

# MONROE COUNTY PLAN REVIEW COMMITTEE



**Thursday, April 14, 2022  
5:30 pm**

## **Hybrid Meeting**

### **In-person**

Monroe County Government Center  
501 N. Morton Street, Room 100B  
Bloomington, IN 47404

### **Virtual**

**Zoom Link:** <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNxQT09>

If calling into the Zoom meeting, dial: 312-626-6799

Meeting ID #: 819 4721 8756

Password: 977192

**A G E N D A**  
**MONROE COUNTY PLAN REVIEW COMMITTEE**

April 14, 2022  
5:30 p.m.

**HYBRID MEETING INFO**

**IN-PERSON:** Monroe Government Center 501 N Morton ST Suite 100 B Bloomington IN 47404

**VIRTUAL LINK:** <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNxQT09>

**ADMINISTRATIVE:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**1. REZ-22-2 Don Grubb Business Center Rezone from RS3.5/PRO6 to GB PAGE 3**

One (1) 2.75 +/- acre parcel in Perry Township, Section 21 at  
4701 S Old State Road 37, parcel no. 53-08-21-200-023.000-008  
Owner: Grubb, Donald E & Waneta J Revocable Trust  
**Zoned RS3.5/PRO6.** Contact: [dmyers@co.monroe.in.us](mailto:dmyers@co.monroe.in.us)

**2. REZ-22-3 Kings Road Farm Rezone from RE2.5 to AG/RR PAGE 26**

One (1) 19.12 +/- acre parcel in Benton South Township, Section 31 at  
5577 E Kings RD, parcel no. 53-06-31-400-002.000-003  
Owner: Life Is Better On The Farm LLC  
**Zoned RE2.5.** Contact: [dmyers@co.monroe.in.us](mailto:dmyers@co.monroe.in.us)

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, [apurdie@co.monroe.in.us](mailto:apurdie@co.monroe.in.us), as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Monroe County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed.

The meeting will be open to the public.

**MONROE COUNTY PLAN REVIEW COMMITTEE****April 14, 2022**

<b>PLANNER</b>	Drew Myers
<b>CASE NUMBER</b>	REZ-22-2
<b>PETITIONER</b>	Daniel Butler, Bynum Fanyo & Associates
<b>ADDRESS</b>	4701 S Old State Road 37, parcel no. 53-08-21-200-023.000-008
<b>REQUEST</b>	Rezone Request from RS3.5/PRO6 to GB Waiver of Final Hearing Requested
<b>ACRES</b>	2.75 +/- acres
<b>ZONE</b>	Single Dwelling Residential 3.5 (RS3.5/PRO6)
<b>TOWNSHIP</b>	Perry Township
<b>SECTION</b>	21
<b>PLATS</b>	Unplatted
<b>COMP PLAN DESIGNATION</b>	<b>MCUA Mixed Residential</b>

**EXHIBITS**

1. Petitioner Letter
2. Petitioner Site Plan
3. GB Use Table

**RECOMMENDATION TO THE PLAN REVIEW COMMITTEE**

Recommendation to the Plan Review Committee:

- Staff recommended forwarding a “negative recommendation” to the Plan Commission based on the petition’s incompatibility with the Monroe County Comprehensive Plan.

**RECOMMENDATION TO THE PLAN COMMISSION**

Staff recommends denial of the rezone request from Single Dwelling 3.5 (RS3.5/PRO6) to General Business (GB) based on the findings of fact and incompatibility with the Monroe County Comprehensive Plan.

**PLAN REVIEW COMMITTEE**

PRC meeting on March 10, 2022 was cancelled due to lack of in-person hybrid quorum.

**MEETING SCHEDULE**

**Plan Review Committee** – March 10, 2022 (CANCELLED)

**Plan Commission Admin Meeting** – April 5, 2022

**Plan Review Committee** – April 14, 2022 (Requested by Plan Commission)

**Plan Commission Regular Meeting** – April 19, 2022 (Preliminary– Waiver of Final Hearing Requested)

**Plan Commission Admin Meeting** – May 2, 2022

**Plan Commission Regular Meeting** – May 17, 2021 (Final Hearing)

**Board of Commissioners Meeting** – TBD

**SUMMARY**

The petition site is one parcel totaling 2.75 +/- acres located in Perry Township. The petitioner is proposing to amend the Zoning Map from Single Dwelling Residential 3.5 (RS3.5/PRO6) to General Business (GB). The property is currently operating as a pre-existing nonconforming use of general contractor. Available aerial imagery indicates the site has been in operation at least since 1998. The Planning Department has no historical permits on file for this property.

If the rezone request is approved by the County Commissioners, the petitioner intends to file a commercial site plan with the Planning Department in order to receive approval for the implementation of

a Business/Industrial Center. Typically, commercial site plan review is completed on a staff level. All applicable site plan requirements including but not limited to grading, parking, landscaping, lighting, and signage must be met by the proposed development.

If the rezone is denied, the petitioner may continue to operate the pre-existing nonconforming use of general contractor on the property; however, the petitioner would not be able to enlarge, move, or otherwise change existing structures or add any new structures to the property per Chapter 803.

*Chapter 803-1:*

- (A) *No legal, pre-existing nonconforming use of land and/or structure may be enlarged, moved or otherwise changed, except that such use may be changed to permitted use, unless a variance from the terms of the ordinance is obtained from the Board.*
- (F) *Normal maintenance and repair of a building or other structure containing a nonconforming use may be performed, provided there is no physical change to the building or structure (e.g., design, size, location, etc.) and such maintenance or repair does not extend or intensify the nonconforming use, unless otherwise authorized by this chapter.*
- (H) *Any legal, pre-existing nonconforming use shall continue until or unless modified or terminated as herein provided. Such use may be sold, inherited, or otherwise transferred, provided the use, land and structure (if any) remain the same.*

Planning staff had the petitioner submit a use determination in which the described use fit under the “Business or Industrial Center” use, which is only permitted in the GB, LI, or HI zoning district with the following condition:

*22. Permitted after site plan approval by the Plan Commission or Administrator.*

USE DETERMINATION – USE-22-3: January 19, 2022

**Petitioner – Detailed Description of Land Use:**

The petitioner is proposing to construct three new separate buildings with multiple units within them that measure 168 sq. ft. each. The new structures will provide for general contractor usage with multiple renters.

“Each unit has 14’ x 12’ roll up, 32” full lite pass door, 100 amp metered service, insulation, and finished walls. Optional HVAC, full bath, ceiling fans, floor coverings, and finish to suit. These units are set up for small business; electricians, carpenters, route sales, plumbers. Anywhere from small contractors for house, yard, closets, or to large trailer, trucks, ladders, shipments, etc.”

**Planning Staff – Use Determination:**

Use as described appears to be Business or Industrial Center.

***Business or Industrial Center.*** *A site developed and operated under single or common ownership to include of a mix of industrial and/or commercial uses where the majority of uses are permitted under the Business and Personal Services, Retail and Wholesale Trade and Manufacturing, Mining, Construction and Industrial use categories, with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.*

Business or Industrial Center is a permitted use in the General Business (GB) Zoning District, Light Industrial (LI) Zoning District and Heavy Industrial (LI) Zoning District. (Chapter 802/Page 39)

Subject to the following conditions:

22. Permitted after site plan approval by the Plan Commission or Administrator (Chapter 802/Page 42)

The proposed use as a Business or Industrial Center is not a permitted use in the RS 3.5 Zoning District. Zoning map amendment (rezone) to either General Business (GB) Zoning District, Light Industrial (LI) Zoning District or Heavy Industrial (HI) Zoning District would be required.

**Rezone of single 2.75 acre lot might be considered a “spot zone” if inconsistent with Comprehensive Plan. Planned unit development is possible option.**

## **BACKGROUND**

The Zoning Map amendment would be from RS3.5/PRO6 to GB. Listed below are the definitions of these zones per Chapter 833 and Chapter 802, respectively.

***Single Dwelling Residential (RS2, RS3.5, RS4.5) Districts.** These three districts are intended to serve the traditional single family dwelling needs of the City. They are maintained in a single section of the ordinance for easy interpretation; the primary difference among these three district is density. By providing three districts zoning is established which is appropriate to the existing development in each district. These districts provide a flexible density structure whereby developments of varying densities are permitted subject to appropriate review. The intent of these districts is specifically to:*

- A. *Provide for the development of single family neighborhoods.*
- B. *Assure the protection of existing residential environments.*
- C. *Promote compatibility with the existing pattern of development.*

