

# **MONROE COUNTY PLAN REVIEW COMMITTEE**



**Thursday, January 11, 2024  
5:30 pm**

## **Hybrid Meeting**

### **In-person**

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

### **Virtual**

[Virtual Video Conference Link](#)

Meeting ID: 254 082 659 62

Passcode: SdmAwR

If calling into the video conference meeting (audio only), dial: +1 872-242-9432

When prompted, enter the Phone Conference ID: 950 233 659#



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

January 11, 2024  
5:30 p.m.

**HYBRID MEETING INFO**

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

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**ADMINISTRATIVE:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**1. PUO-23-6                      North Park II PUD Outline Plan Amendment 1                      PAGE 3**

One (1) 98.6 +/- parcel in Bloomington Township, Section 30 at  
N Packing House RD, parcel #53-05-30-400-014.000-004.

Owner: Packing House Road LLC

Zoned PUD. Contact: [acrecelius@co.monroe.in.us](mailto:acrecelius@co.monroe.in.us)

**2. REZ-23-7                      Taylor Rezone from RE1 to LI                      PAGE 29**

One (1) 9.08 +/- acre parcel in Van Buren Township, Section 3 at  
6610 W State Road 48, parcel # 53-09-03-200-011.000-015.

Owner: Bryan Rental, Inc.

**Zoned RE1.** 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****January 11, 2024**

<b>CASE NUMBER</b>	PUO-23-6
<b>PLANNER</b>	Anne Crecelius
<b>PETITIONER</b>	Packing House Road LLC c/o Daniel Butler, Bynum Fanyo & Assoc.
<b>REQUEST</b>	North Park II PUD Outline Plan Amendment 1
<b>ADDRESS</b>	N Packing House RD, parcel #53-05-30-400-014.000-004
<b>ACRES</b>	98.6
<b>ZONE</b>	North Park PUD II
<b>TOWNSHIP</b>	Bloomington
<b>SECTION</b>	30
<b>PLATS</b>	Unplatted
<b>COMP PLAN DESIGNATION</b>	MCUA Quarry Landscape, MCUA Open Space

**EXHIBITS**

1. [Link to Karst Study and Location of Features Map](#)
2. [Link to Current North Park II Ordinance 2004-62](#)
3. Petitioner Letter
4. Proposed Development Plan Draft Links and Pages 2 & 3 of Plan for Later Consideration
5. Permitted Uses from PUD Ordinance
6. Future Road Connections
7. Emails with Daniel Butler, Bynum Fanyo & Associates
8. Current Permitted Uses on the Site (from North Park II Ordinance Exhibit 2)

**RECOMMENDATION**

Recommendation to the Plan Review Committee:

- Staff recommends forwarding this petition with a negative recommendation to the Plan Commission due to its incompatibility with the Monroe County Comprehensive Plan. Should the petitioner re-submit a design that preserves the karst features as recommended by the karst study and the two open quarry pits as recommended by the Comprehensive Plan, staff would forward a positive recommendation on the design's compatibility with the Comprehensive Plan.

Consideration of this petition site under the CDO Draft Zoning should be considered by the Plan Commission and ultimately the County Commissioners.

Staff requests the petitioner provide the following:

1. Provide information as to why the site at current grade is not viable for future industrial uses. The petitioner states that the proposed fill is the minimum required for future industrial redevelopment of the site.
2. Provide staff with an amended (e.g. red-lined) PUD ordinance that includes the language proposed by the petitioner within their letter and subsequent emails.
3. Provide staff information regarding the point of access for the properties located directly adjacent to the north.
4. Is there any viability of this site to be used as a future quarry?

If a positive recommendation is considered, staff recommends that a written commitment is recorded that requires the developer to provide the geotechnical reports during the fill of any portion of the property as stated by the petitioner's representative in Exhibit 3.



## **PUBLIC HEARING TIMELINE**

- Drainage Board – November 1, 2023, December 6, 2023, and January 4, 2024
- January 11, 2024 – Plan Review Committee
- February 20, 2024 – Plan Commission (Regular) Preliminary Hearing
  - o Waiver of Final Hearing Requested
- March 19, 2024 – Plan Commission (Regular) Final Hearing

## **SUMMARY**

The petition site is located in Bloomington Township, Section 30 and is 98.6 acres zoned “North Park II” Planned Unit Development. The petitioner, Packing House Road LLC, is requesting to amend the North Park II PUD ordinance. The petitioner is represented by Daniel Butler of Bynum Fanyo and Associates. North Park II was created in 2004 as an addition the general North Park area. The petition site contains two use areas of the North Park II PUD; the Quarry/Heavy Industrial District and the Light Industrial District. The proposed ordinance amendment would add the use of “mass grading with filling operations” to the list of permitted uses to both use areas. The petitioner’s representative stated in email in response to the request for a definition the following information:

“It is our intention to fill the site with the excess material from our construction projects. The primary clean fill material from the projects would be in situ soils and aggregates from the projects. Asphalt pavements that are removed from projects would be recycled at our asphalt plant and not taken to this site. There is a possibility that a small amount of concrete from removed curbs, sidewalks or drives could be brought to the site but this material would be crushed before it is incorporated into any fill. Once the material is at the site it will be placed in lifts and compacted per Geotechnical Standards for future buildability. On-site crushing of concrete is possible but seldom. All fill material must be clean and no environmental questionable material is allowed unless tested.”

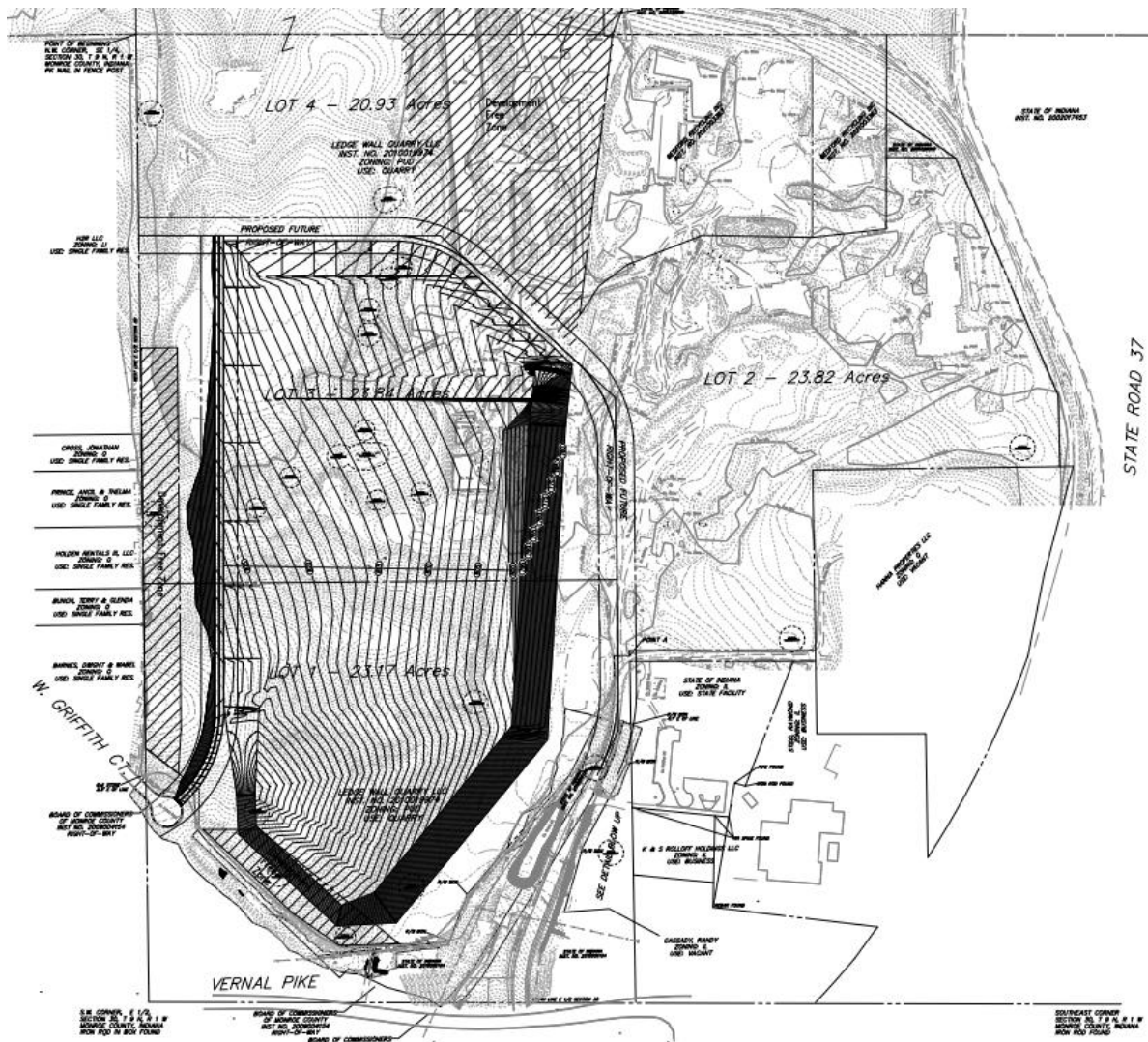
## **PROPOSED USE**

The proposed engineered plan included under the filling illustrates the filling of a 30-acre portion of the property, up to 30-50 feet in vertical height. At the north boundary of the fill site the elevation ranges from 765’ to 806’ at the top of the fill area. The highest elevation contour listed is 817’ towards the southern side. The petitioner’s design professional state that this amount of fill is required for future commercial development. During the pre-design meeting they stated that the filling of the 26-acre portion of the property located on the east side would take “3-4 years” and would require “approximately 30,000 tri-axle dump trucks” of fill. The pre-design (PRE-335) also included a draft of the fill on the western portion of the property – see an image clip below. As proposed, the use of mass fill would be for the entirety of the 98.6-acre site, though they are currently only proposing fill on the east 30-acre portion. The petitioner’s representative states that the filling would include activities like rock crushing and grinding to create the right material to create a stable fill area.

The petitioner has provided the following definition for “mass grading with filling operations”:

“To fill the site with the excess material from other construction projects. The fill must be clean fill material from other projects and could be soils and aggregates. Asphalt pavements that are removed from other projects may not be taken to this site. Concrete is allowed to be brought to the site as fill from other projects but this material shall be properly sized before it is incorporated into any fill. Once the material is at the site it will be placed, compacted and tested per Geotechnical Standards for future buildability. On-site crushing of materials is allowed but anticipated to be seldom and would be for the purposes of obtaining proper clean fill placement. All fill material must be clean and no environmental questionable material is allowed. Resale of any on-site fill is not allowed and only for use of filling site to proposed engineered grades.”





## SITE CONDITIONS

The petition site is 98.6 +/- acres and is currently vacant. The site is vegetated and contains remnants of the past use as limestone quarry. The property has a rolling natural terrain with oak-hickory deciduous forests, and a cedar dominated barren in the northwest area of the property. There are two open quarry pits on the property, with one protected as Linear Park/Open Space, and one proposed to be filled. There are large areas of unused limestone blocks that are impassable by foot.

A karst study was completed by Hydrogeology, Inc and provided by the petitioner. The full report can be found in link provided as exhibit 1, including the map of the location of the features. The study found that there are seventeen (17) sinkholes, five (5) springs, and one (1) sinking stream located on the site (see Exhibit 1). The study recommends 25' Sinkhole Conservancy Areas to protect erosion of the features. The study states that the survey was "limited to surface inspection with no subsurface investigation. Unknown karst features are possibly present in the subsurface at the Site. Dense vegetation and remnant quarry blocks were present over most of the Site, which prevented close ground inspection in those areas". Cartographically, general maps for the area identifies one stream that splits running through the property. There are multiple open quarry pits on the site.

