

# CITY OF BLOOMINGTON



## PLAT COMMITTEE

January 13, 2025 @ 4:00 p.m.

401 N. Morton Street  
Kelly Conference Room #155 & via Zoom:

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVl0T3hZUT09>

Meeting ID: 867 1425 3039

Passcode: 064896



CITY OF BLOOMINGTON  
PLAT COMMITTEE  
January 13, 2025 at 4:00 p.m.

401 N. Morton Street, City Hall  
Kelly Conference Room #155

**HYBRID MEETING:**

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVI0T3hZUT09>

Meeting ID: 867 1425 3039

Password: 064896

PETITION MAP: <https://bton.in/G6BiA>

---

**ROLL CALL**

**MINUTES TO BE APPROVED:**

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

**PETITIONS:**

**DP-46-24/ PLAT2024-12-0042**

**North College Partners, LLC**

1106 & 1108 N Woodburn Avenue

Parcel(s): 53-05-33-204-081.000-005, 53-05-33-204-150.000-005

Request: Primary Plat approval for splitting two parcels into four total parcels with duplexes planned for each of the four parcels in the Residential Urban (R4) zoning district consisting of approximately .0117 acres each and a total area of 0.47 acres. Also requested is delegation of secondary plat approval to staff.

Case Manager: Joe Patterson

\*\*Next Meeting Date: February 10, 2025

Updated: 1/10/2025

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Melissa Hirtzel** at [hirtzelm@bloomington.in.gov](mailto:hirtzelm@bloomington.in.gov) and provide your name, contact information, and a link to or description of the document or web page you are having problems with

***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](mailto:human.rights@bloomington.in.gov).***



**BLOOMINGTON PLAT COMMITTEE**  
**STAFF REPORT**  
**Location: 1106 and 1108 N. Woodburn Ave**

**CASE #: DP-46-24 / PLAT2024-12-0042**  
**DATE: January 13, 2025**

---

**PETITIONER:** North College Partners LLC  
431 Summerlake Dr, Bedford

---

**REQUEST:** The petitioner is requesting primary plat approval for splitting two parcels into four total parcels with duplexes planned for each of the four parcels in the Residential Urban (R4) zoning district consisting of approximately .0117 acres each and a total area of 0.47 acres. Also requested is delegation of secondary plat approval to staff.

---

**BACKGROUND:**

<b>Area:</b>	0.47 acres
<b>Current Zoning:</b>	Residential Urban (R4)
<b>Comp Plan Designation:</b>	Urban Corridor
<b>Existing Land Use:</b>	Dwelling, Single Family (detached)
<b>Proposed Land Use:</b>	Dwelling, Duplex
<b>Surrounding Uses:</b>	North – Dwelling, Single family West – Dwelling, Single family East – Dwelling, Multifamily South – Dwelling, Single family

---

**REPORT:** The subject properties are located at 1106 and 1108 N. Woodburn Avenue and are zoned Residential Urban (R4). Surrounding land uses include single family residences to the north, south, and west. There are multi-family residences to the east. There are no known regulated environmental features affecting these properties. The properties currently contain single family dwelling units currently on demolition delay.

The petitioner is proposing to subdivide each property to create a total of four lots, in order to develop each lot with a duplex residence. The minimum lot width in the R4 district is 35' and the petitioner is proposing a lot width of 37.14' for each lot, meeting the minimum requirement. All proposed lots meet the minimum 4,000 sq. ft. lot size of the R4 district and range from approximately 5,098 to 5,135 square feet each.

There is a proposed 20' wide access easement on the east end of each property. The tree plot along Woodburn Avenue, the west end of each lot, indicates two existing street trees would remain within the tree plot and additional trees are planned to meet the UDO requirements. The petitioner also indicates a 6' wide sidewalk along Woodburn Avenue to meet the Transportation Plan requirements.

---

**20.06.060(b)(3)(E) PRIMARY PLAT REVIEW:** The Plan Commission or Plat Committee shall review the primary plat 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) (Approval Criteria) and the following standards:

- i. All subdivision proposals shall be consistent with the need to minimize flood damage.
- ii. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.