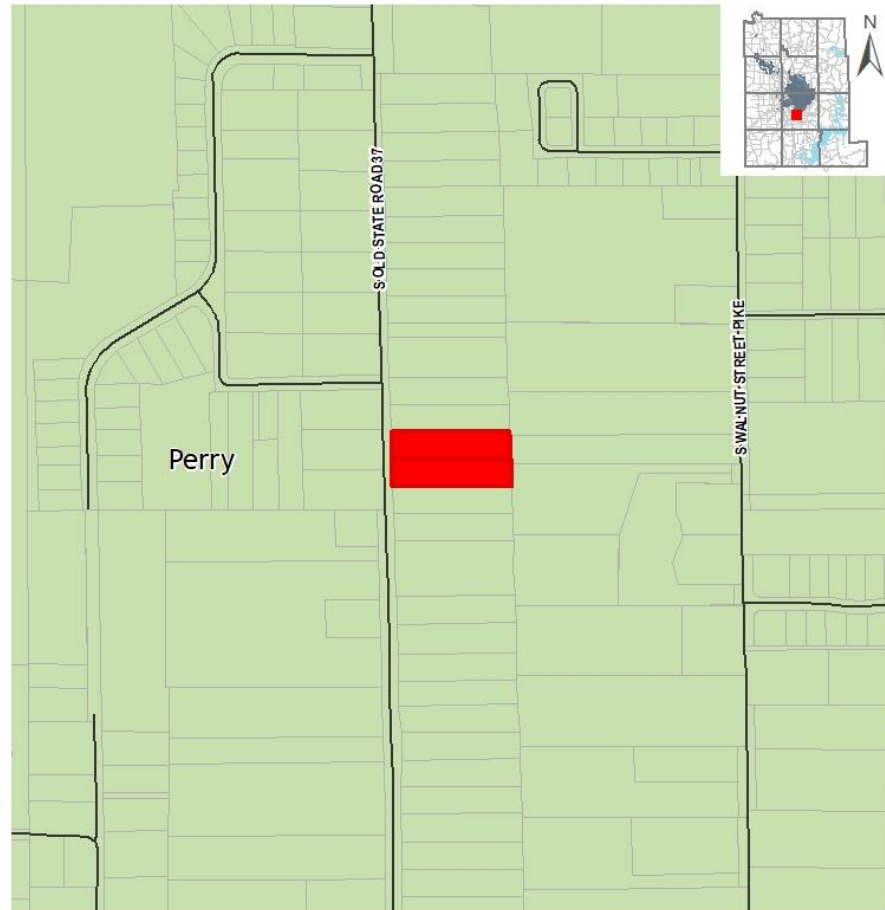
**General Business (GB) District.** *The character of the General Business (GB) District is defined as that which is primarily intended to meet the needs for heavy retail business uses. General business uses should be placed into cohesive groupings rather than on individual properties along highways in order to take advantage of major thoroughfares for traffic dissemination. Access control should be emphasized. The purposes of the GB District are: to encourage the development of groups of nonresidential uses that share common highway access and/or provide interior cross access in order to allow traffic from one business to have access to another without having to enter the highway; to discourage single family residential uses; to protect environmentally sensitive areas, such as floodplain, karst and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the adjacent residential uses.*

## LOCATION MAP

The parcel is located at 4701 S Old State Road 37, Section 21 in Perry Township. The Parcel No. is 53-08-21-200-023.000-008.

### Location Map

-  Petitioner
-  Roads
-  Civil (Political) Townships
-  Parcels



0 0.0425 0.085 0.17 Miles

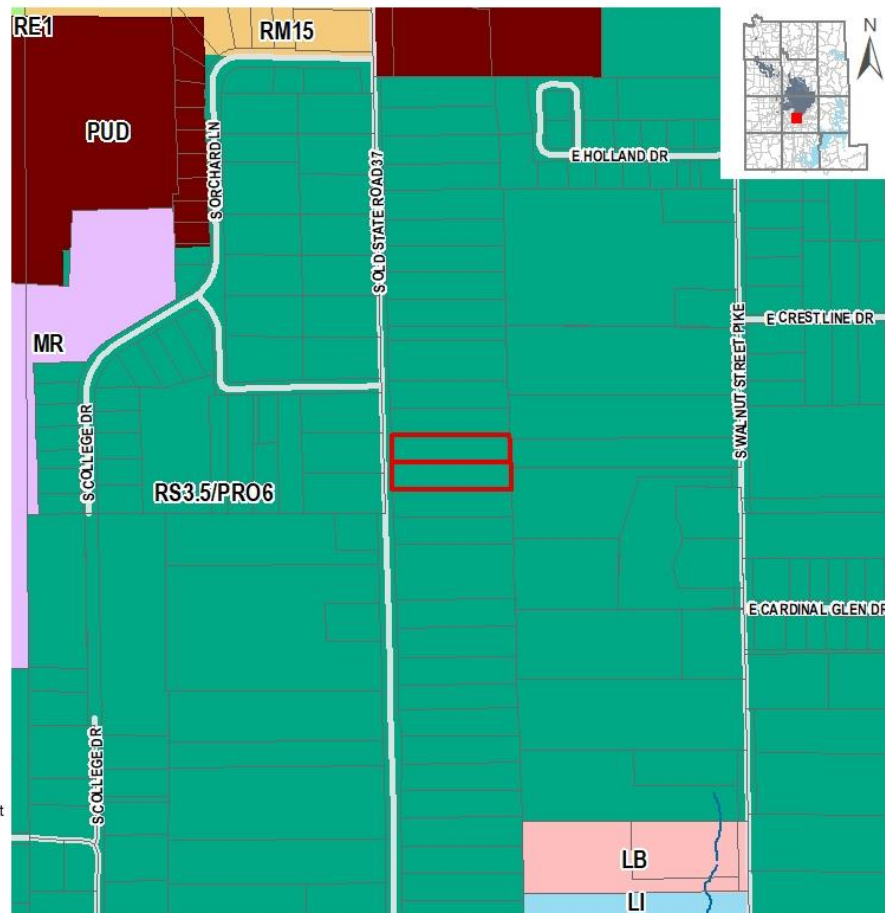
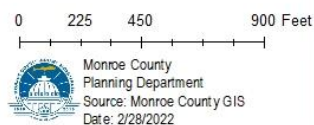
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 2/28/2022

## ZONING

The parcel is zoned Single Dwelling Residential 3.5/PRO6 as are the adjoining parcels to the north, east, south, and west. There are no properties within a quarter-mile radius that are zoned General Business (GB). However, there is a property zoned Limited Business (LB) that is located approximately 0.25 miles to the south of the petition site that operates as under convenience storage. There are no commercial uses directly adjacent to the subject property. The surrounding area includes mostly residential uses.

### Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  LB - Limited Business
-  LI - Light Industrial
-  MR - Medium Density Residential
-  PUD - Planned Unit Development
-  RE1 - Estate Residential 1
-  RM15 - Multi Dwelling Res. 15
-  RS3.5/PRO6 - Single Dwell. Res. 3.5/PRO6





## SITE CONDITIONS & INFRASTRUCTURE

The petition site is made up of one 2.75 acre +/- parcel. The site contains an approximate 3,776 sf warehouse/pole barn structure. The petition site is currently operated as a pre-existing nonconforming general contractor site where a variety of heavy equipment and vehicles are parked. Access to the site is from S Old State Road 37, which is designated as a Minor Arterial roadway. There is no floodplain on the petition site. There is no evidence of karst features. The petition site drains east and southeast. Planning Staff is unsure whether or not property is serviced by sanitary sewer or a septic system.

### Slope Map

- Minor Arterial [100']
- Local Roads [50']
- Petitioner
- Parcels
- 2-Foot Contours

### 15% Slope (2010)

- 0 - 15
- > 15

PARCEL #:  
53-08-21-200-023.000-008

NOTE:  
Areas > 15% slope are classified as nonbuildable area per Chapter 804.

0 20 40 80 120 Ft



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 2/28/2022





## Site Conditions

- Minor Arterial [100']
- Local Roads [50']
- Petitioner
- Sanitary Pipe
- Water Pipe
- Parcels
- 10-Foot Contours

PARCEL #:  
53-08-21-200-023.000-008

0 60 120 240 360 480 Ft



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 3/4/2022



### Stormwater Comments:

No comments on the rezone petition. Future development of the site will require stormwater review, including detention, water quality treatment, and stormwater permit coverage.

### Highway Comments:

Use single driveway 30 ft. wide with 25 ft. radiuses and constructed to County Standards. Reduce width of driveway on the north side of the property to meet County design requirements. Improve ditch drainage along the frontage. Check need for culverts at driveways.