This petition was introduced at the November 1 Drainage Board and discussed at the December 6 Drainage Board meeting. The petitioner is requesting to fill in areas identified by Hydrogeology Inc as a "spring" and a "sinking



stream” with the proposed development plan for fill. Future fill also indicates further fill into identified Sinkhole Conservancy Areas. Filling a sinkhole is subject to Drainage Board and Planning review. Typically, SCAs cannot be filled per Chapter 829. However, consideration is being given to this site as it was a former quarry site and because the site is zoned PUD and can include specific varied standards for how to manage karst features on the site.

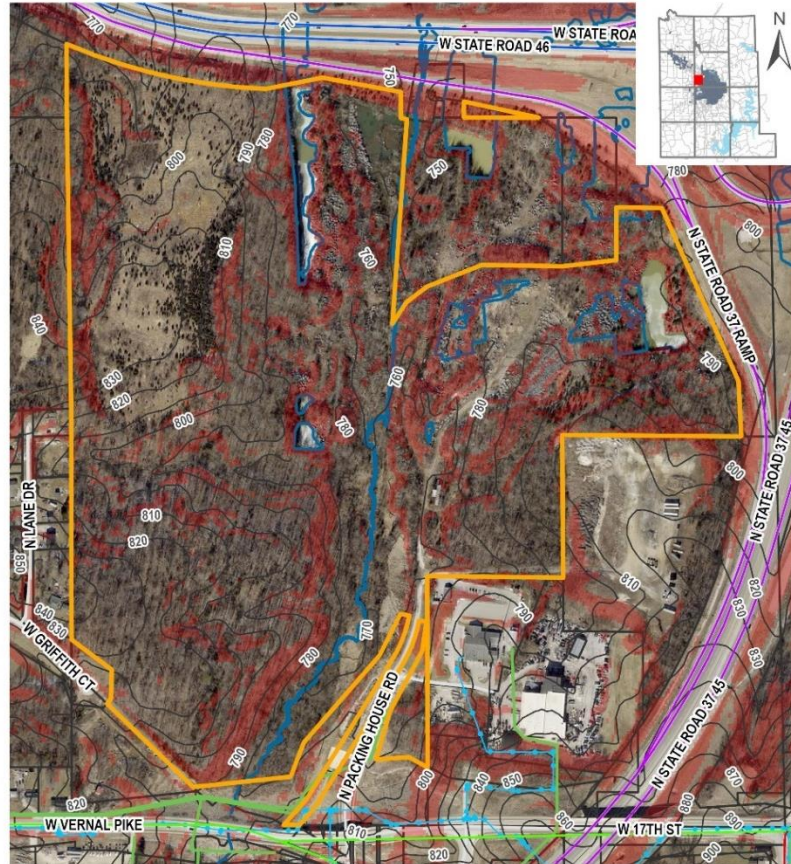
### Site Conditions Map

- Minor Collector [60']
- Minor Arterial [100']
- Major Arterial [150']
- Interstate
- Petitioner
- Sanitary Pipe
- Water Pipe
- 10-Foot Contours
- 15% Slope (County/ECO2)
- <VALUE>
- 0 - 15
- > 15
- Local Roads [50']
- Hydrologic Features
- Parcels

0 95 190 380 570 760 950 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 11/1/2023







## PROPOSED ACCESS

This property is accessed off W Vernal Pike and N Packing House Rd. North Packing House Road is county road which dead ends into the petition site. Staff recommended the petitioner address the potential damage to public roads from the repeated use by heavy equipment during fill. The petitioner's representative has provided the following statement:

"All material will be brought in in legally loaded trucks and using local truck routes. These roads are assumed constructed to County standards to withstand industrial and commercial traffic in this area. This parcel will need this fill to be able to be brought to elevations for future usefulness."

The Monroe County Highway Department has received a request for a Right of Way Activity permit (RW-23-251) for a "temporary construction driveway entrance". Planning staff provided more context and the Highway Dept. may consider whether a "Haul Route" permit is needed with a bond. The Highway Department Project Manager, Ben Ayers, states the Dept. needs the following information: "how many trucks a day they anticipate to start with and a timeline".

The petitioner has responded with the following statement:

"The timeline will depend on the volume of construction work in the area that contains excess clean fill. We anticipate that based on the current market conditions this could take up to 5 years for completion, which would be up to 30 normal, legal dump truck loads per day. The owner is willing to bond the portion of the roadway that has not been re-constructed to ensure its viability to the county highway dept."

Under the North Park II ordinance, at the time of certificate of occupancy is sought for the site, two new roads must be constructed to county standards. No Certificate of Occupancy will be needed for the mass fill site and there is not a way for Planning to enforce the 5-year time period. It is possible that this site, if approved, could be used as mass fill for the foreseeable future and no road build out would be required. These are roads that are identified under the North Park II and North Park overall connectivity plans – see Exhibit 6.

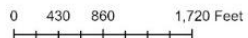
## ZONING AND ADJACENT USES

The property is zoned "North Park II" Planned Unit Development, created in 2004 separately from the adjacent, parent, North Park PUD. Adjacent properties are zoned North Park PUD, Light Industrial (LI), Quarry (QY), Limited Industrial (IL), Single Family Residential 3.5 (RS3.5), and Estate Residential 1 (RE1). There are no zoning overlays on the petition site. Adjacent uses include residential to the west and southwest, vacant former quarry land to the north, and industrial and public uses to the east.

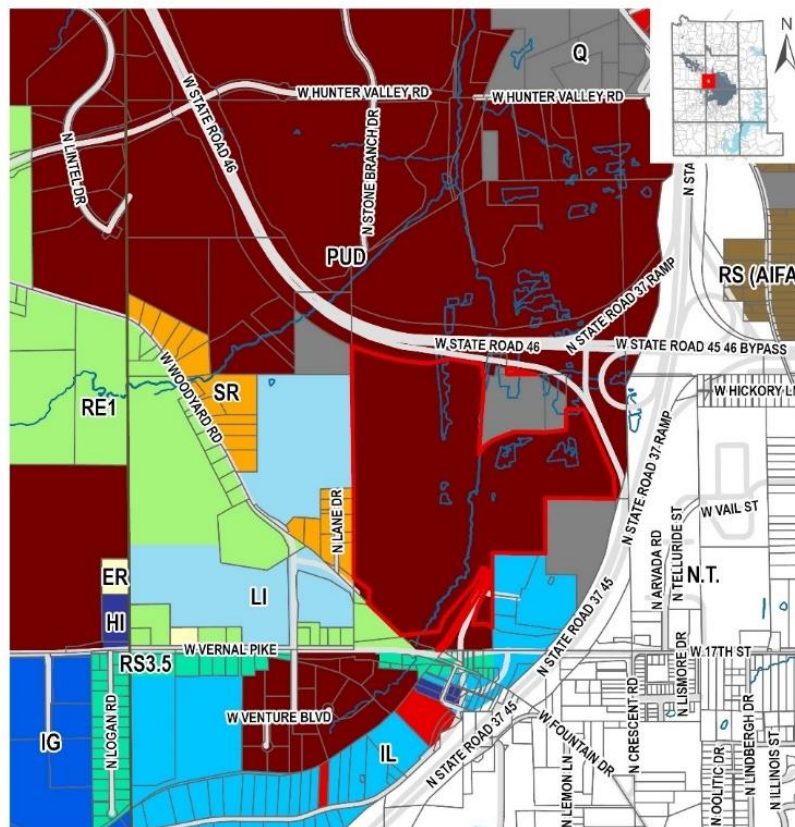


**Monroe County Zoning**

- ER - Estate Residential
- GB - General Business
- HI - Heavy Industrial
- IG - General Industrial
- IL - Limited Industrial
- IN - Institutional
- LI - Light Industrial
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- Q - Quaries
- QY - Quarry
- RET - Estate Residential 1
- RS - Single Dwelling Residential
- RS3.5 - Single Dwelling Res. 3.5
- SR - Suburban Residential




 Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 11/1/2023





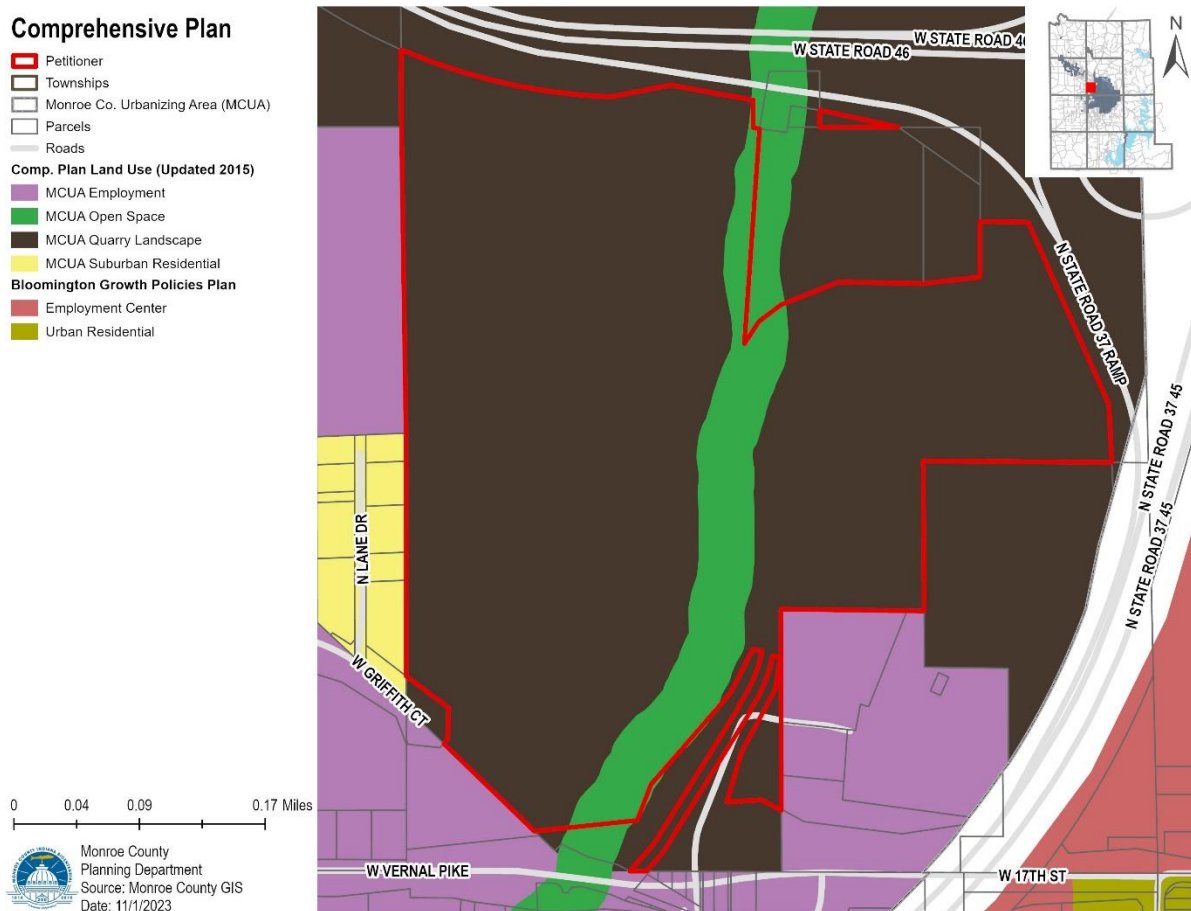
## COMPREHENSIVE PLAN DISCUSSION – MCUA Phase 1

The petition site is located in the **Quarry Landscape**, and **Open Space** districts on the Monroe County Urbanizing Area Plan Phase 1 portion of the Monroe County Comprehensive Plan. Points that align with the proposed rezone are highlighted in **green**. Points that differ from the district are highlighted in **grey**.

