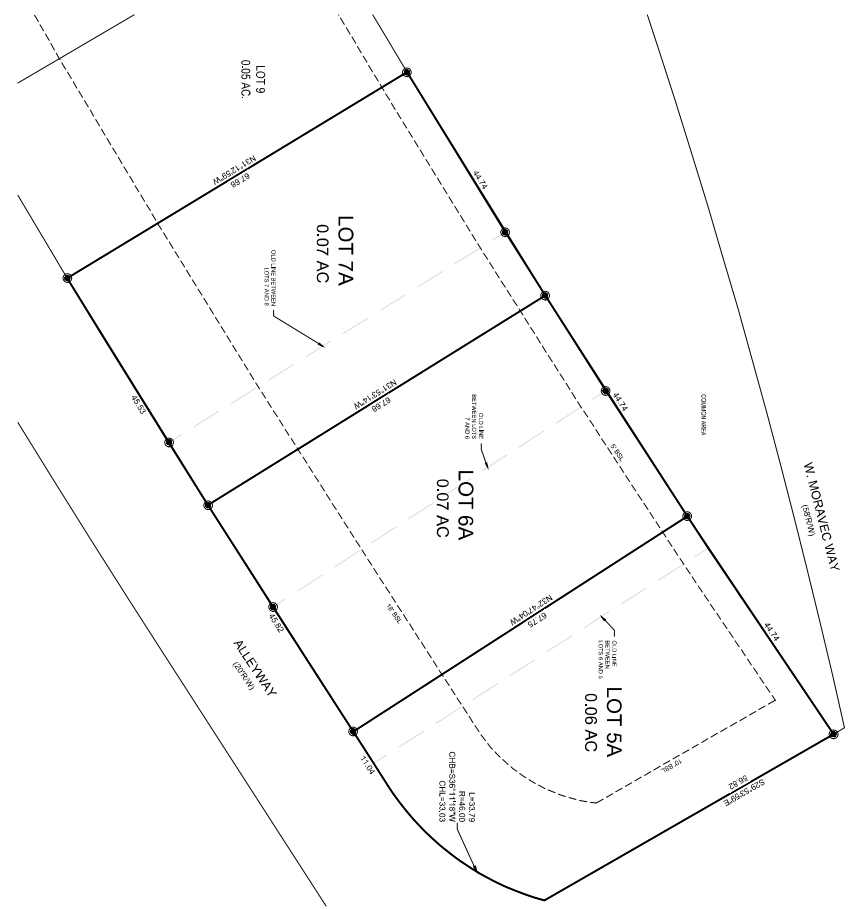
HENRIETTA FOR HANMONT OF MONROE COUNTY INC.
1801 W. 11th St. | Monroe, IN 47356
PHONE: 317.340.1111 | FAX: 317.340.1112
WWW.HANMONTINC.COM

OWNER(S) SUBDIVIDER

HENRIETTA FOR HANMONT OF MONROE COUNTY INC.
1801 W. 11th St. | Monroe, IN 47356
PHONE: 317.340.1111 | FAX: 317.340.1112
WWW.HANMONTINC.COM

ADDRESS TABLE

LOT 5A - 427 W. MONROE ST. MONROE, IN 47356
LOT 6A - 428 W. MONROE ST. MONROE, IN 47356
LOT 7A - 429 W. MONROE ST. MONROE, IN 47356
LOT 8 - 430 W. MONROE ST. MONROE, IN 47356
LOT 9 - 431 W. MONROE ST. MONROE, IN 47356



LEGAL DESCRIPTION

THE B-LINE RESIDENTIAL NEIGHBORHOOD, PART 1, AS SHOWN BY THE RECORDED THEREOF, RECORDED INSTRUMENT NUMBER 20220001 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

SUBDIVISOR CERTIFICATE

THIS SUBDIVISION WAS PREPARED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SUBDIVISOR'S KNOWLEDGE AND BELIEF, WAS EXECUTED ACCORDING TO SAID RECORDED INSTRUMENT NUMBER 20220001 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

DATED JANUARY 2, 2022

GENERAL NOTES

1. THE B-LINE RESIDENTIAL NEIGHBORHOOD, PART 1, AS SHOWN BY THE RECORDED THEREOF, RECORDED INSTRUMENT NUMBER 20220001 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.
2. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS.
3. ALL SETBACKS SHALL BE WITH A YELLOW CAP STAMPED "2022 INC".
4. REFERENCE IS MADE TO THE FOLLOWING SURVEYS OR PLATS:
 - A. B-LINE RESIDENTIAL, PHASE 1, MONROE COUNTY, INDIANA, RECORDED INSTRUMENT NUMBER 20220001 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.



VICINITY MAP

PROJECT LOCATION

Smith Design Group, Inc.
352 E. Center St., Ste. 117
Bloomington, Indiana, 47404
P: 317.340.1111
M: 317.340.1112
WWW.SDGROUP.COM