## SITE PHOTOS



**Photo 1.** Aerial imagery from south (April 2020)



**Photo 2:** Aerial imagery from north (April 2020)





**Photo 3:** Aerial imagery from the west (April 2020)



**Photo 4:** Google Street View (July 2018)





**Photo 5:** Google Street View (May 2019)



**Photo 6:** Google Street View (May 2019)

## HISTORICAL AERIAL IMAGERY



Aerial Imagery from 1998





Aerial Imagery from 2005



Aerial Imagery from 2010



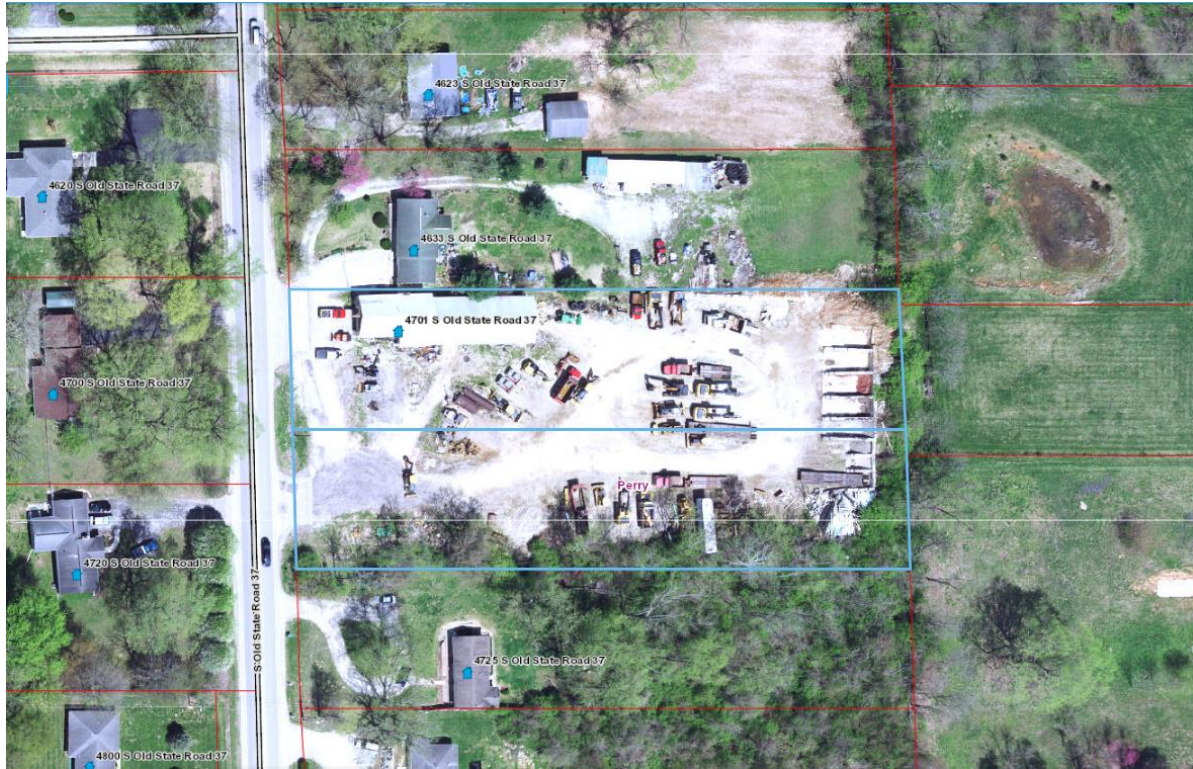


Aerial Imagery from 2014



Aerial Imagery from 2016





Aerial Imagery from 2019



Aerial Imagery from 2021

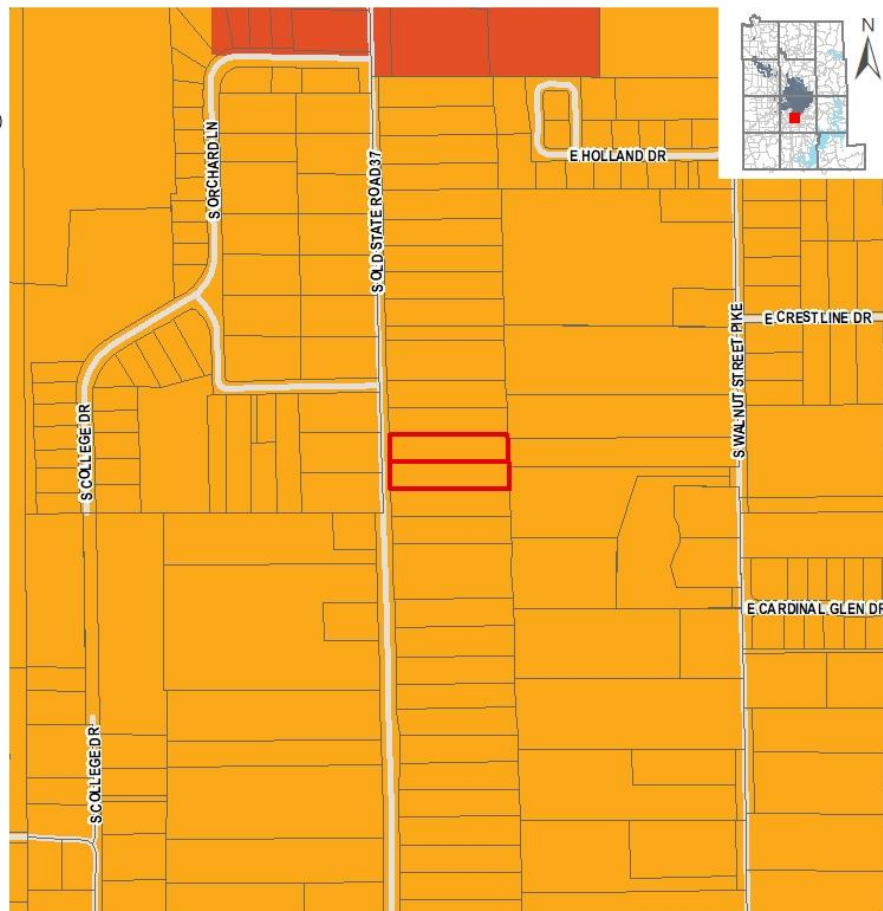
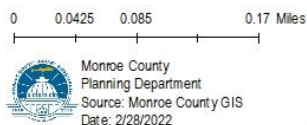




## COMPREHENSIVE PLAN DISCUSSION

### Comprehensive Plan

- Petitioner
- Townships
- Monroe Co. Urbanizing Area (MCUA)
- Parcels
- Roads
- Comp. Plan Land Use (Updated 2015)**
- MCUA Mixed Residential
- MCUA Mixed Use
- MCUA Open Space



The petition site is located in the *Mixed Residential* district in Monroe County Urbanizing Area of the Monroe County Comprehensive Plan.

### 5.1.1 Mixed Residential

*Mixed residential neighborhoods accommodate a wide array of both single-family and attached housing types, integrated into a cohesive neighborhood. They may also include neighborhood commercial uses as a local amenity.*

These neighborhoods are intended to serve growing market demand for new housing choices among the full spectrum of demographic groups. Residential buildings should be compatible in height and overall scale, but with varied architectural character. These neighborhoods are often located immediately adjacent to mixed-Use districts, providing a residential base to support nearby commercial activity within a walkable or transit-accessible distance.

#### A. Transportation

##### Streets

Streets in mixed residential neighborhoods should be designed at a pedestrian scale. Like mixed-Use districts, the street system should be interconnected to form a block pattern, although it is not



necessary to be an exact grid. An emphasis on multiple interconnected streets which also includes alley access for services and parking, will minimize the need for collector streets, which are common in more conventional Suburban residential neighborhoods. Cul-de-sacs and dead-ends are not appropriate for this development type. Unlike typical Suburban residential subdivisions, mixed residential development is intended to be designed as walkable neighborhoods. Most residents will likely own cars, but neighborhood design should de-emphasize the automobile.

#### Bike, pedestrian, and Transit modes

Streets should have sidewalks on both sides, with tree lawns of sufficient width to support large shade trees. Arterial streets leading to or through these neighborhoods may be lined with multi-use paths. Neighborhood streets should be designed in a manner that allows for safe and comfortable bicycle travel without the need for separate on-street bicycle facilities such as bike lanes. As with mixed-Use districts, primary streets in mixed residential neighborhoods should be designed to accommodate transit.

### B. Utilities

#### Sewer and water

The majority of mixed residential areas designated in the land Use Plan are located within existing sewer service areas. Preliminary analysis indicates that most of these areas have sufficient capacity for additional development. Detailed capacity analyses will be necessary with individual development proposals to ensure existing infrastructure can accommodate new residential units and that agreements for extension for residential growth are in place.

#### Power

Overhead utility lines should be buried to eliminate visual clutter of public streetscapes and to minimize system disturbance from major storm events.

#### Communications

Communications needs will vary within mixed residential neighborhoods, but upgrades to infrastructure should be considered for future development sites. Creating a standard for development of communications corridors should be considered to maintain uniform and adequate capacity.

### C. Open space

#### Park Types

Pocket parks, greens, squares, commons, neighborhood parks and greenways are all appropriate for mixed residential neighborhoods. Parks should be provided within a walkable distance (one-eighth to one-quarter mile) of all residential units, and should serve as an organizing element around which the neighborhood is designed.

#### Urban Agriculture

Community gardens should be encouraged within mixed residential neighborhoods. These may be designed as significant focal points and gathering spaces within larger neighborhood parks, or as dedicated plots of land solely used for community food production.

## D. Public Realm Enhancements

### Lighting

Lighting needs will vary by street type and width but safety, visibility and security are important. Lighting for neighborhood streets should be of a pedestrian scale (16 to 18 feet in height).

### Street/Site furnishings

Public benches and seating areas are most appropriately located within neighborhood parks and open spaces, but may be also be located along sidewalks. Bicycle parking racks may be provided within the tree lawn/ landscape zone at periodic intervals.

## E. Development Guidelines

### Open Space

Approximately 200 square feet of publicly accessible open space per dwelling unit. Emphasis should be placed on creating well-designed and appropriately proportioned open spaces that encourage regular use and activity by area residents.

### Parking Ratios

Single-family lots will typically provide 1 to 2 spaces in a garage and/or driveway. Parking for multi-family buildings should be provided generally at 1 to 1.75 spaces per unit, depending on unit type/number of beds. On-street parking should be permitted to contribute to required parking minimums as a means to reduce surface parking and calm traffic on residential streets.

### Site design

Front setbacks should range from 10 to 20 feet, with porches, lawns or landscape gardens between the sidewalk and building face. Buildings should frame the street, with modest side setbacks (5 to 8 feet), creating a relatively continuous building edge. Garages and parking areas should be located to the rear of buildings, accessed from a rear lane or alley. If garages are front-loaded, they should be set back from the building face. Neighborhoods should be designed with compatible mixtures of buildings and unit types, rather than individual subareas catering to individual market segments.

### Building form

Neighborhoods should be designed with architectural diversity in terms of building scale, form, and style. Particular architectural themes or vernaculars may be appropriate, but themes should not be overly emphasized to the point of creating monotonous or contrived streetscapes. Well-designed neighborhoods should feel as though they have evolved organically over time.

### Materials

High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Vinyl and exterior insulated finishing Systems (EIFS) may be appropriate as secondary materials, particularly to maintain affordability, but special attention should be paid to material specifications and installation methods to ensure durability and aesthetic quality.

### Private Signs

Mixed residential neighborhoods should not feel like a typical tract subdivision. It may be appropriate for neighborhoods to include gateway features and signs, but these should be used sparingly and in strategic locations, rather than for individually platted subareas.

## **FINDINGS OF FACT - REZONE**

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

### **(A) The Comprehensive Plan;**

#### **Findings:**

- The Comprehensive Plan designates the petition site as MCUA Mixed Residential, which states:  
*Mixed residential neighborhoods accommodate a wide array of both single-family and attached housing types, integrated into a cohesive neighborhood. They may also include neighborhood commercial uses as a local amenity.*  
*These neighborhoods are intended to serve growing market demand for new housing choices among the full spectrum of demographic groups. Residential buildings should be compatible in height and overall scale, but with varied architectural character. These neighborhoods are often located immediately adjacent to mixed-use districts, providing a residential base to support nearby commercial activity within a walkable or transit-accessible distance.*
- The rezone request is to change the zone for the petition site from Single Dwelling Residential 3.5 (RS3.5/PRO6) to General Business (GB);
- The current use of the petition site is a pre-existing nonconforming use of general contractor;
- If approved the petitioner intends to submit a commercial site plan application to establish a Business/Industrial Center on the site;
- Conclusion: The request to rezone the property to GB is not consistent with the MCUA Mixed Residential Comprehensive Plan designation.