### MCUA Phase 1: 5.1.6 Quarry Landscapes

*Quarry landscapes are found throughout the urbanizing area, primarily in the south and west portions of the area. These include both actively mined and abandoned quarries, a number of which are either listed or eligible for inclusion on the national register of historic places landscape district registry.*

This land use type may also include lands owned by quarry operators and reserved as buffers to surrounding uses or potential quarry expansion areas. A number of quarries are also located immediately adjacent to the Urbanizing Area boundary. Quarry lands should be preserved to the extent possible for continued mining operations as part of the local economy. Where active mining is no longer viable, quarry landscapes should be preserved and integrated into a comprehensive open space system. However, other types of development may occur within and adjacent to abandoned quarries if sensitively sited to preserve visual and physical access, and designed to be compatible with other surrounding land uses.



## A. Transportation

### Streets

Access into and surrounding quarries should be designed to sensitively integrate into the landscape and enhance, rather than detract from scenic views.

### Bike, pedestrian, and Transit modes

Physical and visual access for pedestrians and bicyclists should be explored for quarries that may be integrated



into the broader open space system. Opportunities for boardwalks and overlooks should be explored.

## **B. Utilities**

### *Sewer*

Quarries may function as a barrier to routing gravity sewer lines. Utility easements should be sensitively located to minimize disruption to scenic landscapes.

### *Power*

Overhead utility lines near quarries should be buried where feasible to minimize visual clutter to the scenic landscape.

## **C. Open space**

### *Park Types*

Quarry landscapes offer a unique opportunity for Monroe County and the City of Bloomington to celebrate the region's heritage of limestone production by preserving abandoned and unused quarries and integrating them into a broader system of parks and greenways. The North Park development provides an effective example for preserving quarry lands as dedicated open space within a larger private development plan.

## **D. Public Realm Enhancements**

### *Lighting*

Lighting should be limited to non-intrusive, pedestrian-oriented fixtures (i.e. bollards and integrated railing lights) in high foot-traffic quarry park settings.

### *Street/Site furnishings*

Benches, boardwalks, overlooks and railings should be constructed with rustic materials such as wood, weathered steel, and limestone.

## **E. Development guidelines**

### *Open Space*

The amount of dedicated open space converted from quarry lands will depend on a variety of factors, including whether or not the quarry is part of a larger private development plan, or if it has been acquired in its entirety for preservation. If part of a larger development, preserved areas should remain contiguous, with connection points to existing or planned greenways. Abandoned quarry lakes should be a focus for preservation, with adequate measures to ensure safety for the general public.

### *Parking ratios*

Active quarries typically provide sufficient parking for workers. Converted quarry parks may require formal visitor parking, which should be determined as needed in individual situations.

### *Site design*

Where new development is proposed in or near abandoned quarry sites, structures should be sited to maximize views while also preserving scenic vistas.

### *Building form*

Adjacent development forms will vary depending on use. Buildings integrated with quarry landscapes are encouraged to incorporate high amounts of window transparency both to maximize views for occupants and to minimize the visual impact of building masses on the landscape. Contemporary building designs with flat or shed-style roofs are encouraged to minimize the visual impact of roof profiles.

### *Materials*

Appropriate building materials include limestone, wood, glass, architectural metal, and weathered steel.

### *Signs*

Signs will typically be monument-style ground signs, integrated with the overall landscape design. Use of limestone and native planting schemes is strongly encouraged.

## **MCUA Phase 1: 5.1.8 Parks and Open Spaces**

*Protected open Space includes public parks and privately-owned lands dedicated for active or passive recreation or environmental preservation.*

Examples include karst farm Park, Will Detmer Park, and portions of both residential and non-residential development areas reserved as open space. Protected open spaces include floodplains and riparian corridors where development is either prohibited or strongly discouraged. The future land Use Plan is not intended to illustrate all



lands intended for preservation; future open space areas will be determined through the county's parkland acquisition process and the development plan review process.

## **A. Transportation**

### *Streets*

Most parks and open spaces should have some amount of public street frontage. This is less critical for greenways, but occasional street frontage is still appropriate. Street frontage serves as the "front door" of the open space, provides visual access into the space, and relates the park to the larger public realm of the community. Automobile access to community parks is important, and these larger parks will typically include dedicated parking areas. Neighborhood Parks should provide on-street parking adjacent to the open space, but off-street surface lots should be avoided if possible. Greenway systems should include small trail-head parking areas at strategic locations.

### *Bike, pedestrian, and Transit modes*

Pedestrian and bicycle access to parks and open spaces is critical. All major parks should be linked together into a comprehensive bikeway system, including greenway trails and roadway facilities where appropriate. Neighborhood parks should be accessible by sidewalk, and located within a 5-minute walk for nearby residents. Transit access to major park destinations should be provided wherever possible.

## **B. Utilities**

### *Sewer*

Sewer access is desirable to serve restrooms and other park facilities, but is not always necessary.

### *Power*

Overhead utility lines should be buried to minimize visual disruption of scenic views.

## **C. Open Space Types**

### *Park Types*

A variety of park types should be integrated throughout the Urbanizing Area, depending on the surrounding development context:

- + Greenways
- + Community Parks
- + Neighborhood Parks
- + Plazas, Squares, and Greens
- + Pocket Parks and Streetscape Seating Areas

Refer to the other land use types described in this section for appropriate open space types.

### *Agriculture*

Many open space types can incorporate community-oriented agriculture. Refer to the other land use types described in this section for more information about integrated agriculture.

## **D. Public Realm Enhancements**

### *Street and Traffic Signs*

Public parks should be identified as part of a comprehensive wayfinding system, oriented to motorists, bicyclists and pedestrians.

### *Lighting*

Lighting should be of a pedestrian-scale, including lamp posts, bollard lighting, and ground lighting depending on park type and intended periods of use.

### *Street/Site furnishings*

Parks should incorporate numerous seating options, with co-located waste receptacles. Furnishings should be durable yet attractive and designed to complement the surrounding landscape and character of the open space and are ideal opportunities for public art. Furnishings should be coordinated within a park, but may be unique among different parks.

## **E. Development guidelines**

### *Parking ratios*

Parking requirements will vary depending on the scale, function and location of the park.

### *Site design*

Parks in higher density and more urban development areas will typically have a more formalized design. Larger



community-scale parks and greenways should be more naturalized and designed to be integrated with the surrounding landscape.

#### *Building form*

Park facilities are encouraged to incorporate high amounts of window transparency both to maximize views for occupants and to minimize the visual impact of building masses on the landscape. Contemporary building designs with flat or shed-style roofs are encouraged to minimize the visual impact of roof profiles.

#### *Materials*

Appropriate building and site materials include limestone, wood, glass, architectural metal, and weathered steel.

#### *Signs*

Signs should be coordinated throughout the public park system to assist with wayfinding and enhance community identity.

### **COMPREHENSIVE PLAN DISCUSSION – MCUA Phase 2**

The petition site is located in the **West Side Employment (E1)** district of the Monroe County Urbanizing Area Plan Phase 2 portion of the Monroe County Comprehensive Plan. Points that align with the proposed rezone are highlighted in **green**. Points that differ from the district are highlighted in **grey**.

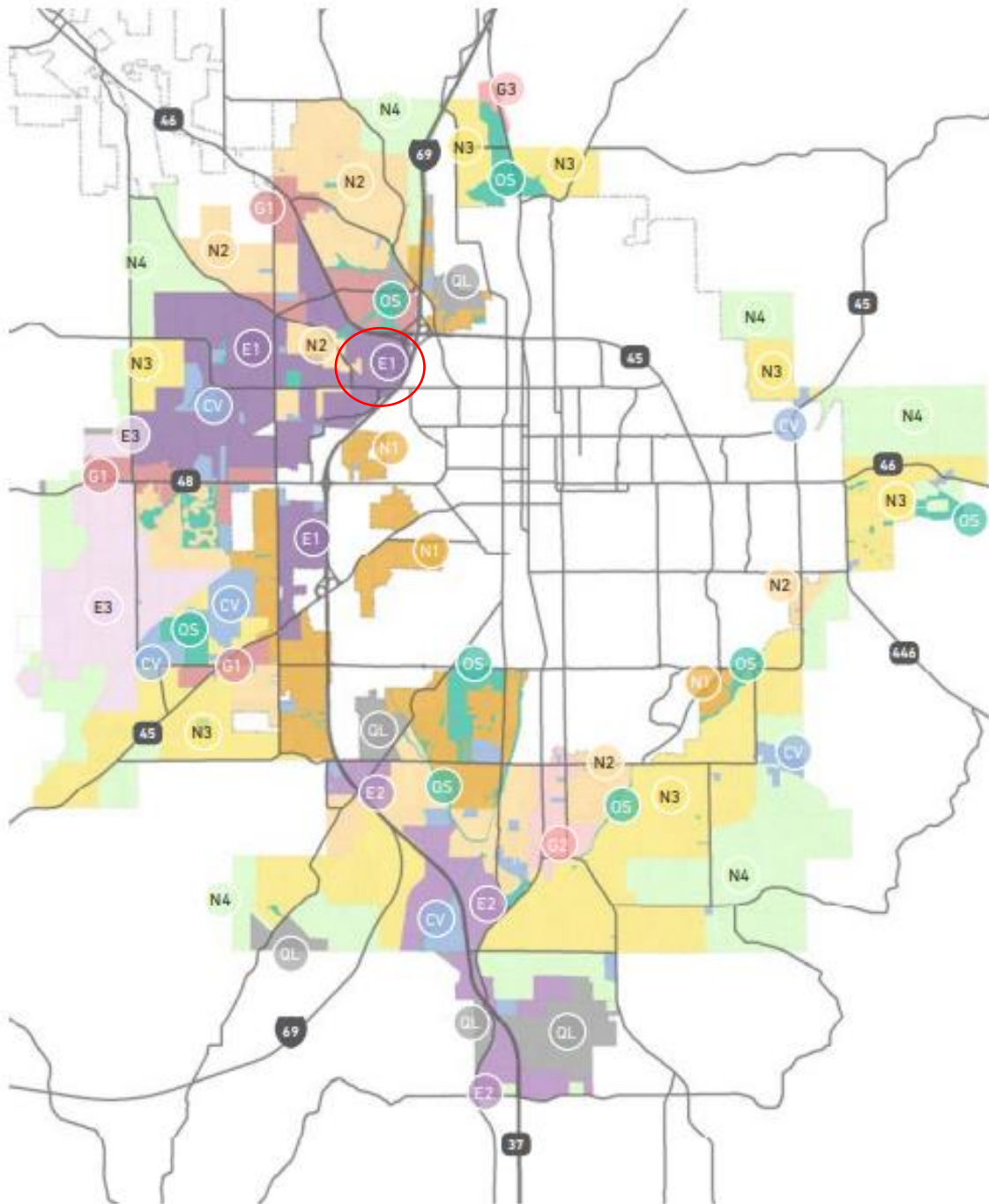
Employment Districts are intended to advance the objectives for continued economic development opportunities as described in the Urbanizing Area Plan.

This district includes properties to the north of the Third Street Gateway, extending generally to SR 46 and generally designated as the Employment land use type in the Urbanizing Area Plan. It includes existing office and industrial flex buildings and is intended to accommodate additional infill and redevelopment of these uses, and benefit from Tax Increment Finance district opportunities.

This district also includes existing industrial and office development, and highway-oriented commercial uses, south of Third Street between Curry Pike and I-69. Additional employment-oriented development should be compatible and consistent with surrounding patterns.



## Conceptual Zoning Map





## Frontage Types - Secondary Roads

The purpose of this table is to identify the location of frontage type applications as they relate to "Local Roads" under the functional road classification in the County Thoroughfare Plan. For all other roads, refer to the Frontage Type Locations Map.

