

DEDICATING A PRIVATE STREET TO THE CITY OF BLOOMINGTON

The City of Bloomington has received some requests from private street owners for the City to take over maintenance and repair responsibilities for a private street, which would make it a public street. However, the City of Bloomington will not accept a private street as a public street unless it meets the street design standards outlined in the City Code and Manual of Practice

In general, the short-term cost of meeting these standards would far exceed any short-term maintenance or repair costs, which is why the City has offered educational resources instead. To access the educational resources or to find out if a private street meets design standards, please visit: <https://www.cityblm.org/government/departments/public-works/bloomington-streets/private-streets>

If you would like to pursue offering your street to the City for maintenance, you will need to perform at least the following basic steps:

1. Retain the services of a Professional Engineer (at your expense) to prepare a revised Preliminary Plan showing reconstructing the street to meet City standards (30-foot-wide from face of curb to face of curb), constructing a four-foot-wide side-walk on each side of the street and dedicating a public right-of-way (60 feet wide).
2. Petition for approval of the Preliminary Plan (usually petitioners retain the services of an attorney for this, at their expense) with a public hearing before the Planning Commission and approval by the City Council.
3. Retain the services of a Professional Engineer (at your expense) to prepare construction plans for the proposed public improvements. A 2% plan review and inspection fee will be charged you by the Engineering Dept.
4. Retain the services of contractor (at your expense) to construct all necessary public improvements such as street widening, sidewalk. etc.
5. Retain the services of a Registered Land Surveyor (at your expense) to prepare a Final Plat dedicating the public right-of-way.
6. Petition the City Council for approval of the Final Plat (usually petitioners retain the services of an attorney for this, at their expense). Upon approval, submit a performance guarantee for 110% of the cost of any uncompleted public improvements (at your expense).
7. Submit a Final Development Plan for the revised PUD to the City for approval

Upon recording of the Final Plat, acceptance of the Final Development Plan and acceptance of the completed improvements by the City, the street would become public and thereafter be maintained by the City.