### **(B) Current conditions and the character of current structures and uses in each district;**

#### **Findings:**

- See Findings under Section A;
- The rezone request is to change the zoning for the entirety of the site to the General Business (GB) District, which is described by the County's Zoning Ordinance, Chapter 802, as follows:

**General Business (GB) District.** The character of the General Business (GB) District is defined as that which is primarily intended to meet the needs for heavy retail business uses. General business uses should be placed into cohesive groupings rather than on individual properties along highways in order to take advantage of major thoroughfares for traffic dissemination. Access control should be emphasized. The purposes of the GB District are: to encourage the development of groups of nonresidential uses that share common highway access and/or provide interior cross access in order to allow traffic from one business to have access to another without having to enter the highway; to discourage single family residential uses; to protect environmentally sensitive areas, such as floodplain, karst and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the adjacent residential uses.

- The petition site is currently zoned Single Dwelling Residential 3.5 (RS3.5/PRO6);
- A commercial driveway permit from County Highway may be required for the purposes of the future site plan proposal;
- The majority of the site is less than 15% slope (see Slope Map);
- The petition site is not located in FEMA or DNR Floodplain;
- There are no known karst areas on the petition site;
- It is unknown whether the petition site is currently operating with a septic system or has a sanitary sewer connection;
- Conclusion: The petition site does have potential access to sewer at this site and therefore could support GB zoning district.

**(C) The most desirable use for which the land in each district is adapted;**

**Findings:**

- See Findings under Section A and Section B;
- The adjacent parcels to the north, east, south, and west are currently zoned RS3.5/PRO6;
- A property approximately 1,200' to the south is zoned LB;
- A property approximately 1,450' to the south is zoned LI;
- Parcels approximately 1,350' to the north are zoned PUD with commercial uses;
- Land uses in the surrounding area are mostly residential with some commercial properties;
- There are no commercial uses directly adjacent to the subject property;
- Conclusion: The request for GB zoning is not consistent with the surrounding zoning.

**(D) The conservation of property values throughout the jurisdiction; and**

**Findings:**

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

**(E) Responsible development and growth.**

**Findings:**

- See Findings under Section A, Section B, and Section C;
- The petition site is one parcel with 2.75 +/- acres;
- The purpose of the rezone is to provide the property owner the opportunity to submit a commercial site plan application for a Business/Industrial Center;
- According to the Monroe County Thoroughfare Plan, S Old State Road 37 is designated as minor arterial roadway;
- There may be accessibility to sewer at this location and therefore GB zoning might be discouraged.
- Conclusion: The site has been in existence since before 1997 and has remained pre-existing nonconforming. The rezone would not be consistent with the future planned growth for this area.

## EXHIBIT 1: Petitioner Letter



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

February 2, 2022

Monroe County Planning Department  
And Monroe County Plan Commission  
501 N. Morton Street, Suite 224  
Bloomington, Indiana 47404

SUBJECT: Don Grubb Business Park  
'GB' Re-zone

Monroe County Plan Commission or To Whom It May Concern:

On behalf of Grubb, Donald E & Waneta J Revocable Trust, Bynum Fanyo & Associates, Inc. would like to request approval of a re-zone. This re-zone would affect the lots addressed as 4701 S Old State Road 37, Bloomington, In 47404, located near the southeast corner of the intersection of South Orchard Lane and South Old State Road 37. These lots contains approx.. 2 acres and is in the NW quarter of section 21, T8N, R1W, Perry township.

The rezone that is being sought at this property is attached with a plan of the proposed 3-building layout. This re-zone is designed to adhere to the rules and regulations of the current zoning standards in the Monroe County, IN zoning ordinance of 'GB' (General Business). The current use on the property is a general contractor. We believe the proposed use of 'Business or Industrial Center' will be a lower intensity than the current use. We are only asking for the re-zone to accomplish the proposed use and to be in conformance with the current use as well.

Also, on behalf of Grubb, Donald E & Waneta J Revocable Trust, Bynum Fanyo & Associates, Inc. would like to request the Plan Commission waive the need for a 2<sup>nd</sup> hearing and make a determination for a recommendation to the Monroe County Commissioners after the 1<sup>st</sup> hearing.

Please let us know if you have any questions or concerns for this proposed Re-zone on these parcels of land.

Sincerely,

Bynum Fanyo & Associates, Inc.  
Daniel Butler, P.E., Project Engineer

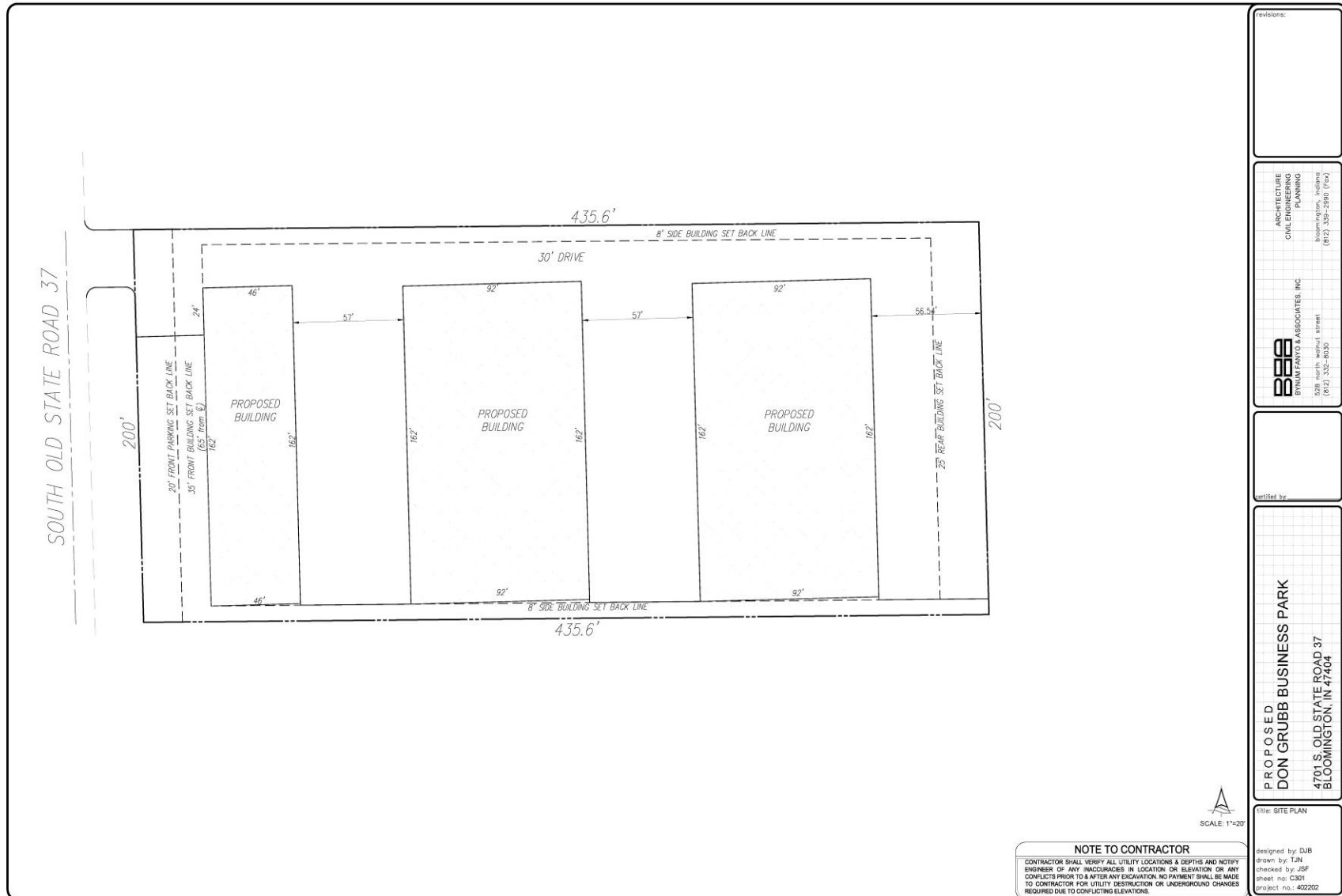
Copy: BFA File #402202

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990



## EXHIBIT 2: Petitioner Site Plan



### EXHIBIT 3: Uses Permitted in the GB Zone

USES	INTENSITY	ZONE
Agricultural Uses	i	GB
Historic Adaptive Reuse		P
Boarding House	L	P
Historic Adaptive Reuse		P
Public and Semipublic	i	GB
Accessory Use		P
Charitable, Fraternal, or Social	L	P
Community Center	L	P
Daycare Facility	M	P
Funeral Home	M	P
Group Home Class I	L	P
Group Home Class II	L	P
Historic Adaptive Reuse		P
Hospital	H	P
Medical Clinic	L	P
Nursing Home	L	P
Religious Facilities	H	P
Remote Garbage/Rubbish Removal	H	P
Retirement Center	L	P
Telephone and Telegraph Services	L	P
Temporary Care Facility	L	P
Utility Service Facility	M	P
Water Treatment Facility	H	P
Business and Personal Services	i	GB
Accessory Use		P
Air Cargo and Package Service	H	P
Air Craft Charter Service	L	P
Airport Transportation Service	M	P
Appliance Repair	L	P
Barber Service	L	P
Beauty Service	L	P
Caterer	L	P
Coin Operated Cleaning/Laundry	L	P
Convenience Storage	M	P
Copy Service	L	P
Dry Cleaning and Laundry Pickup	L	P
Dry Cleaning and Laundry Service	L	P
Electrical Repair	L	P
Employment Agency	M	P
Equipment Rental	M	P
Estate Services	L	P
Exterminating Service	L	P
Financial Service	M	P
Gunsmith	L	P
Historic Adaptive Reuse		P
Hotel	M	P
Insurance Agency	L	P
Interior Decorating	L	P