Frontage Type	GATEWAY DISTRICTS			EMPLOYMENT DISTRICTS			NEIGHBORHOOD DISTRICTS				SPECIAL DISTRICTS		
	G1	G2	G3	E1	E2	E3	N1	N2	N3	N4	QL	OS	CV
Highway													
Commercial Corridor													
Employment				+	+	+							+
Neighborhood Commercial			+										+
Neighborhood Residential	+	+		+			+	+	+				+
Green Transitions									+	+	+	+	

## Building Type Locations

	GATEWAY DISTRICTS			EMPLOYMENT DISTRICTS			NEIGHBORHOOD DISTRICTS				SPECIAL DISTRICTS		
	G1	G2	G3	E1	E2	E3	N1	N2	N3	N4	QL	OS	CV
Single Family - Small Lot (Rear-Loaded)		+					+	+	+				
Single Family - Small Lot (Front-Loaded)		+					+	+	+				
Single Family - Contemporary							+	+					
Single Family - Mid-Century							+	+					
Single Family - Rural Residential									+	+			
Attached Townhome	+	+		+			+	+					
Attached Courtyard		+		+				+					
Two-Family Home (Duplex)		+					+	+	+	+			
Multi-Family	+	+		+			+	+					
Commercial	+	+	+	+	+		+	+					
Commercial Outlot	+	+	+	+	+								
Neighborhood Mixed-Use	+	+					+	+					
Mixed-Use	+	+		+			+	+					
Office Building	+	+	+	+	+		+	+					
Civic/Institutional Building	+	+	+				+	+					+
Flex Building - Option A	+	+	+	+	+	+							
Flex Building - Option B				+	+	+							
Large-Format Flex Industrial				+	+	+							
Re-Use/Retrofit	+	+	+	+	+	+	+	+	+	+	+	+	+



## LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for flex building - option (a) buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	G1, G2, G3		E1, E2, E3	
	MIN.	MAX.	MIN.	MAX.
Lot Width:	30'	-	30'	-
Lot Coverage:	N/A	N/A	N/A	N/A
Street Yard (a):	10'	no max	10'	no max
Side Yard (b):	5'	no max	5'	no max
Rear Yard (c):	15'	no max	15'	no max
Stories*:	1	2	1	2
Height (d)*:	no min	35'	no min	50'
Sign Types	Wall, Monument			
Parking Types	Side, Rear			
Development Type	AB		AB	

\*Building heights intended to accommodate high-bay warehouse construction

## PUD REVIEW CONSIDERATIONS

Section 811-6 (A) of the Monroe County Zoning Ordinance states: “The Plan Commission shall consider as many of the following as may be relevant to the specific proposal:

- (1) **The extent to which the Planned Unit Development meets the purposes of the Zoning Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the County.**

*Findings:*

- The current zoning is North Park II PUD created by the County in 2004;
- The Comprehensive Plan designates the property as MCUA Phase 1 Quarry Landscape, and Open Space;
- The Comprehensive Plan designates the property as MCUA Phase 2 as West Side Employment;
- The petitioner requests to amend the ordinance in order to a “mass grading and fill operations” to the permitted use tables for the entire petition site;

- (2) **The extent to which the proposed plan meets the requirements, standards, and stated purpose of the Planned Unit Development regulations.**

*Findings:*

- See Findings under section A;
- The petitioner’s representative states that the fill is required for future development;
- The petitioner’s representative also states that “it is our intention to fill the site with the excess material from our construction projects”;

- (3) **The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.**

*Findings:*

- See Findings under section A;
- One of the purposes of the PUD, under Chapter 811, is to encourage a harmonious and appropriate mixture of uses;

- (4) **The proposal will not be injurious to the public health, safety, and general welfare.**



*Findings:*

- See Findings (1), (2) and (8);
- Planning staff will request information on how the petition intends to verify that the fill is “clean”, or free from potential pollutants;

**(5) The physical design and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects common open space, and furthers the amenities of light, air, recreation and visual enjoyment.**

*Findings:*

- The Monroe County Thoroughfare plan has identified N Packing House RD a Local road, and W Vernal PIKE as a Minor Arterial RD;
- The petitioner’s are proposing to access the petition site from N Packing House RD;
- N Packing House RD is currently a dead end at the property line;
- The Monroe County Highway Department has received a request for a Right of Way Activity permit (RW-23-251) for a “temporary construction driveway entrance”;
- Highway Department Project Manager, Ben Ayers, states the Dept. needs the following information: “how many trucks a day they anticipate to start with and a timeline”;

**(6) The relationship and compatibility of the proposal to the adjacent properties and neighborhoods, and whether the proposal would substantially interfere with the use of or diminish the value of adjacent properties and neighborhoods.**

*Findings:*

- See Findings (1), & (9);
- Adjacent properties are zoned North Park PUD, Light Industrial (LI), Quarry (QY), Limited Industrial (IL), Single Family Residential 3.5 (RS3.5), and Estate Residential 1 (RE1).
- There are no zoning overlays on the petition site.
- Adjacent uses include residential to the west and southwest, vacant former quarry land to the north, and industrial and public uses to the east.

**(7) The desirability of the proposal to the County’s physical development, tax base, and economic well-being.**

*Findings:*

- See Findings under Section 1;

**(8) The proposal will not cause undue traffic congestion and can be adequately served by existing or programmed public facilities and services.**

*Findings:*

- The petition site is access from N Packing House Rd, a local road that dead ends at the petition site. N Packing House Rd is accessed from W Vernal Pike, a Minor Arterial road per the 2016 Thoroughfare Plan;
- See findings under (d);
- 

**(9) The proposal preserves significant ecological, natural, historical and architectural resources to the extent possible.**

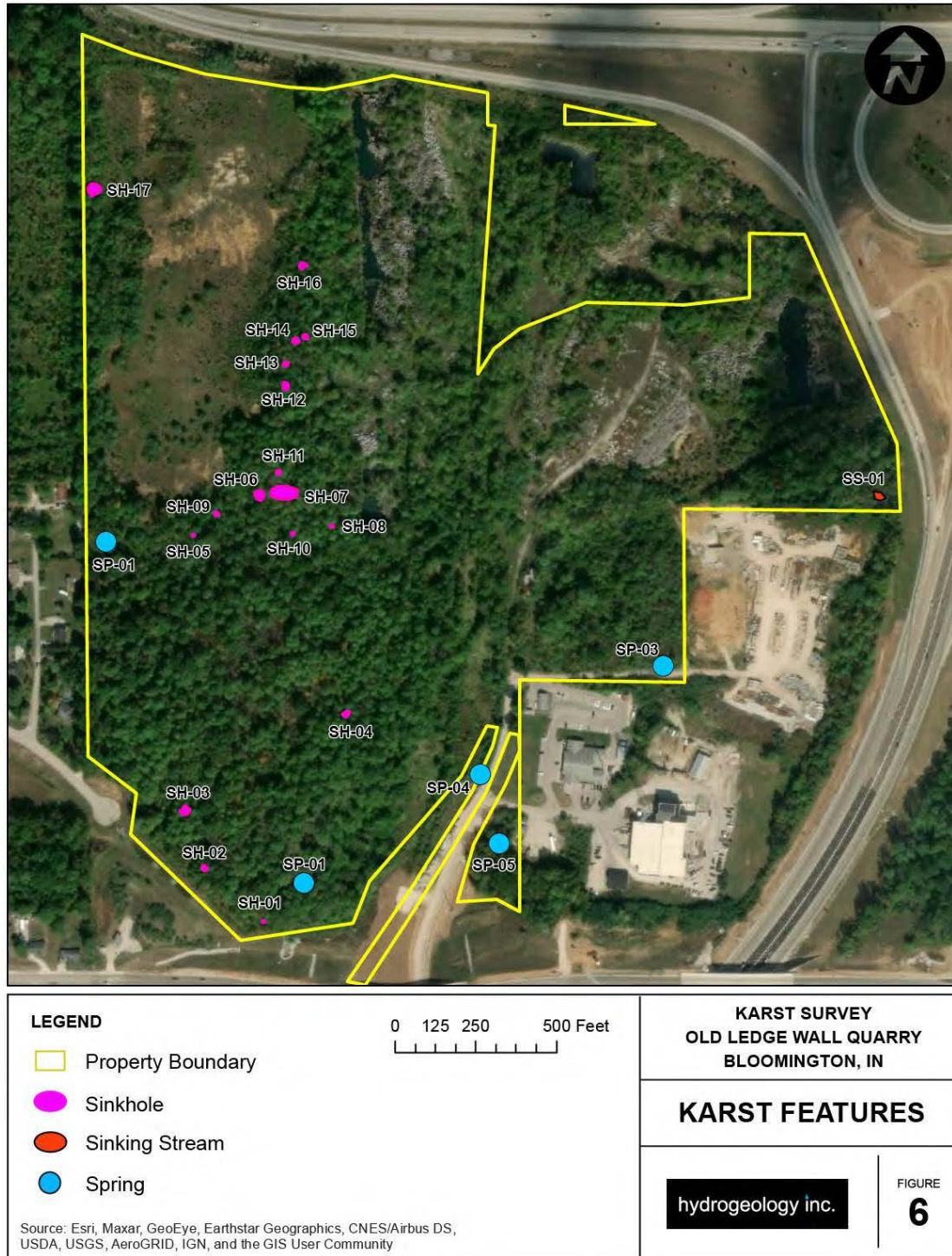
*Findings:*

- There 17 karsts, 5 springs, and 1 sinking stream located on the property;
- Drainage will be reviewed under a PUD Development Plan if this amendment is adopted;
- The area is not located within a critical watershed;

**EXHIBIT 1: Link to Karst Study and Location of Features Map**



[Link to Karst Study](#)



**EXHIBIT 2: Link to North Park II PUD Ordinance 2004-62**

[Link to Current North Park II Ordinance 2004-62](#)



**EXHIBIT 3: Petitioner Letter**



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

October 4, 2023

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

SUBJECT: North Park Area B-9 (northwest corner of the intersection N Packing House Dr and W Vernal Pike)

Monroe County Plan Commission or To Whom It May Concern:

On behalf of Packing House Road LLC, Bynum Fanyo & Associates, Inc. would like to request approval of a partial site filling plan of the SUBJECT property. The fill material that will be brought in to fill primarily the northeast end of the site will be crushed stone and soils from other construction projects Milestone Contractors is working on. The site is designed to utilize the fill for future development to re-use this parcel effectively in the future. This fill must be free of environmental sensitive pollutants. The filling process will be required to be monitored by a geotechnical engineer to ensure proper placement and compaction. The parcel of property was the old Ledge Wall Quarry. This parcel of property is not addressed but at the northwest corner of the intersection N Packing House Dr and W Vernal Pike in Monroe County, Indiana located in the North Park PUD zone. This lot contains 98.9 acres (of which 27.5 acres will get disturbed for this plan) and is in the NE quarter of section 30, T9N, R1W, Bloomington township.

We are not asking for any variances or exceptions to the PUD or Monroe County ordinances.

However, the current PUD does not allow for filling as a use in this PUD area so we'd like to add the use of 'Mass Grading with filling operations' to the parcel.

Also, on behalf of Packing House Road LLC, 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 after the 1<sup>st</sup> hearing.

Sincerely,  
Bynum Fanyo & Associates, Inc.