- iii. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards
- iv. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.
- v. All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA
- vi. All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

**PROPOSED FINDING:** The site currently drains to the east and no on-site storm water detention has been required by City of Bloomington Utilities (CBU). Individual drainage plans for each lot will be finalized at the time of a building permit. Water and sanitary sewer connections will be connected to existing infrastructure on Woodburn Avenue. There are no portions of this site that lie within the 100-year regulatory special flood hazard area.

---

**20.06.040(d)(6)(B) General Compliance Criteria**

- 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:** All of the proposed lots meet the minimum lot area and lot width standards of the UDO. There are no other known applicable regulations that would apply to this property or subdivision. Approval from the City of Bloomington Utilities Department is required prior to the issuance of any building permits. Preliminary plans for sewer and water connections have been submitted to and reviewed by CBU with no major obstacles identified. There are no other known prior approvals for this property.

---

**20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)**

- i. Consistency with Comprehensive Plan and Other Applicable Plans
  - The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other adopted plans and policies.
- ii. Consistent with Intergovernmental Agreements
  - The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.
- iii. Minimization or Mitigation of Adverse Impacts
  - 1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.
  - 2. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.



3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
  4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.
- iv. Adequacy of Road Systems
1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
  2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- v. Provides Adequate Public Services and Facilities
- Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.
- vi. Rational Phasing Plan
- If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements

**PROPOSED FINDING:** The proposed plat and potential use of the properties as “Dwelling, Duplex” is consistent with Comprehensive Plan designation of the property as Urban Corridor. There are no Interlocal Agreements that would pertain to this subdivision. There are no expected adverse impacts as a result of this plat. The proposed plat allows the creation of four single family lots that are consistent with the requirements of the UDO with access to an existing road system, public services, and public facilities. As mentioned previously, there is a 20’ access easement on the east end of each proposed lot. The petitioner shows there to be a 6’ wide sidewalk and approximate 8’ tree plot consisting of existing and new street trees. There are no known regulated environmental features that must be addressed with the plat. All adjacent facilities and infrastructure are adequate to support the proposed use. No phasing of the plat is expected or approved.

---

**PLAT REVIEW:** The proposed subdivision is following the Infill Subdivision (IS) design standards.

**Subdivision Standards:**

- Parent tract size (minimum):** None
- Parent tract size (maximum):** 3 acre
- Open space required:** Not required
- Lots served by alleys:** Not required



**Block length:** Not required

**Cul-de-sac length:** Not permitted.

**Transportation facilities:** Woodburn Avenue is classified as a Neighborhood Residential typology and requires a 6' wide concrete sidewalk and 5' tree plot. A total of 60' of right-of-way is required based on the Transportation Plan. The proposed sidewalk and tree plot meet those standards. There are existing street trees in the tree plot identified as being maintained and additional trees to be planted to meet UDO requirements. A condition of approval has been included to that effect.

**On-street parking:** There is existing on-street parking along this section of Woodburn Avenue and no changes are proposed or approved with this subdivision.

**Tree plot width:** The minimum tree plot width required for the Neighborhood Residential typology is 5' and the petitioner is proposing to maintain the existing approximate 8' wide tree plot. The petitioner has indicated that a total of six Street trees, including two existing and four new, will be provided not more than 30' from center to meet the UDO requirements.

#### **Lot Establishment Standards:**

**Lot area and lot width:** The minimum lot width in the R4 district is 35' and the minimum lot area is 4,000 square feet. All of the proposed lots meet the UDO standards.

**Lot shape:** All of the proposed lots meet the UDO requirement for regular lot size and a depth-to-width ratio not to exceed four to one.

**Lot access:** All of the proposed lots have frontage on a public street with direct frontage on Woodburn Avenue. As mentioned previously, a 20' access easement is proposed on the east end of each lot.

**Stormwater Standards:** No on-site stormwater detention has been required by CBU. Individual drainage plans for each lot will be reviewed by CBU with the building permit.

#### **Right-of-Way Standards:**

**ROW width:** Woodburn Avenue requires a total of 60' of right-of-way. There is a total of 66' right-of-way that is shown as platted.