USES	INTENSITY	ZONE
Legal Service	L	P
Locksmith	L	P
Massage Studio	M	P
Motel	M	P
Office	L	P
Office Equipment Repair	L	P
Parking Facility	H	P
Pet Services	L	P
Photographic Services	L	P
Real Estate Agency	L	P
Real Estate Sales office Or Model	L	P
Shoe Repair	L	P
Small Engine and Motor Repair	L	P
Tailoring	L	P
Taxidermist	L	P
Temporary Seasonal Activity	M	P
Travel Agency	L	P
Upholstery Service	L	P
Veterinary Service (Indoor)	H	P
Retail and Wholesale Trade	i	GB
Accessory Use		P
Agricultural Supply	H	P
Apparel Shop	L	P
Appliance Sales	L	P
Auction House	H	P
Bakery (Retail)	L	P
Bookstore	L	P
Building Materials	H	P
Cabinet Sales	L	P
Camera and Photographic Supply	L	P
Confectionery	L	P
Convenience Store	H	P
Department Store	M	P
Drapery Sales	L	P
Drugstore	M	P
Fertilizer Sales (Packaged)	M	P
Florist (Retail)	L	P
Florist (Wholesale)	N	P
Fruit Market	L	P
Furniture Sales	L	P
Garden Center	H	P
General Flooring Sales	L	P
Gift Shop	L	P
Grocery Store	M	P
Gunshop	M	CU
Handicrafts	L	P
Hardware	M	P
Historic Adaptive Reuse		P

USES	INTENSITY	ZONE
Home Improvement Center	H	P
Jewelry	L	P
Liquor Store	M	P
Marine Supply	L	P
Manufactured Housing Sales	M	P
Meat Market	L	P
Music Store	L	P
Office Showroom	M	P
Office Supplies	M	P
Optical Goods	L	P
Pet shop	L	P
Restaurant	M	P
Restaurant (Drive-in)	H	P
Sporting Goods	L	P
Tavern	L	P
Used Merchandise (Antiques)	L	P
Used Merchandise (Flea Market)	H	P
Used Merchandise (General)	L	P
Automotive and Transportation	i	GB
Accessory Use		P
Automotive Rentals	M	P
Automotive/Boat Repair Shop	H	P
Automotive Sales	H	P
Automotive Supply	M	P
Automotive Tire Repair	M	P
Bus Terminal	H	P
Car Wash	L	P
Gasoline Services Station	H	P
Historic Adaptive Reuse		P
Motorcycle Sales	L	P
Taxicab Stand	M	P
Wrecker Service	M	P
Accessory Use		P
Club or Lodge	L	P
Historic Adaptive Reuse		P
Indoor Theater	M	P
Outdoor Drive-In Theater	H	P
Park and Recreational Services	H	P
Private Recreational Facility	H	P
Rodeo	H	P
Manufacturing, Mining	i	GB
Accessory Use		P
Commercial Printing	H	P
Construction Trailer	L	P
General Contractor	M	P
Historic Adaptive Reuse		P
Adult Oriented Businesses	L/M	P
Multi-Use	i	GB
Business or Industrial Center	H	P
Commercial/Industrial Adaptive Reuse		P
Shopping Center		P

**MONROE COUNTY PLAN REVIEW COMMITTEE****April 14, 2022**

<b>PLANNER</b>	Drew Myers
<b>CASE NUMBER</b>	REZ-22-3
<b>PETITIONER</b>	Jason Voorhies, Life is Better on the Farm LLC
<b>ADDRESS</b>	5577 E Kings RD, parcel no. 53-06-31-400-002.000-003
<b>REQUEST</b>	Rezone Request from RE2.5 to AG/RR Waiver of Final Hearing Requested
<b>ACRES</b>	19.12 +/- acres
<b>ZONE</b>	Estate Residential 2.5 (RE2.5)
<b>TOWNSHIP</b>	Benton South
<b>SECTION</b>	31
<b>PLATS</b>	Platted, Kings Road Minor Subdivision Amendment 3 for Lot 3A
<b>COMP PLAN DESIGNATION</b>	<b>MCUA Rural Transition</b>

**EXHIBITS**

1. Petitioner Letter
2. Petitioner Site Plan
3. AG/RR Use Table
4. Kings Road Minor Subdivision Amendment 3 for Lot 3A

**RECOMMENDATION TO THE PLAN REVIEW COMMITTEE**

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a “positive recommendation” to the Plan Commission based on the petition’s compatibility with the Monroe County Comprehensive Plan.

**PLAN REVIEW COMMITTEE**

TBD

**MEETING SCHEDULE****Plan Review Committee** – April 14, 2022**Plan Commission Admin Meeting** – May 2, 2022**Plan Commission Regular Meeting** – May 17, 2022 (Preliminary– Waiver of Final Hearing Requested)**Plan Commission Admin Meeting** – June 7, 2022**Plan Commission Regular Meeting** – June 21, 2022 (Final Hearing)**Board of Commissioners Meeting** – TBD**SUMMARY**

The petition site is one parcel totaling 19.12 +/- acres located in Benton South Township at 5577 E Kings Road. The petitioner is proposing to amend the Zoning Map from Estate Residential 2.5 (RE2.5/PRO6) to Agricultural/Rural Reserve (AG/RR). The petitioner’s intention behind the rezone request is provide for the appropriate zoning designation to convert the existing single family residence into a “Tourist Home/Cabin”. The Tourist Home/Cabin use is not permitted in the RE2.5 zoning district.

If the rezone request is approved by the County Commissioners, the petitioner intends to complete the planning process for the establishment of a Tourist Home/Cabin use on the property. All applicable site plan requirements for Tourist Home/Cabins as well as the special conditions outlined in Chapter 802 for the Tourist Home/Cabin use must be met by the proposed change of use on the property. Typically, site plan review for Tourist Home/Cabin uses is completed on a staff level.

If the rezone is denied, the petitioner may continue to operate the property as a single family residence or

may pursue any of the available uses as outlined in Chapter 833 of the Monroe County Zoning Ordinance for the RE2.5 zone as long as any special conditions can be met.

#### **CHAPTER 801:**

**Short-Term Lodging Agreement.** An agreement under which rooms are provided for a fee, rate, or rental, and are occupied for overnight lodging or habitation purposes for *a period of less than thirty (30) days*.

#### **CHAPTER 802:**

**Tourist Home or Cabin.** A building, or portion thereof, in which four (4) or fewer guest rooms are furnished to the public under the terms of a short-term lodging agreement.

Permitted in the AG/RR, FR, and CR zoning districts and listed as conditional in the ER, LR, MR, HR, and UR zoning districts. Subject to special condition #48.

48. Criteria for Tourist Home or Cabin uses in AG/RR, FR, and CR zoning districts:

- a) The lot must meet or exceed the minimum lot size and infrastructure facilities (i.e. septic system, driveway) requirement for the zoning district prior to the commencement of the Tourist Home or Cabin use;
- b) The Tourist Home or Cabin shall be located no closer than two-hundred (200') feet from any adjoining principal use structure not currently being used as a Tourist Home or Cabin or from the adjoining property setback line if no adjoining principle use structure exists.
- c) Any outdoor pool or spa facilities must meet State and Local Board of Health requirements and must be visually screened from surrounding properties and properly secured with a Power Safety Pool Cover or Enclosure as defined in Indiana Code (675 IAC 20-4-27 - Safety Features; 675 IAC 20-3-9 – Enclosure) standards for a Class C, Semi-Public Pool.
- d) Parking:
  - 1) Parking only on paved or graveled driveways;
  - 2) No parking is allowed on the street or road;
  - 3) One (1) parking space per guest room; and,
  - 4) No parking of any vehicles in any yard or setback area as defined by Chapter 804 of the Zoning Ordinance.
- e) Rules, in a readable size and format, shall be posted outside near the main entrance to the Tourist Home or Cabin and shall include the following:
  - 1) Rules and regulations for ensuring safety and preservation of neighborhood values (e.g., emergency phone numbers; 24 hour contact number for property owner or manager; noise restrictions; solid waste management rules; fishing license rules; etc.);
  - 2) Diagram of property boundary lines; and,
  - 3) Diagram of designated parking.
- f) Smoke detectors and a fire extinguisher shall be installed and maintained in working order in all Tourist Homes or Cabins.
- g) All solid waste and refuse shall be removed from the property and properly disposed of prior to a change of occupancy.
- h) No more than two (2) guests per guest room.

## **BACKGROUND**

The Zoning Map amendment would be from RE2.5 to AG/RR. Listed below are the definitions of these zones per Chapter 833 and Chapter 802, respectively.