Daniel Butler, PE, Project Engineer

Copy: BFA File #402231

528 NORTH WALNUT STREET  
812-332-8030

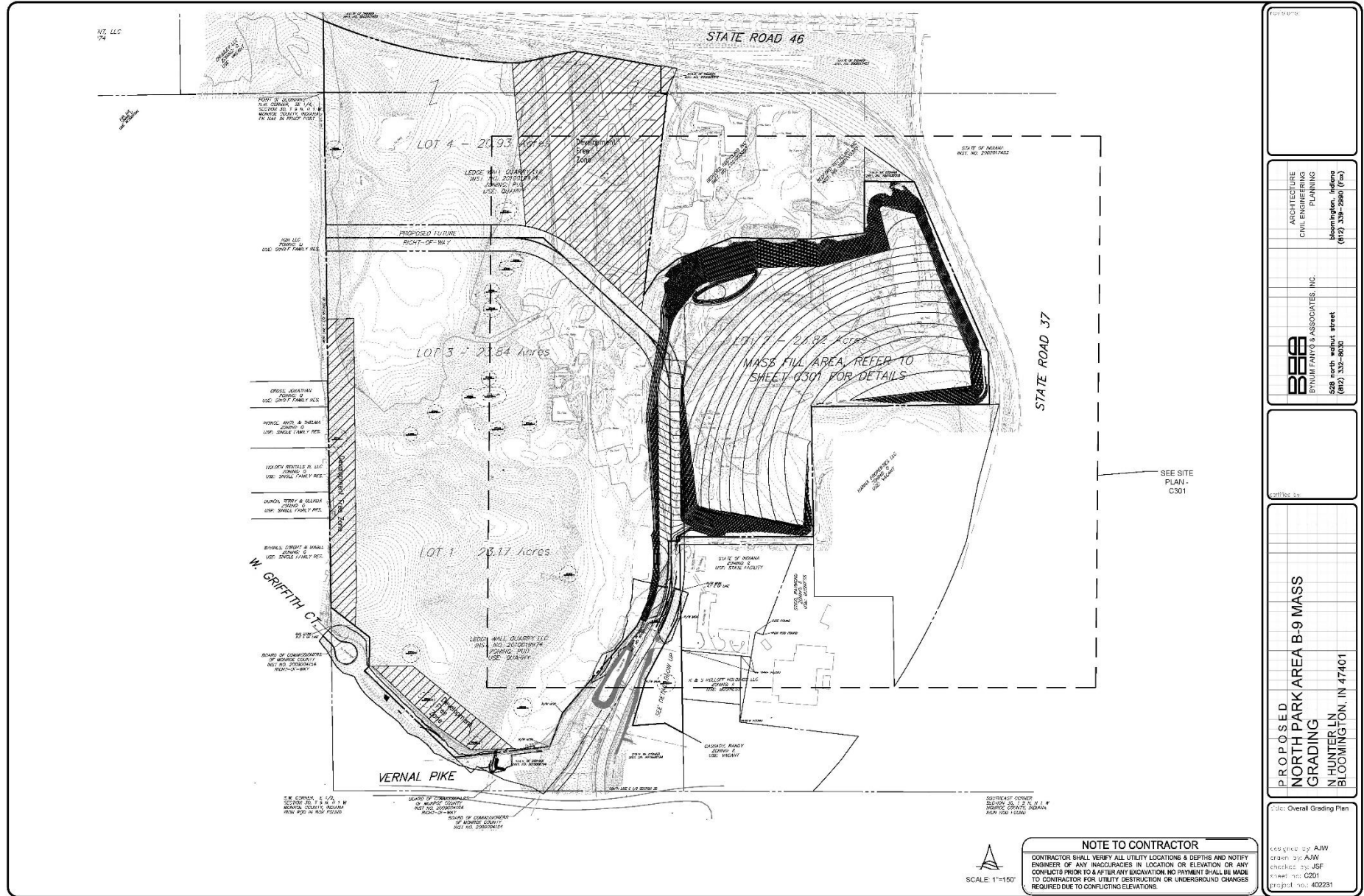
BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990



# EXHIBIT 4: Proposed Development Plan Draft Links and Pages 2 & 3 of Plan for Later Consideration

[Draft 1 - Link to full Development Plan \(for later consideration\)](#)

[Draft 2 - Link to full Development Plan \(for later consideration\)](#)









## EXHIBIT 5: Permitted Uses from PUD Ordinance

Use Area	Default Zoning District
Quarry/Heavy Industrial District	ME/HI
Light Industrial District	LI

### Section 4. Permitted Principal Uses

- 4.1 The uses permitted in each of the use areas established by this PUD Ordinance are shown in the following table. Where identified with a "P", the use is permitted. Where the column is blank, the use is not permitted within the associated use area. All uses shall be subject to the conditions contained in Chapter 802 of the Monroe County Zoning Ordinance and as noted elsewhere in this PUD Ordinance.

For uses not listed, the Administrator shall determine if the proposed use is similar to a permitted use in terms of intensity, anticipated impact upon adjoining and surrounding uses, etc. If the Administrator determines that the use is appropriate, then he/she shall amend the permitted use table to include the same, and shall forward the interpretation to the Plan Commission. All such decisions of the Administrator may be appealed to the Board of Zoning Appeals in accordance with the provisions contained in Chapter 832 of the Monroe County Zoning Ordinance.

**Table 4. Permitted Use Table. District B**

Use	Use Area	
	LID	QHID
<b>Business and Personal Services</b>		
Industrial Equipment Repair	P	P
Office	P	P
Office Equipment Repair	P	P
Parking Facility	P	P
<b>Public and Semi-Public</b>		
<b>Retail and Wholesale Trade</b>		
Bakery (Wholesale)	P	P
Industrial Supplies	P	P
Office Showroom	P	P
Wastewater Treatment Facilities	P	P
<b>Automotive and Transportation Services</b>		
Cold Storage Plant	P	P
Transfer or Storage Terminal	P	P
<b>Amusement and Recreational Services</b>		
Private Recreational Facility	P	P
<b>Manufacturing, Mining, Construction, and Industrial</b>		
Abrasive Products	P	P
Apparel	P	P
Appliance Assembly	P	P
Appliance Repair	P	P
Beverage Products	P	P
Bottling Machinery	P	P
Caterers	P	P
Cement Products	P	P
Commercial Printing	P	P



Use	Use Area	
	LID	QHID
Construction Trailer	P	P
Cut Stone and Stone Products	P	P
Dairy Products	P	P
Electronic Devices and Instruments	P	P
Engineering and Scientific Instruments	P	P
Food Products	P	P
Furniture	P	P
General Contractor		P
Glass and Glassware	P	P
Hard Surface Floor Coverings	P	P
Jewelry Products	P	P
Laboratories	P	P
Leather Goods	P	P
Machine Assembly	P	P
Machine Shop	P	P
Metal Fabrication	P	P
Metalworking Machinery	P	P
Mineral Extraction	P**	P*
Musical Instruments	P	P
Office and Computer Equipment	P	P
Optical Instruments and Lenses	P	P
Paper Products	P	P
Paving Materials, Central Mixing		P
Perfumes, Cosmetics. And Toiletries Manufacture	P	P
Pharmaceuticals	P	P
Plastic Products Assembly	P	P
Pottery Products	P	P
Sign and Advertising Displays	P	P
Structural Clay Products	P	P
Terra Cotta	P	P
Textiles	P	P
Textile Machinery	P	P
Tile	P	P
Warehousing and Distribution Activities	P	P
Watches and Clocks	P	P
Welding	P	P
Wood Products	P	P

\*Rock crushing activities are limited to the area being quarried as of the date of this PUD Ordinance (33 acres).

\*\* Upon occupancy use of 75% of the area within the LID use area for permitted uses other than mineral extraction, all mineral extraction activities shall cease in the entirety of the LID use area.

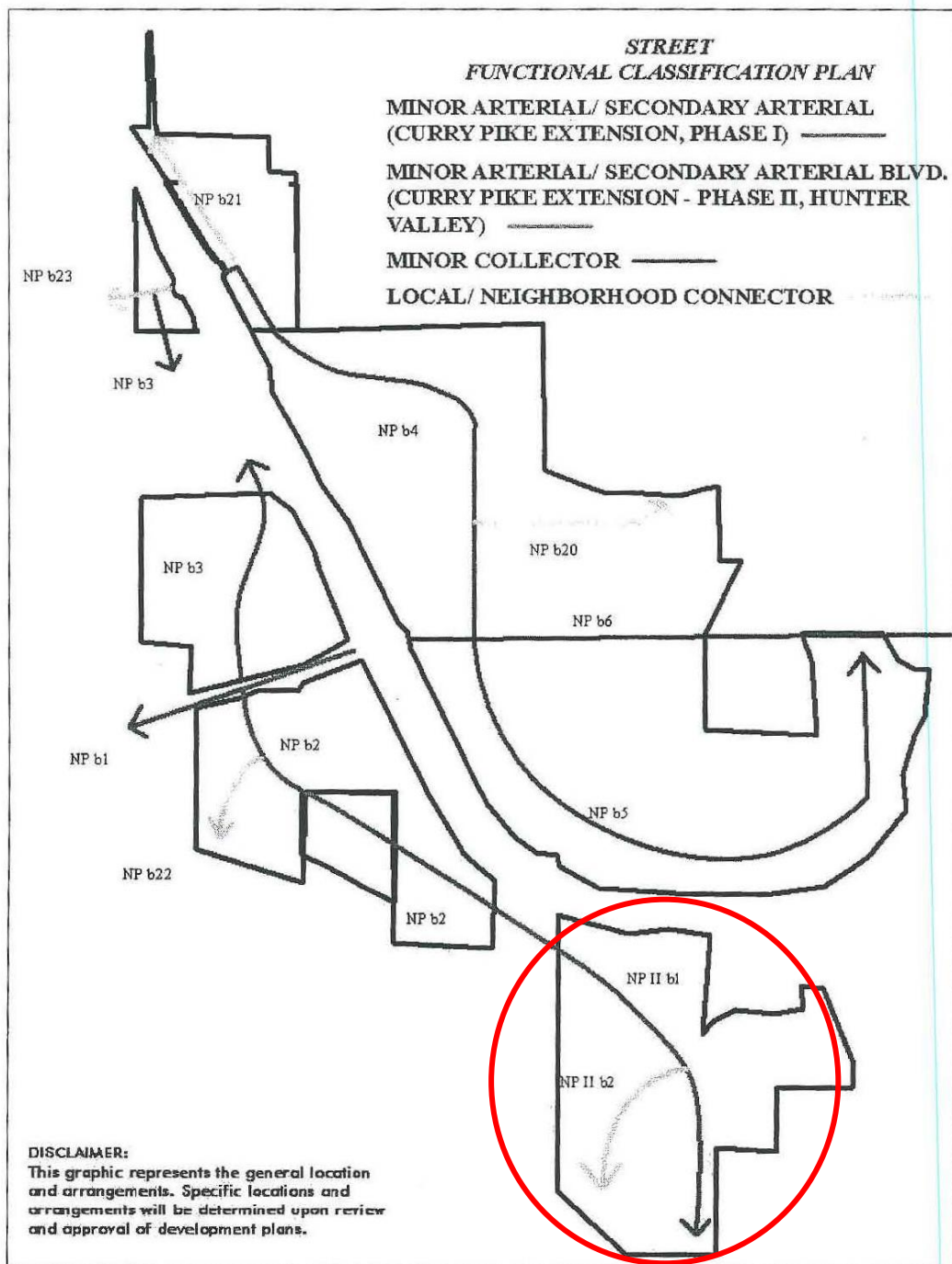
## Section 5. Permitted Accessory Uses and Structures

- 5.1 Accessory uses and structures shall be permitted in all use areas (unless otherwise stated in this PUD Ordinance) and shall be subject to the provisions of Chapter 802 of the Monroe County Zoning Ordinance and shall be customarily accessory, and clearly incidental and subordinate to the principal use on the same lot (platted or otherwise).