**Environmental Considerations:** There are no known sensitive environmental features.

**Utilities:** Utility service and facilities are located within Woodburn Avenue to the west and this development is proposing to connect to those facilities. City of Bloomington Utilities has reviewed the proposed plat and found no notable obstacles.

---



---

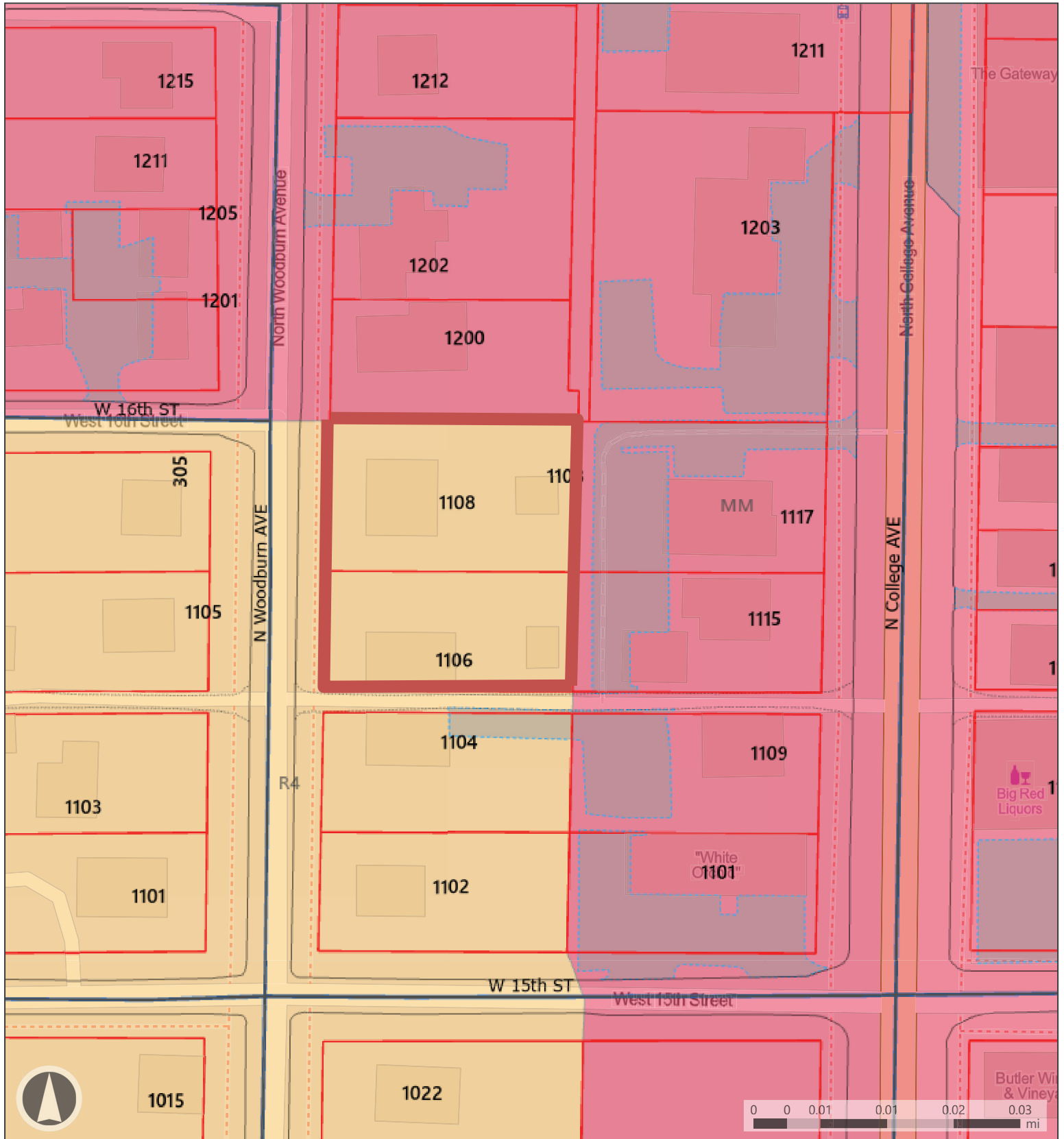
**CONCLUSION:** This development would provide four lots that would fulfill goals of the Comprehensive Plan and Housing Study that identifies the need for creation of new dwelling units and lots. Given the simple nature of this subdivision request and lack of known issues with review of the secondary plat the Department is recommending delegation of secondary plat approval to staff.