**Estate Residential 2.5 (RE2.5) District.** *The intent of this district is to required minimum lot sizes of 2.5 acres where sensitive environmental resources exist. Such environmental resources may include karst formations, wetlands, hillsides, heavily wooded land, and the lake's watersheds. The dual purposes of this district are:*

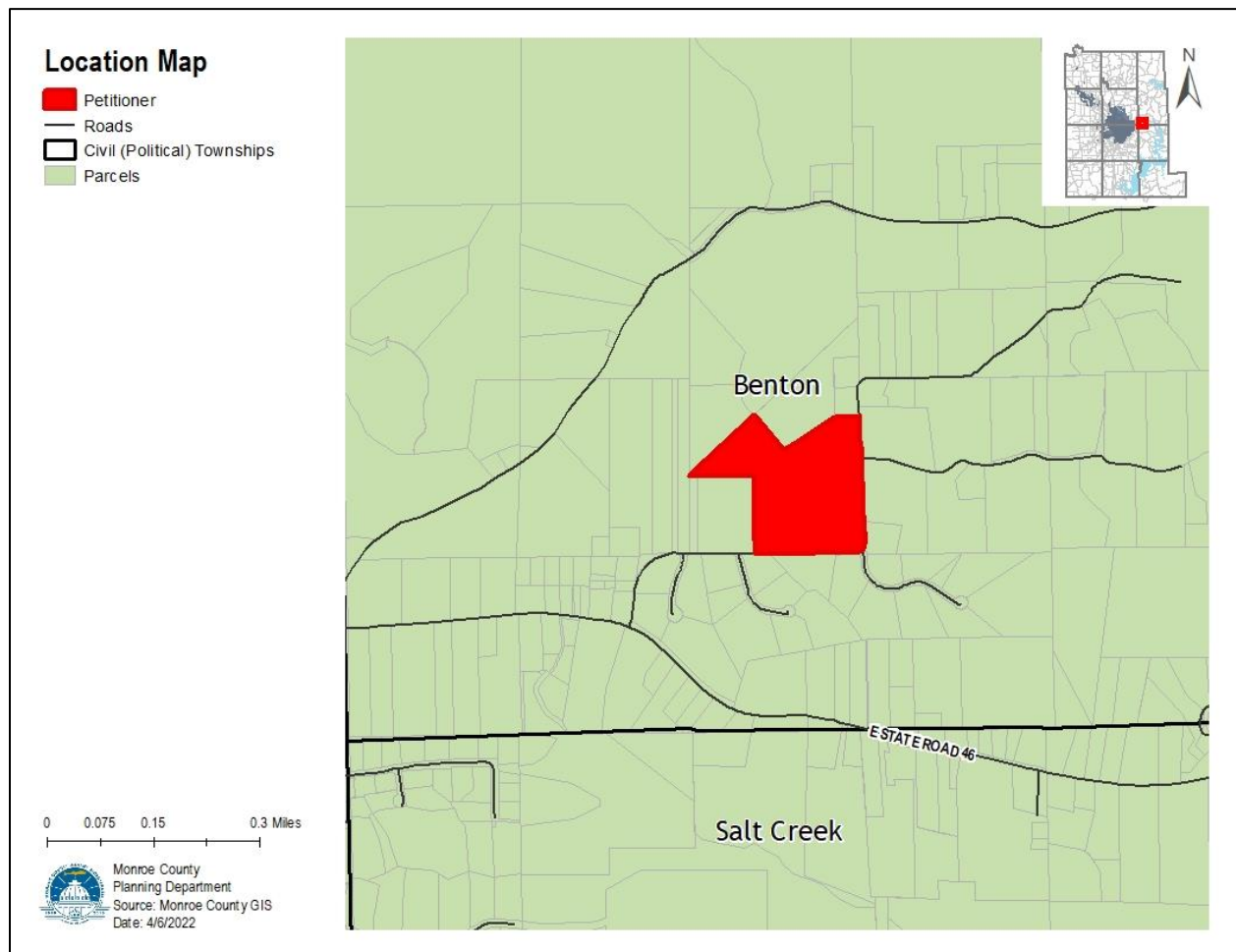
- A. To protect such sensitive environmental resources.*
- B. To permit a rural level of development which will not endanger and can be used to protect these sensitive resources.*

**Agriculture/Rural Reserve (AG/RR) District.** *The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses associated with agriculture uses and limited, very low density, rural non-farm related single family uses and not in (major) subdivisions. Its purposes are to encourage the continuation of agriculture uses, along with the associated single family residential uses, to discourage the development of residential subdivisions and non-farm-related nonresidential uses, to protect the environmentally sensitive areas, such as floodplain and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the AG/RR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the agriculture-related uses. The development of new non-farm residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance.*



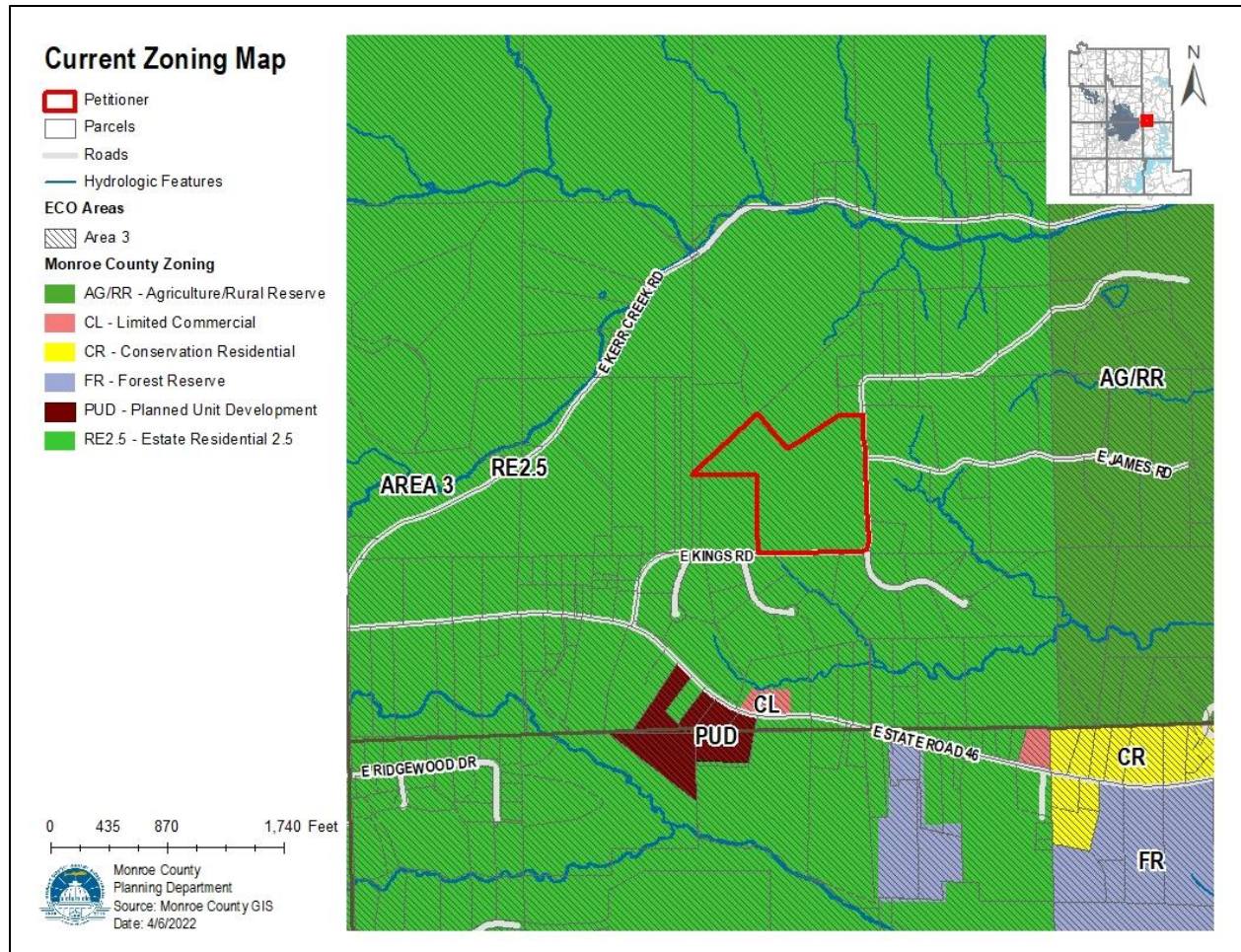
## LOCATION MAP

The parcel is located at 5577 E Kings Road, Section 31 in Benton South Township. The Parcel No. is 53-06-31-400-001.000-003.



## ZONING

The parcel is zoned Estate Residential 2.5 as are the adjoining parcels to the north, south, east and west. There are numerous properties zoned Agriculture/Rural Reserve (AG/RR) approximately a quarter mile to the east. There are no commercial uses directly adjacent to the subject property. The surrounding area includes mostly residential uses.





## SITE CONDITIONS & INFRASTRUCTURE

The petition site is made up of one 19.12 acre +/- parcel. The site contains an approximate 2,609 sf single family residence, a 1,344 sf pole barn, a 646 sf storage structure/utility shed, a 468 sf utility shed, and a 280 sf utility shed. The petition site is currently operated as a single family residence with some agricultural use. Access to the site is from E Kings Road, which is designated as a Local roadway according to the Monroe County Thoroughfare Plan. The petition site is located in Area 3 of the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed). There is no floodplain designated on the petition site. Evidence of karst/sinkhole features is present on and near the petition site according to available contour data. A conservation easement runs the entire length of the property west of the driveway/platted ingress/egress easement (see Exhibit 4).