## EXHIBIT 6: Future Road Connections

### Appendix F Street Functional Classification Plan





## EXHIBIT 7: Emails with Daniel Butler, Bynum Fanyo & Associates

### Anne Crecelius

---

**From:** Daniel Butler <dbutler@bynumfanyo.com>  
**Sent:** Wednesday, November 22, 2023 2:47 PM  
**To:** Anne Crecelius  
**Cc:** Jacqueline N. Jelen; Nagle, Mark; Chandler, AJ; Heinzelman, Nick; Bui, MaiHan  
**Subject:** RE: PUO-23-6 - Packing House Road LLC  
**Attachments:** 402231\_Base-C301.Site.pdf; 402231\_Base-0.Cover.pdf; 402231\_Base-C201.Overall.pdf; 402231\_Base-C401.Erosion Details.pdf; 402231\_Base-C402.Erosion Details.pdf; 402231\_Base-C501.SWPPPinfo.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Anne,

Here are some responses to your questions from the last PRC packet that we hope will satisfy enough to get a 'recommendation of approval' for next PRC meeting:

1. See attached for revised plans that now show grading to edge of future ROW. This plan does take into account future planning of the road to go through the property
2. We are only asking for the needed fill of the site to get to a point of commercial or industrial future uses. 3-5 years is the anticipated current timeline for completion of fill as shown.
3. The timeline will depend on the volume of construction work in the area that contains excess clean fill. We anticipate that based on the current market conditions this could take up to 5 years for completion, which would be up to 30 normal, legal dump truck loads per day. The owner is willing to bond the portion of the roadway that has not been re-constructed to ensure it's viability to the county highway dept.
4. Definition for "mass grading with filling operations": to fill the site with the excess material from other construction projects. The fill must be clean fill material from other projects and could be soils and aggregates. Asphalt pavements that are removed from other projects may not be taken to this site. Concrete is allowed to be brought to the site as fill from other projects but this material shall be properly sized before it is incorporated into any fill. Once the material is at the site it will be placed, compacted and tested per Geotechnical Standards for future buildability. On-site crushing of materials is allowed but anticipated to be seldom and would be for the purposes of obtaining proper clean fill placement. All fill material must be clean and no environmental questionable material is allowed. Resale of any on-site fill is not allowed and only for use of filling site to proposed engineered grades.

-Daniel

---

**From:** Anne Crecelius <acrecelius@co.monroe.in.us>  
**Sent:** Wednesday, November 8, 2023 3:25 PM  
**To:** Daniel Butler <dbutler@bynumfanyo.com>  
**Cc:** Jacqueline N. Jelen <jnester@co.monroe.in.us>; Nagle, Mark <Mark.Nagle@milestonelp.com>  
**Subject:** RE: PUO-23-6 - Packing House Road LLC

Hi Daniel – That's fine! We will continue it to the December 14<sup>th</sup> PRC meeting.

Best,

Anne Crecelius



Planner II - Monroe County Planning Department  
501 N. Morton St., Suite 224  
Bloomington, IN 47404  
Phone: (812) 349-2560

---

**From:** Daniel Butler <[dbutler@bynumfanyo.com](mailto:dbutler@bynumfanyo.com)>  
**Sent:** Wednesday, November 8, 2023 2:19 PM  
**To:** Anne Crecelius <[acrecelius@co.monroe.in.us](mailto:acrecelius@co.monroe.in.us)>  
**Cc:** Jacqueline N. Jelen <[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)>; Nagle, Mark <[Mark.Nagle@milestonelp.com](mailto:Mark.Nagle@milestonelp.com)>  
**Subject:** RE: PUO-23-6 - Packing House Road LLC

Anne and Jackie,

The developer for this project is requesting to be continued to next PRC instead of tomorrow. Is that possible?

This request is in hopes to answer more of your questions more in depth to receive recommendation of approval instead of denial.

-Daniel

---

**From:** Anne Crecelius <[acrecelius@co.monroe.in.us](mailto:acrecelius@co.monroe.in.us)>  
**Sent:** Wednesday, November 1, 2023 1:06 PM  
**To:** Daniel Butler <[dbutler@bynumfanyo.com](mailto:dbutler@bynumfanyo.com)>  
**Subject:** PUO-23-6 - Packing House Road LLC

Hi Daniel –

I'm currently working on the report for the PUO amendment for North Park II. After some more discussion with Jackie and Tammy, I think in order to best achieve your goals, the request to be considered under the "North Park" ordinance should be removed. This means the property would remain under the "North Park II" ordinance. It would require a lot of changes to the North Park ordinance which is likely unnecessary to you and your client. Let me know if your amendable to this change. You'll just need to update the petitioner's letter.

We expect to publish the packet for PRC tomorrow.

So far the main critiques are the following – most of these points were brought up during the pre-design meeting.

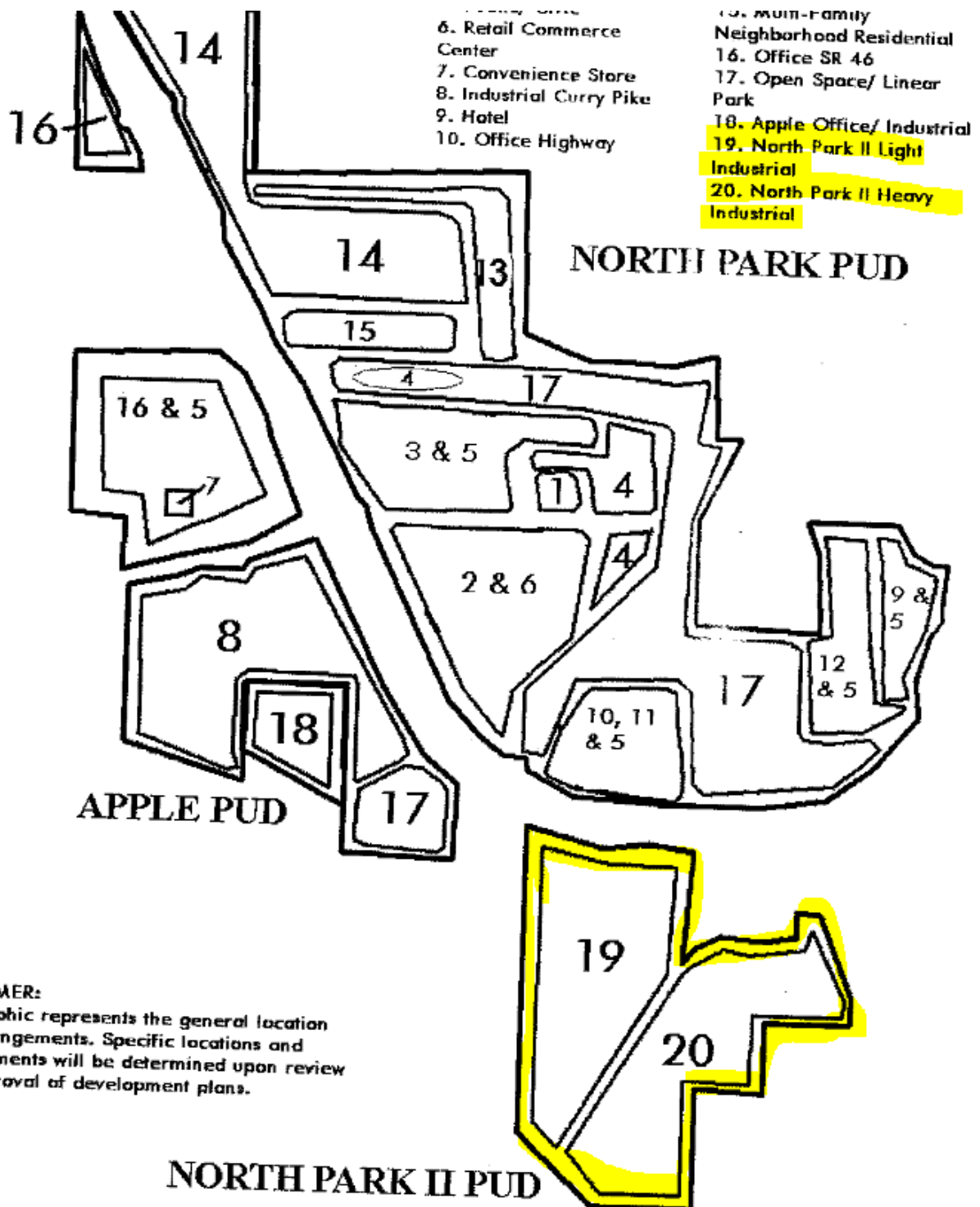
1. How and when the required future roadway will be incorporated into the current fill design
2. Timeline development – fill to public commercial use
3. Address the impact of 30,000+ tri-axle trucks using the public roads over the course of the fill period
4. Define "mass grading with filling operations".

Best,

**Anne Crecelius**  
Planner II - Monroe County Planning Department  
501 N. Morton St., Suite 224  
Bloomington, IN 47404  
Phone: (812) 349-2560



**EXHIBIT 8: Current Permitted Uses on the Site (from North Park II Ordinance Exhibit 2)**



**CLAIMER:**  
 This graphic represents the general location arrangements. Specific locations and arrangements will be determined upon review and approval of development plans.



**Table 4. Permitted Use Table. District B**

Use	Use Area	
	LID	QHID
<b>Business and Personal Services</b>		
Industrial Equipment Repair	P	P
Office	P	P
Office Equipment Repair	P	P
Parking Facility	P	P
<b>Public and Semi-Public</b>		
<b>Retail and Wholesale Trade</b>		
Bakery (Wholesale)	P	P
Industrial Supplies	P	P
Office Showroom	P	P
Wastewater Treatment Facilities	P	P
<b>Automotive and Transportation Services</b>		
Cold Storage Plant	P	P
Transfer or Storage Terminal	P	P
<b>Amusement and Recreational Services</b>		
Private Recreational Facility	P	P
<b>Manufacturing, Mining, Construction, and Industrial</b>		
Abrasive Products	P	P
Apparel	P	P
Appliance Assembly	P	P
Appliance Repair	P	P
Beverage Products	P	P
Bottling Machinery	P	P
Caterers	P	P
Cement Products	P	P
Commercial Printing	P	P



Use	Use Area	
	LID	QHID
Construction Trailer	P	P
Cut Stone and Stone Products	P	P
Dairy Products	P	P
Electronic Devices and Instruments	P	P
Engineering and Scientific Instruments	P	P
Food Products	P	P
Furniture	P	P
General Contractor		P
Glass and Glassware	P	P
Hard Surface Floor Coverings	P	P
Jewelry Products	P	P
Laboratories	P	P
Leather Goods	P	P
Machine Assembly	P	P
Machine Shop	P	P
Metal Fabrication	P	P
Metalworking Machinery	P	P
Mineral Extraction	p**	p*
Musical Instruments	P	P
Office and Computer Equipment	P	P
Optical Instruments and Lenses	P	P
Paper Products	P	P
Paving Materials, Central Mixing		P
Perfumes, Cosmetics. And Toiletries Manufacture	P	P
Pharmaceuticals	P	P
Plastic Products Assembly	P	P
Pottery Products	P	P
Sign and Advertising Displays	P	P
Structural Clay Products	P	P
Terra Cotta	P	P
Textiles	P	P
Textile Machinery	P	P
Tile	P	P
Warehousing and Distribution Activities	P	P
Watches and Clocks	P	P
Welding	P	P
Wood Products	P	P

\*Rock crushing activities are limited to the area being quarried as of the date of this PUD Ordinance (33 acres).

Upon occupancy/use of 75% of the area within the LID use area for permitted uses other than mineral extraction, all mineral extraction activities shall cease in the entirety of the LID use area.