---

**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the primary plat with the following conditions of approval:

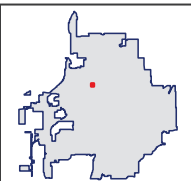
1. Street trees are required not more than 30' from center along the entire property frontage.
2. All easements on the plat must be defined per UDO requirements.
3. Secondary plat approval is delegated to staff level.



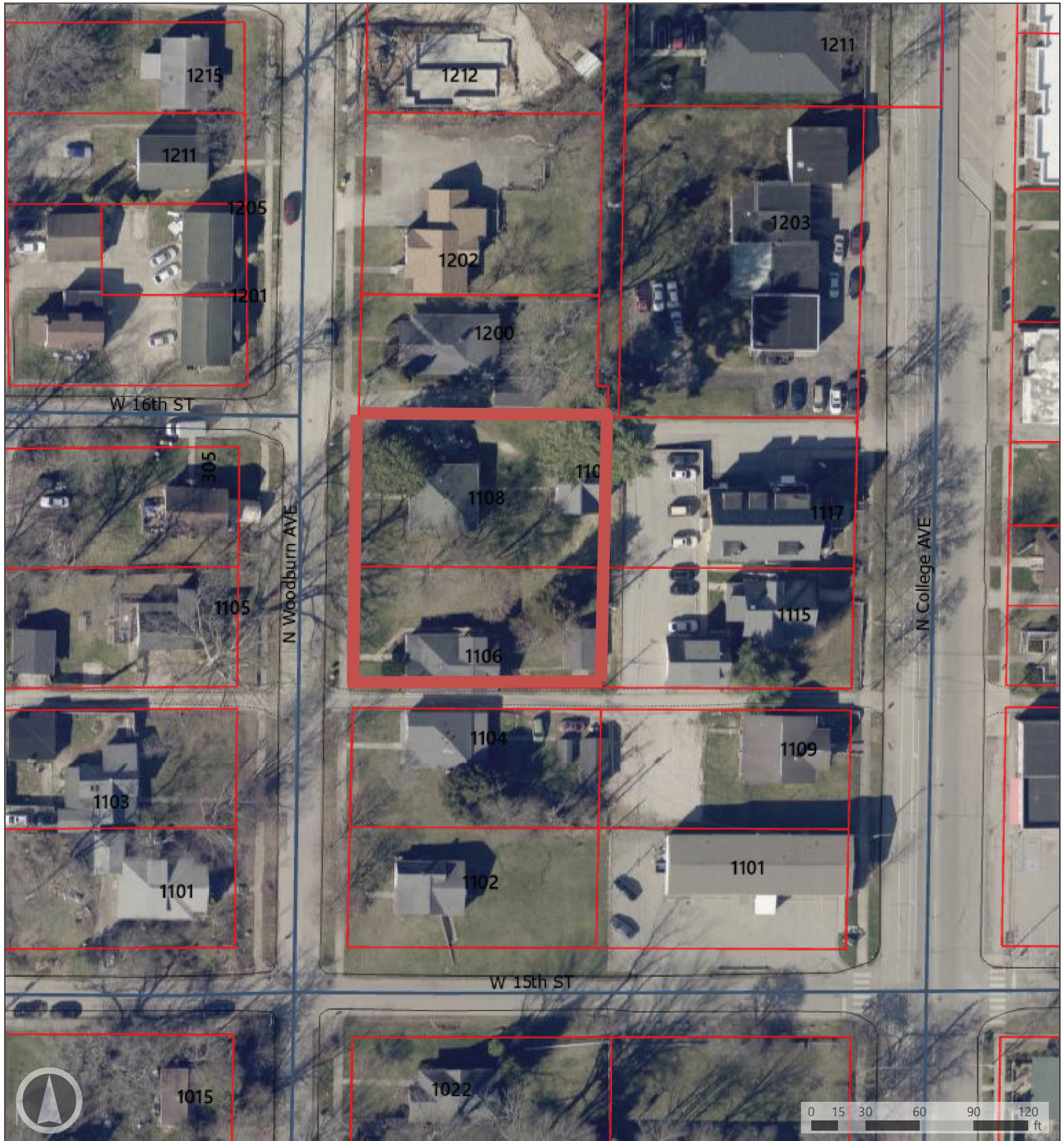


**Map Legend**

- |          |                         |                                |                        |
|----------|-------------------------|--------------------------------|------------------------|
| Parcels  | Paved Parking Lot       | Main Street                    | Mixed-Use Medium-Scale |
| Pavement | Current                 | Neighborhood Residential       | Residential Urban      |
| Alley    | City Maintained Streets | Bloomington Municipal Boundary |                        |

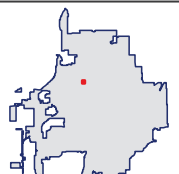






**Map Legend**

- |          |                         |                                |
|----------|-------------------------|--------------------------------|
| Parcels  | Current                 | Neighborhood Residential       |
| Pavement | City Maintained Streets | Bloomington Municipal Boundary |
| Alley    | Main Street             |                                |





**North College Partners, LLC**

431 Summer Lake Dr, Bedford, IN 47421

**Petitioner's Statement**

1106 and 1108 N Woodburn Ave Infill Subdivision

Petitioner: North College Partners

**Property Description:**

1106 and 1108 N Woodburn Avenue are two residential parcels on the east side of Woodburn Avenue between 15<sup>th</sup> and 16<sup>th</sup> Street. These parcels are zoned R4 (Residential Urban). The property is bounded by residential uses. Adjacent zoning is MM (Mixed-use Medium Scale) to the north and east and R4 (Residential Urban) to the west and south.