### Slope Map

- Local Roads [50']
- Petitioner
- Parcels
- 2-Foot Contours

#### All Slope - Percent (2010)

- 0 - 12
- 13 - 15
- 16 - 18
- 19 - 21
- 22 - 24
- > 25
- Hydrologic Features

PARCEL #:  
53-06-31-400-002.000-003

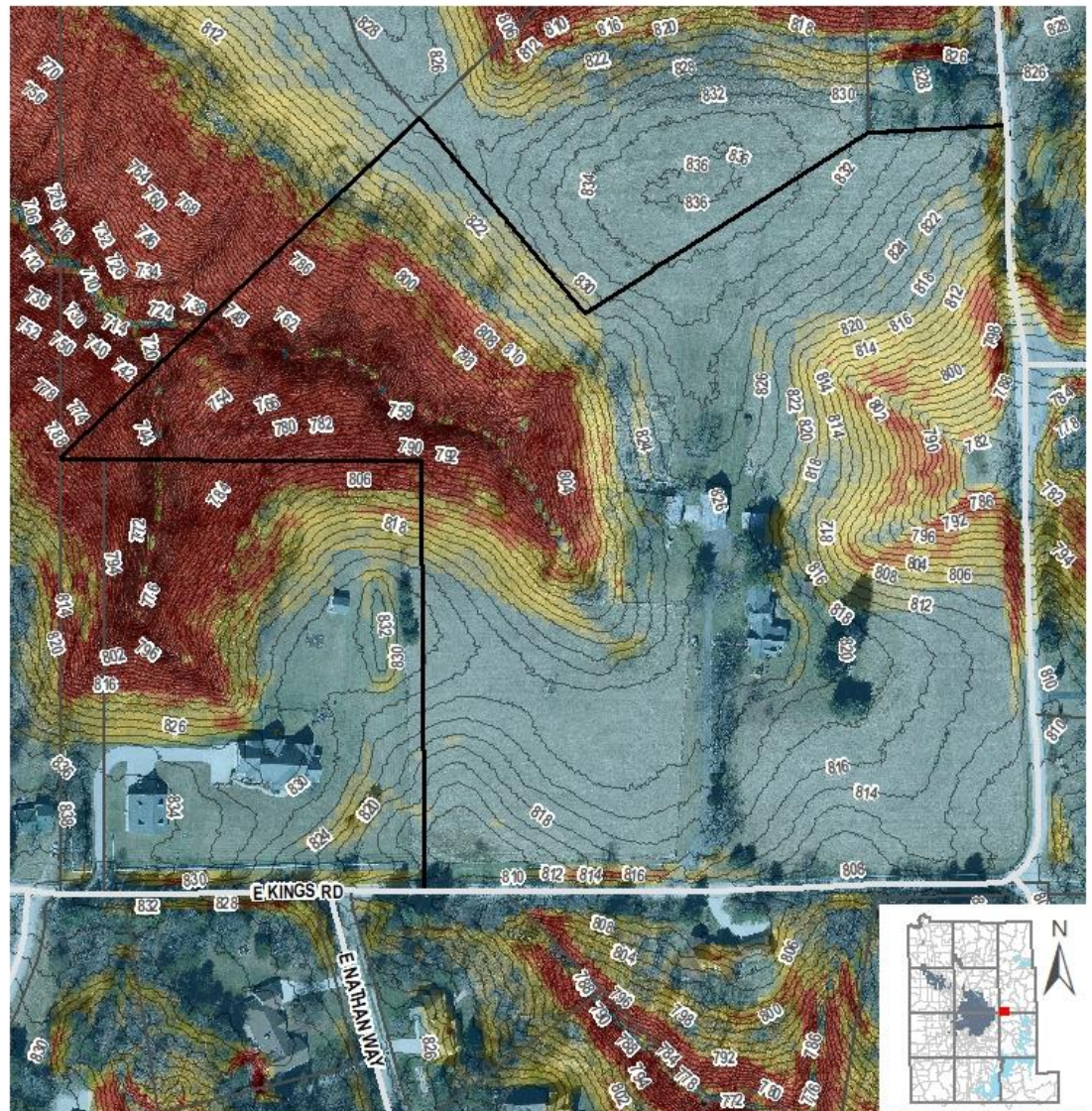
NOTE:  
Areas > 15% slope are classified as nonbuildable area per Chapter 804.

ECO AREA 3:  
Areas > 18% slope have special regulations regarding land disturbance per Chapter 825.

0 65 130 260 390 Ft



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 4/6/2022





**Stormwater Comments:**

No comments on the rezone petition. MS4 Coordinator will review any site improvements when permits are submitted.

**Highway Comments:**

No comments substantive to the rezone petition at the time of this report's publishing.

**SITE PHOTOS**

**Photo 1.** Aerial pictometry from the south (2020)





**Photo 2:** Aerial pictometry from the north (2020)



**Photo 3:** Aerial pictometry from the south (2022)






**Photo 4:** Aerial pictometry from the south zoomed in (2022)

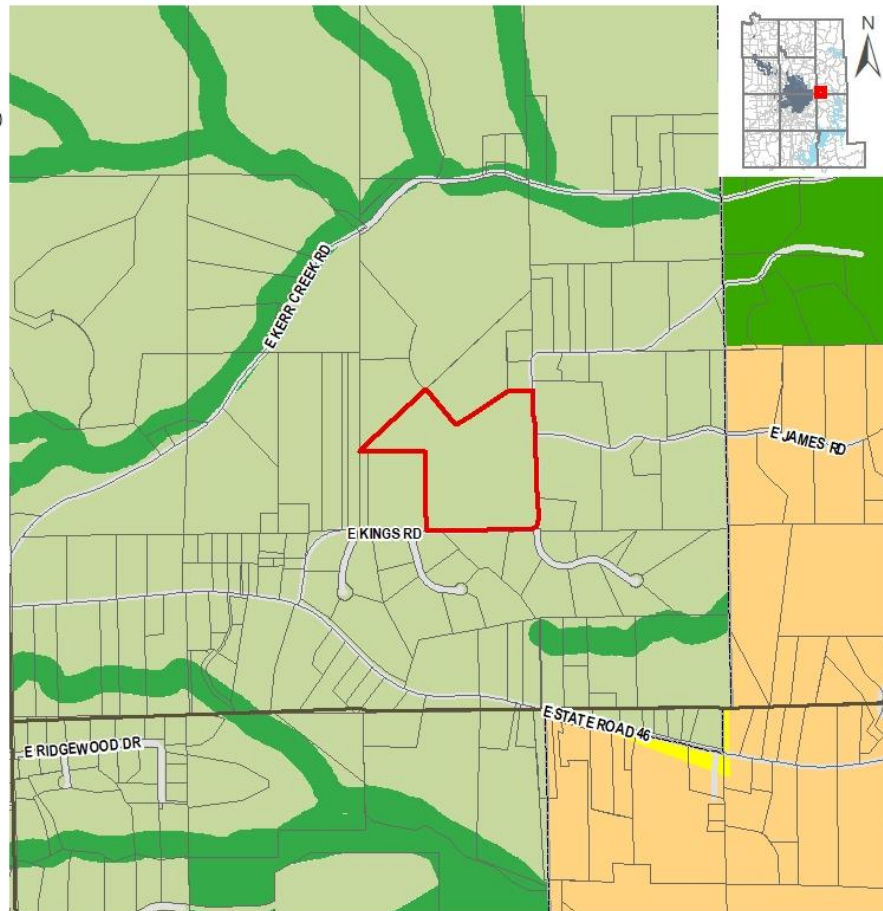
## COMPREHENSIVE PLAN DISCUSSION

### Comprehensive Plan

-  Petitioner
-  Townships
-  Monroe Co. Urbanizing Area (MCUA)
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
  -  Conservation Residential
  -  Farm and Forest
  -  Rural Residential
  -  MCUA Open Space
  -  MCUA Rural Transition

0 0.075 0.15 0.3 Miles

 Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 4/6/2022



The petition site is located in the *Rural Transition* district in Monroe County Urbanizing Area of the Monroe County Comprehensive Plan.

### 5.1.7 Rural Transition

*Portions of The urbanizing area, primarily to the east and South, are not suitable for intensive development due To access, infrastructure and environmental constraints.*

These areas offer an opportunity to transition the scale and intensity of development along the urban to rural transect. Residential uses are low in density, primarily single-family, and typically are located along existing rural roadways rather than in subdivisions. Larger scale agricultural uses may occur within this area.

Within the Urbanizing Area, rural Transition lands may serve as a “holding” land use category that may be converted to other uses depending on future market demands and infrastructure expansion opportunities. The most likely uses for conversion include conservation residential, Parks and open Spaces, employment uses, and Quarry expansions that are best suited for low-density, relatively isolated development contexts. The potential for conversion to other uses should be considered as part of future updates to the Urbanizing Area Plan.



## A. Transportation

### Streets

Development in rural Transition areas is intended to occur along existing rural roadways. These are typically designed with two travel lanes and a berm or shoulder with open drainage. New roadway construction will be minimal and will likely respond to broader safety or connectivity needs within the larger transportation system, rather than demand generated by new development within the rural Transition area.

Automobile travel is necessary in rural areas. Care should be taken to avoid roadway improvements that prioritize speed and capacity at the expense of rural roadway character.

### Bike, pedestrian, and Transit modes

Due to the low-density character and distance from destinations, travel by foot will be less common in rural Transition areas. However, bicycle travel should be encouraged. Opportunities to extend shared use/bicycle paths as part of a county-wide greenway system should be explored. Roadside paths may be appropriate in some cases, but care should be taken to preserve the scenic character of rural roadways. This can be accomplished through meandering alignments that provide space for landscape features such as mounding, fencing, limestone walls and naturalized plantings. Expansion opportunities for rural Transit routes should be explored to enhance accessibility of more remote areas.

## B. Utilities

### Sewer

Sewer service in rural transition areas will be limited. Residential development is expected to continue using on-site sewage disposal (septic systems), provided there is sufficient space, topography and soil conditions to meet minimum State and county installation and maintenance requirements.

### Power

Overhead utility lines should be buried wherever feasible in the rural Transition area.

### Communications

Communications needs will vary within the rural transition neighborhoods, but upgrades to infrastructure need to be a key consideration for future development sites. Communications features will likely differ from all other areas of development since transportation and infrastructure improvement will be limited. Wireless towers should be located sensitively to minimize disruption to scenic viewsheds.

## C. Open space

### Park Types

Open spaces within rural Transition areas should emphasize interconnected greenway systems and preservation of environmentally sensitive lands, whether public or private. Where feasible, shared use/bicycle paths should be provided to create continuous recreational and alternative transportation connections as part of the larger Monroe county system. Opportunities for new county parks should be explored, as well as opportunities for land preservation by private non-profit organizations such as the Sycamore land Trust.