**MONROE COUNTY PLAN REVIEW COMMITTEE****January 11, 2024**

<b>CASE NUMBER</b>	REZ-23-7
<b>PLANNER</b>	Drew Myers
<b>PETITIONER</b>	Dusty Taylor, TAYCon, LLC; Bryan Rental, Inc., owner
<b>REQUEST</b>	Zoning Map Amendment from RE1 to LI
<b>ADDRESS</b>	6610 W State Road 48, 53-09-03-200-011.000-015
<b>ACRES</b>	9.08 +/- acres
<b>ZONE</b>	Estate Residential 1 (RE1) and is within the Airport Noise Sensitivity Area
<b>TOWNSHIP</b>	Van Buren
<b>SECTION</b>	3
<b>PLATS</b>	Unplatted
<b>COMP PLAN DESIGNATION</b>	MCUA Rural Transition

**EXHIBITS**

1. Petitioner Letter to the Plan Commission
2. Consent Letter
3. Site Plan (Conceptual)
4. Estate Residential 1 (RE1) Use Table
5. Light Industrial (LI) Use Table

**RECOMMENDATION**

Recommendation to the Plan Review Committee:

- Staff recommends forwarding this petition with a negative recommendation to the Plan Commission based on the findings of fact, specifically due to its incompatibility with the Monroe County Comprehensive Plan.

Consideration should be given to the site's proximity to the airport and the goal of reducing residential density in this area.

**PETITION TIMELINE****Plan Review Committee – January 11, 2024****Plan Commission Regular (Preliminary Hearing) – February 20, 2024**

- Waiver of Final Hearing requested.

**Plan Commission Regular (Final Hearing) – March 19, 2024** (if not waived at February hearing)**Board of Commissioners (Work Session) – TBD****Board of Commissioners (Formal Session) - TBD****SUMMARY**

The petitioner is seeking to rezone the property at 6610 W State Road 48 from Estate Residential 1 (RE1) to Light Industrial (LI) with the purpose of establishing a Business or Industrial Center to incorporate both General Contractor and Heavy Machinery Sales uses on the petition site. Please see Exhibit 3 for the conceptual site plan provided by the Petitioner. Should the rezone be approved by the Monroe County Board of Commissioners, the petitioner intends to file a Commercial Site Plan to be reviewed administratively by the Planning Department. If denied, the property would remain zoned Estate Residential 1 where the use of General Contractor and Heavy Machinery Sales is not permitted.

**BACKGROUND**

On November 1, 2023, Planning Staff met with the petitioner and property owner of 6610 W State Road 48 to discuss the possibility of starting up a General Contractor business on the property that would also offer the sale/rental of some equipment and machinery attachments. Staff discussed the current zoning of the property, the environmental conditions of the site, the Comprehensive Plan, the draft CDO zoning map, and the process to request a rezone. The petitioner submitted a use determination request where the



Planning Department confirmed the proposed commercial use would be classified as “General Contractor” and would require a rezone request to permit said use classification on the property. According to the Petitioner’s Letter to the Plan Commission (Exhibit 1), the petitioner mentions incorporating the “Heavy Machinery Sales” use classification with the use of General Contractor.

Chapter 802 of the Monroe County Zoning Ordinance:

**General Contractor.** An individual who contracts to perform building/structure construction related work or to provide supplies on a large scale, or an individual who contracts to erect buildings and/or other structures. Construction related work may include, but are not limited to, plumbing, landscaping, electrical, framing, concrete, masonry, roofing, etc.

**Heavy Machinery Sales.** Establishments primarily engaged in marketing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.

**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.

#### **Estate Residential 1 (RE1) District – Chapter 833**

Estate Residential 1 (RE1) District. The intent of this district is to accommodate large lot, estate type residential uses in a rural environment along with limited compatible agricultural uses. It is meant specifically to:

- A. Accommodate those persons who desire estate type living.
- B. Maintain a pattern of growth that is consistent with the cost-efficient provision of urban services to promoted compactness in the city structure.
- C. Provide for development in a rural setting not necessarily requiring urban utilities.
- D. Provide for limited compatible agricultural uses.

#### **Light Industrial (LI) District – Chapter 802**

The character of the Light Industrial (LI) District is defined as that which is primarily intended for industrial uses that have minimal exterior movement of vehicles and goods. Its purposes are: to establish areas for the exclusive development of light industries; to discourage residential and commercial uses; to protect environmentally sensitive areas, such as floodplain, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Uses shall be restricted to activities that are not a nuisance because of dust, fumes, noise, odor, refuse matter, smoke, vibration, water-carried waste or other adverse effects on surrounding uses. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with adjacent non-industrial uses. The LI District shall provide open space, landscaping and buffering in order to achieve desirable site development.

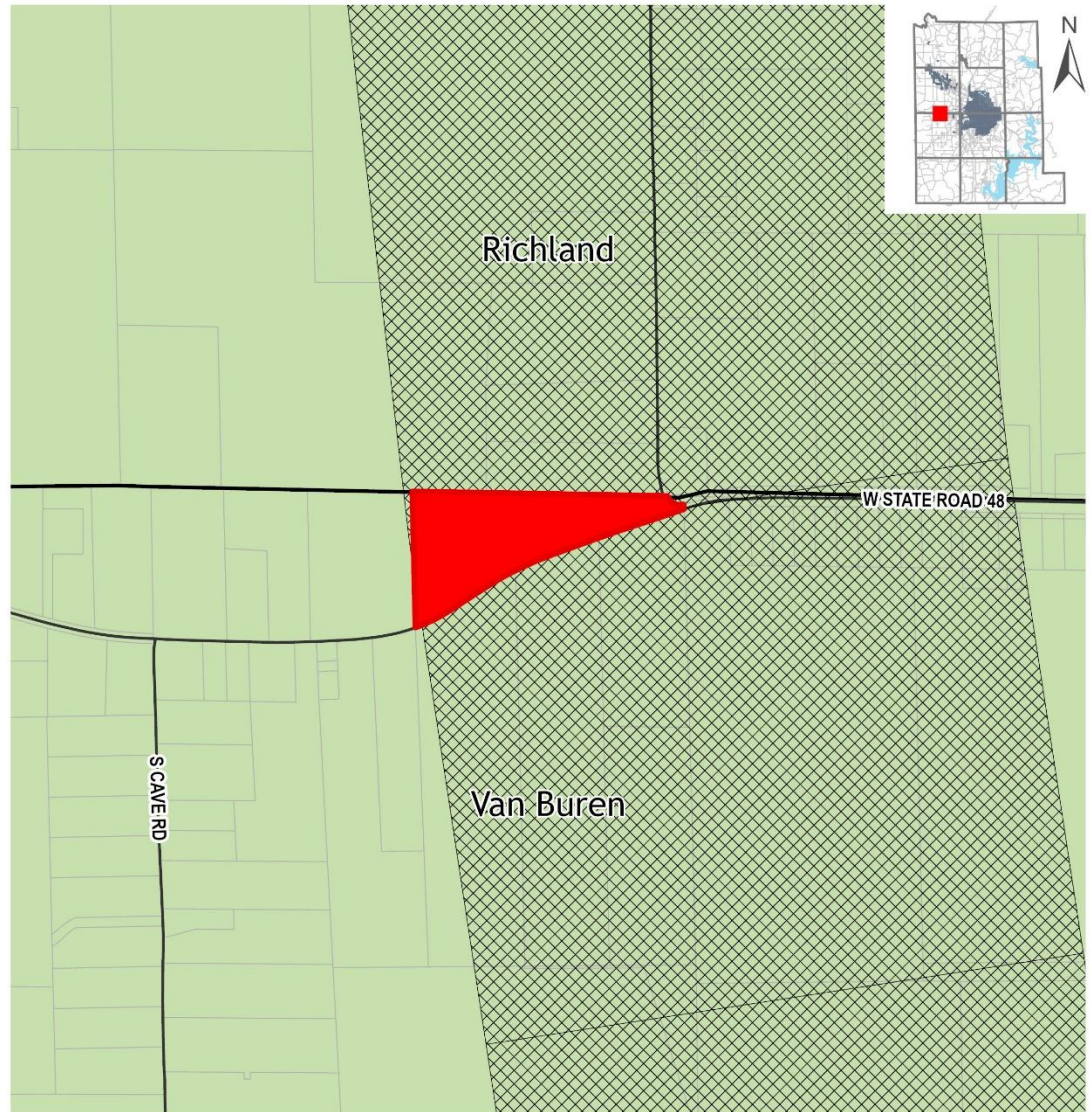


## LOCATION MAP

The petition site is located at 6610 W State Road 48, parcel #: 53-09-03-200-011.000-015. The property has frontage along W State Road 48 and contains 9.08 acres. The property is located within the Airport Noise Sensitivity Area.

### Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Parcels
- Airport Noise Sensitivity Zone



0 0.05 0.1 0.2 Miles

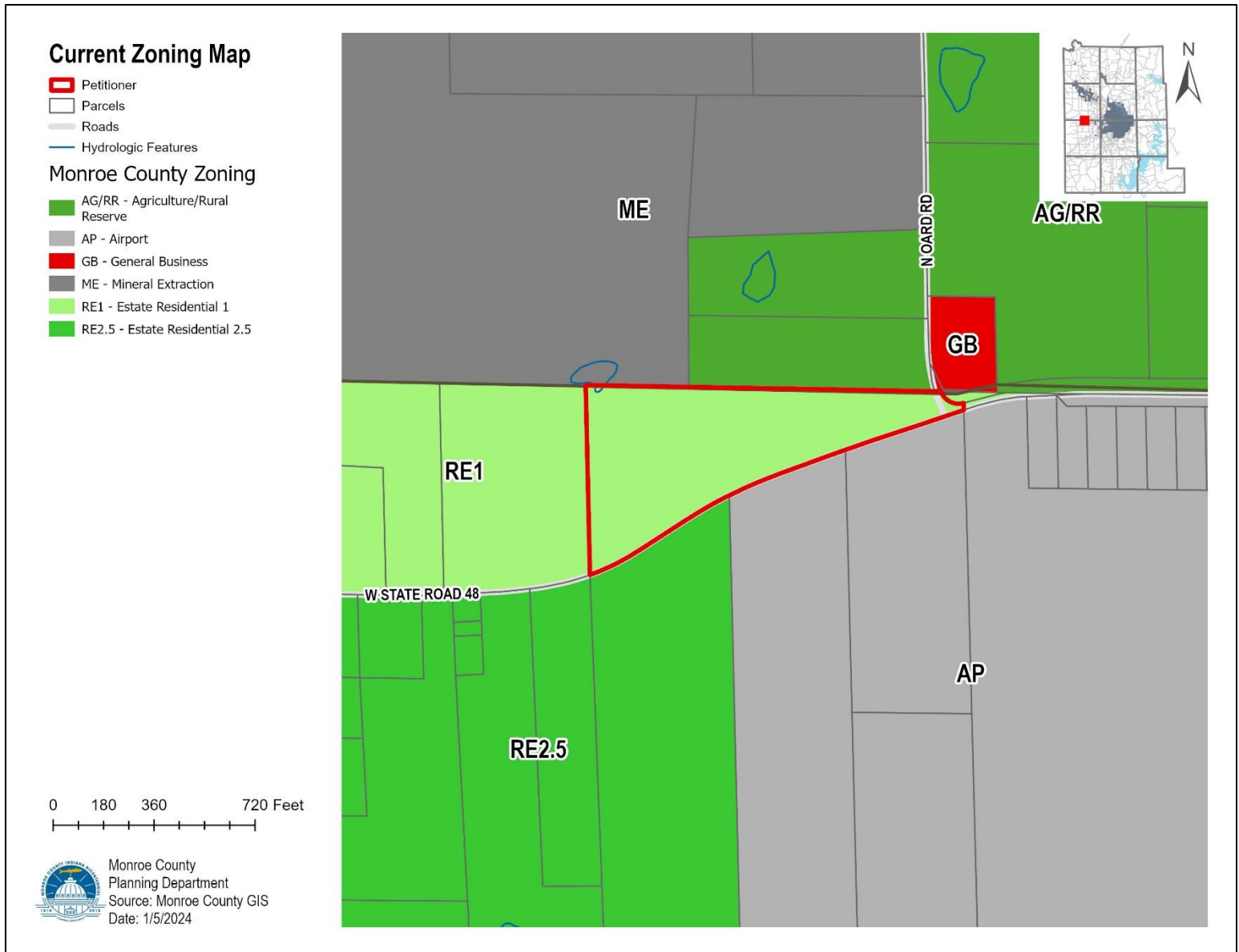


Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 1/5/2024



## ZONING AND ADJACENT USES

The petition site is zoned Estate Residential 1 (RE1). Adjacent properties to the north are zoned either Mineral Extraction (ME), Agriculture/Rural Reserve (AG/RR), or General Business (GB). Adjacent properties to the south are zoned either Airport (AP) or Estate Residential 2.5 (RE2.5). Adjacent property to the west is zoned RE1.