**Infill Subdivision Request**

North College Partners, LLC is filing a request for a newly created infill subdivision. The proposal meets the development standards in the UDO. The existing two lots would be subdivided into four lots per the preliminary plat submitted with this application. The proposed plat meets the dimensional standards for R4 zoning. We are requesting secondary plat approval be done on the staff level.



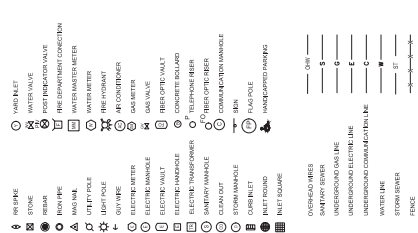
[illegible]

WICINITY MAP  
PROJECT LOCATION



<b><u>RATIONAL METHOD</u></b>					
Rational Coefficient					
Peak Discharge		Peak Discharge		Peak Discharge	
Peak Discharge		Peak Discharge		Peak Discharge	
Use the Rational method because drainage area < 200 ac.					
Q=CDA					
<b>Calculate C:</b>					
From Storm Data, Soil Survey - Hyd. Soil Grps B&C					
Assume C for asphalt/concrete =	0.95 gravel=	0.7			
	0.85 woods=	0.12			
	0.17 permeable pavements=	0.2			
Total Dr. Area =	2954A	B <sup>2</sup>	AC		
	0.47				
Gravel=	0				
Asphalt area =	1007B <sup>2</sup>				
Asphaltized % =	1007B <sup>2</sup>				
Weighted "C" =	0.96				
"C" for 100 yr =	0.98				
Drainage Using max. impervious surface allowance of 50%.					
<b>Intensity:</b>					
Using TR-55 Method in minutes:					
T <sub>C</sub> =	6 min				
I(2) =	5.48 in/hr				
I(10) =	7.45 in/hr				
I(100) =	10.42 in/hr				
Ana	0.47 Acres				
Q					
Q(2)	1.44 cfs				
Q(10)	1.98 cfs				
Q(100)	2.84 cfs				
NOTE: F <sup>2</sup> factor used for 100-yr storm = 1.25					

NOTE: \*F\* factor used for 100-yr storm = 1.25



WICINITY MAP  
PROJECT LOCATION



**CIVIL ENGINEERING - LAND SURVEYING**  
1467 W Arlington Rd Bloomington, IN 47404  
(812) 336-6556 - smith@inc.com