## **Agriculture**

The rural Transition area provides an opportunity to support food production within the Urbanizing Area. Particular emphasis should be placed on encouraging small-scale, locally-operated farming operations such as hobby farms, community-Supported Agriculture (CSA), vineyards and orchards. These are vital elements of the local economy, and proximity to the City of Bloomington offers an opportunity to integrate these uses into the local farm-to-Table and farm-to-institution supply chains.

## **D. Public Realm Enhancements**

### **Lighting**

Roadway lighting should be avoided on rural roadways to preserve rural character and minimize light pollution, except where necessary for safety.

### **Street/Site furnishings**

Street and site furnishings will be limited to public parks and greenways.

## **E. Development guidelines**

### **Open Space**

Development in the rural Transition area will typically not provide public open space but will be required to protect environmentally sensitive features as development occurs.

### **Parking ratios**

Parking needs are typically minimal for rural businesses, and requirements should be flexible based on the specific use.

### **Site design**

Subdivision of land along rural roadways should avoid creating “residential strips” that block scenic vistas and change the character of the roadway from rural to suburban. Building setbacks will vary based on topography, but will typically exceed 50 feet and may be much larger.

### **Building form**

Simple building massings typical of rural places are encouraged.

### **Materials**

High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Rural development will typically require a lower degree of aesthetic scrutiny than is typical of higher density development areas; however, basic aesthetic standards should be met.

### **Private signs**

residential development will typically not include signs, unless the residence is also operated as a business. Business signs will typically be ground-mounted monument-style or post-style signs and should be limited to no more than six feet in height. Signs should be secured to the ground and should not include changeable copy. Signs may be painted on barns in the manner of historic rural barn signs.

## **FINDINGS OF FACT - REZONE**

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

### **(A) The Comprehensive Plan;**

#### **Findings:**

- The Comprehensive Plan designates the petition site as MCUA Rural Transition.
- The rezone request is to change the zone for the petition site from Estate Residential 2.5 (RE2.5) to Agriculture/Rural Reserve (AG/RR);
- The current use of the petition site is single family residential;
- If approved the petitioner intends to submit a site plan application to convert the existing single family residence into a Tourist Home/Cabin use on the site;

### **(B) Current conditions and the character of current structures and uses in each district;**

#### **Findings:**

- See Findings under Section A;
- The rezone request is to change the zoning for the entirety of the site to the Agriculture/Rural Reserve (AG/RR) District, which is described by the County's Zoning Ordinance, Chapter 802, as follows:

**Agriculture/Rural Reserve (AG/RR) District.** The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses associated with agriculture uses and limited, very low density, rural non-farm related single family uses and not in (major) subdivisions. Its purposes are to encourage the continuation of agriculture uses, along with the associated single family residential uses, to discourage the development of residential subdivisions and non-farm-related nonresidential uses, to protect the environmentally sensitive areas, such as floodplain and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the AG/RR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the agriculture-related uses. The development of new non-farm residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance.

- The petition site is currently zoned Estate Residential 2.5 (RE2.5);
- A commercial driveway permit from County Highway may be required for the purposes of the future site plan proposal;
- The majority of the northwest portion of the site exhibits slopes greater than 15% (see Slope Map);
- A large portion of the property surrounding the existing structures exhibits slopes less than 15% (see Slope Map);
- The petition site is not located in FEMA or DNR Floodplain;
- The petition site is located in Area 3 of the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed);
- Evidence of karst/sinkhole features is present on and near the petition site according to available contour data;

- A conservation easement runs the entire length of the property west of the driveway/platted ingress/egress easement (see Exhibit 4);

**(C) The most desirable use for which the land in each district is adapted;**

**Findings:**

- See Findings under Section A and Section B;
- The adjacent parcels to the north, east, south, and west are currently zoned RE2.5;
- Numerous properties approximately 0.25 miles to the east are zoned AG/RR;
- Land uses in the surrounding area are mostly residential and/or agricultural;
- There are no commercial uses directly adjacent to the subject property;

**(D) The conservation of property values throughout the jurisdiction; and**

**Findings:**

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

**(E) Responsible development and growth.**

**Findings:**

- See Findings under Section A, Section B, and Section C;
- The petition site is one parcel with 19.12 +/- acres;
- The purpose of the rezone is to provide the property owner with the right zoning to pursue a Tourist Home/Cabin use on the property;
- According to the Monroe County Thoroughfare Plan, E Kings Road is designated as a local roadway;

## EXHIBIT 1: Petitioner Letter

To The Monroe County Plan Commission,

We, through Life is Better on the Farm, LLC, own property at 5577 East Kings Road, Bloomington, IN 47408. We are seeking to rezone Parcel 53-06-31-400-002.000-003 from RE2.5 to AG/RR. The purpose of the rezone is to allow us to use the Farmhouse for short term renters who seek lodging while visiting Bloomington.

Thank you for your consideration.

Sincerely,

Jason Voorhies



Rachel Voorhies



Life is Better on the Farm, LLC

**KINGS ROAD MINOR SUBDIVISION  
AMENDMENT 3 FOR LOT 3A FINAL PLAT**

SECTION 21, TOWNSHIP 8 NORTH, RANGE 1 EAST,  
MORTON TOWNSHIP, MARICOPA COUNTY, ARIZONA

**LOCATION MAP**

**LEGEND**

**LEGAL DESCRIPTION**

**SUBDIVISION CERTIFICATION**

**NOTES**

**SUBDIVISION PURPOSE**

**UTILITIES**

**ADDRESS**

**DESIGN FIRM/SURVEYOR**

**COUNCIL/BOARD VOTER**

**RETRACT TABLE**

### EXHIBIT 3: Uses Permitted in the AG/RR Zone

USES	INTENSITY	ZONES	USES	INTENSITY	ZONES
<b>Agricultural Uses</b>	<b>i</b>	<b>AG</b>	Religious Facilities	H	P
Accessory Use		P	Remote Garbage/Rubbish Removal	H	C
Accessory Structures for Agricultural Use	L	P	Solar Farm	L	C
Agriculture	H	P	Telephone and Telegraph Services	L	P
Agricultural-Related Industry	H	P	Utility Service Facility	M	P
Agricultural Uses-Land Animal	H	P	Wastewater Treatment Facility	H	C
Agricultural Uses-Non Animal	H	P	Water Treatment Facility	H	C
Agritourism / Agritainment (i.e. corn mazes,	H	P	Wired Communication Services	M	P
Aquaculture	M	P	<b>Business and Personal Services</b>	<b>i</b>	<b>AG</b>
Christmas Tree Farm	H	P	Accessory Use		P
Commercial facilities for the sale, repair, a	H	C	Artisan Crafts	M	C
Commercial Non-Farm Animals	M	P	Bed and Breakfast	L	P
Confined Feeding Operations	H	C	Composting Operation	H	P
Equestrian Center	H	C	Greenfill	M	P
Equine Services	L	P	Historic Adaptive Reuse		P
Feed Lot	H	P	Kennel, including commercial animal breeding	H	C
Feed Mill	L	P	Real Estate Sales office Or Model	L	P
Historic Adaptive Reuse		P	Taxidermist	L	P
Horse Farm	L	P	Temporary Seasonal Activity	M	P
Nursery/greenhouse	H	P	Tourist Home or Cabin	L	P
Orchard	H	P	Veterinary Service (Indoor)	H	C
Pick-your-own operation	H	P	Veterinary Service (Outdoor)	M	C
Roadside farm stand, Permanent	M	P	<b>Retail and Wholesale Trade</b>	<b>i</b>	<b>AG</b>
Roadside farm stand, Temporary	L	P	Accessory Use		P
Stockyard	H	P	Agricultural Sale Barn	H	P
Winery	H	P	Fruit Market	L	P
Accessory Apartments	L	P	Garden Center	H	C
Accessory Dwelling Units	L	P	Historic Adaptive Reuse		P
Accessory Livestock	L	P	<b>Automotive and Transportation</b>	<b>i</b>	<b>AG</b>
Accessory Use		P	Automobile Repair Services, Minor	H	C
Guest House	L	P	Historic Adaptive Reuse		P
Historic Adaptive Reuse		P	Accessory Use		P
Home Based Business	L	P	Camping Facility	H	P
Home Occupation	L	P	Historic Adaptive Reuse		P
Residential Storage Structure	L	P	Park and Recreational Services	H	C
Single Family Dwelling	n/a	P	Private Recreational Facility	H	C
Temporary Dwelling	L	P	Recreational Vehicle (RV) Park	H	C
Two Family Dwelling	n/a	P	<b>Manufacturing, Mining</b>	<b>i</b>	<b>AG</b>
<b>Public and Semipublic</b>	<b>i</b>	<b>AG</b>	Accessory Use		P
Accessory Use		P	Historic Adaptive Reuse		P
Cemetery	H	P	Sawmill	H	C
Governmental Facility	H	P	Wood Products	M	C
Historic Adaptive Reuse		P			



**KINGS ROAD MINOR SUBDIVISION  
AMENDMENT 3 FOR LOT 3A FINAL PLAT**

*Charles J. Smith*  
Auditor, Monroe County, Indiana  
- 100 - Jan 28 1972































SECTION 31, TOWNSHIP 9 NORTH, RANGE 1 EAST,  
BENTON TOWNSHIP, MONROE COUNTY, INDIANA

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09/14/2021 01:49:46P 1 PGS  
Eric Schmitz  
Monroe County Recorder IN  
Recorded as Presented

BASIS OF BEARINGS:  
DAYHOFF & KINGS ROAD MINOR SUBDIVISION  
DAYHOFF MINOR SUBDIVISION



### LEGEND

-  REBAR  
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