## SITE CONDITIONS

The petition site consists of one 9.08-acre parcel with an existing driveway cut to W State Road 48, which is designated as a minor arterial roadway per the Monroe County Thoroughfare Plan. The petition site contains an existing single-family residence, is heavily wooded, and exhibits slopes greater than 15 percent, which are classified as non-buildable area per Chapter 804 of the Monroe County Zoning Ordinance. The property also exhibits several apparent karst features based upon elevation contour data. The site does not exhibit any area designated as DNR floodplain and is not located in the Environmental Constraints Overlay.

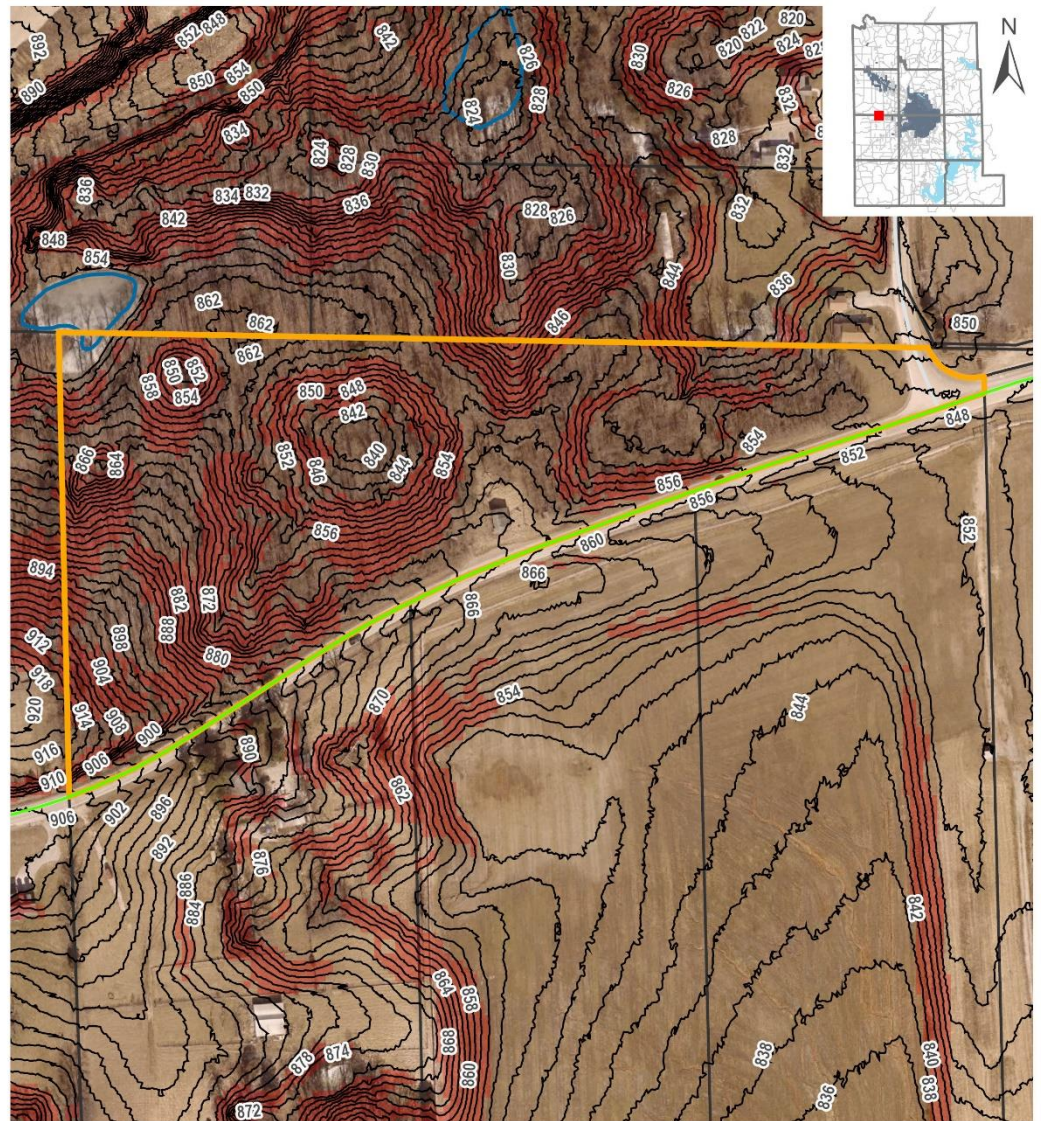
### Site Conditions Map

- Minor Arterial [100']
- Petitioner
- 2-Foot Contours
- 15% Slope (County/ECO2)**
- <VALUE>**
- 0 - 15
- > 15
- Local Roads [50']
- Hydrologic Features
- Parcels
- Critical Watersheds**
- Cave Creek

0 45 90 180 270 360 450 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 1/5/2024





## SITE PICTURES



Figure 1. Pictometry photo from east



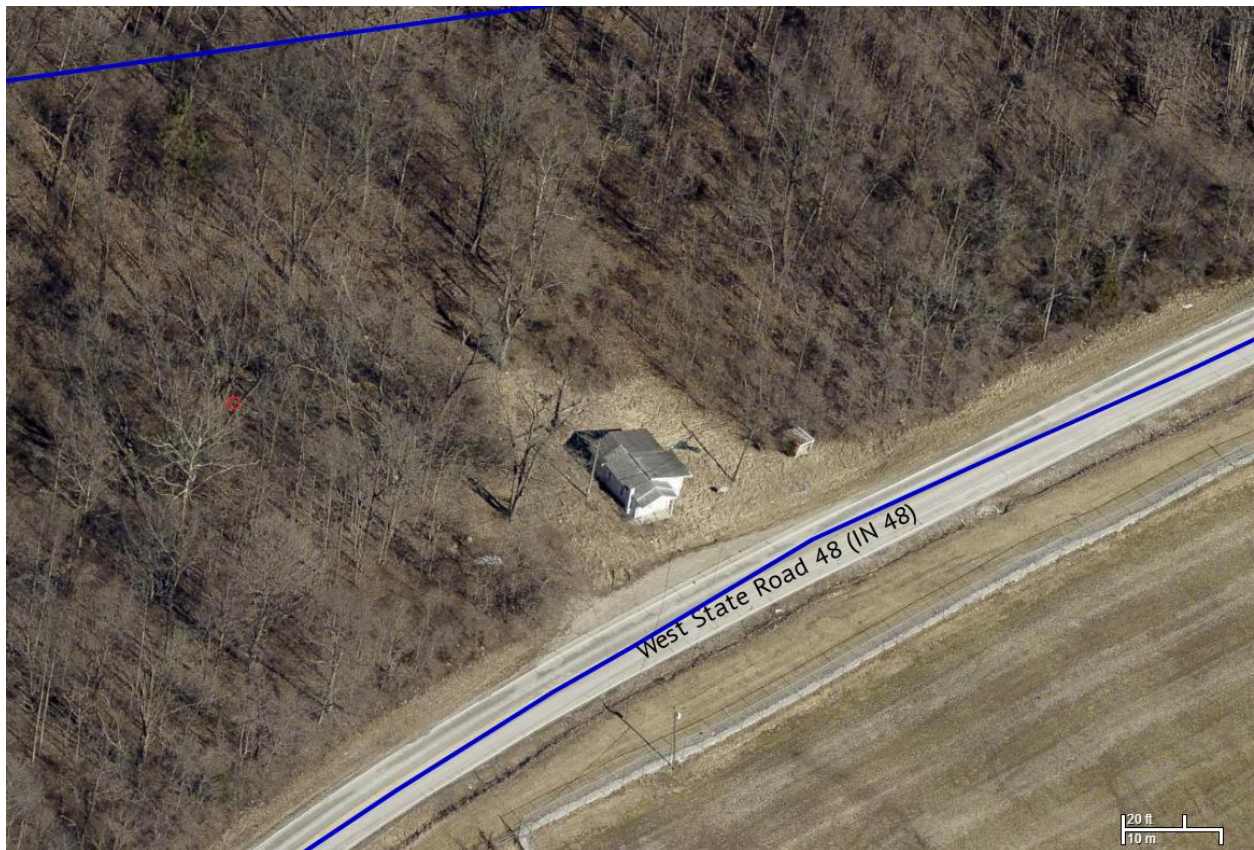


Figure 2. Pictometry photo from west





**Figure 3. Pictometry photo from the south**



**Figure 4. Pictometry photo from the south (zoomed)**



## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located within the **MCUA Rural Transition** designation of the Comprehensive Plan. Points that align with the proposed rezone are highlighted in **green**. Points that differ from the district are highlighted in **grey**.

The petition site is located within the Monroe County Urbanizing Area – Rural Transition designation which states:

### **MUCA – RURAL TRANSITION**

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 rezone request is to change the zone for the petition site from Estate Residential 1 (RE1) to Light Industrial (LI);
- The Comprehensive Plan designates the petition site as MCUA Rural Transition;
- The current number of permitted or conditional uses in the RE1 zone is 21. If rezoned to LI, the petitioner would have approximately 93 permitted or conditional uses to choose from;
- If the rezone request is denied, the property remains eligible for any of the currently permitted or conditional uses under the RE1 zone;
- If the rezone request is approved, the petitioner will be required to submit a commercial site plan for review by County staff for the operation of a Business or Industrial Center;

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

#### **Findings:**

- See Findings under Section A;
- The current use of the petition site is single-family residential;
- The rezone request is to change the zoning for the site to Light Industrial (LI), which is described by the County's Zoning Ordinance, Chapter 802, as follows:

***Light Industrial (LI) District.*** *The character of the Light Industrial (LI) District is defined as that which is primarily intended for industrial uses that have minimal exterior movement of vehicles and goods. Its purposes are: to establish areas for the exclusive development of light industries; to discourage residential and commercial uses; to protect environmentally sensitive areas, such as floodplain, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Uses shall be restricted to activities that are not a nuisance because of dust, fumes, noise, odor, refuse matter, smoke, vibration, water-carried waste or other adverse effects on surrounding uses. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with adjacent non-industrial uses. The LI District shall provide open space, landscaping and buffering in order to achieve desirable site development.*

- The petition site is currently zoned Estate Residential 1 (RE1);
- There is an existing driveway cut off W State Road 48;
- The petition site does exhibit slopes greater than 15 percent (see Site Conditions Map);
- The petition site does appear to exhibit several karst features;
- The petition site is not located in DNR Floodplain;
- The petition site is not located in the Environmental Constraints Overlay;



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

**Findings:**

- See Findings under Section A and Section B;
- The surrounding parcels are zoned ME, AG/RR, GB, AP, RE2.5, or RE1;
- As of the date of this report's publishing, the draft County Development Ordinance zoning map indicates this property will transition from the RE1 zone to the Suburban Density (SD) zone;

**(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 property is located in the Airport Noise Sensitivity Area;
- According to the Monroe County Thoroughfare Plan, W State Road 48 is listed as a Minor Arterial roadway;
- W State Road 48 is under the jurisdiction of the Indiana Department of Transportation (INDOT);
- The petition site exhibits an existing driveway cut, which serves an existing single-family residence;
- There is no access to sewer on this property for future use;



## EXHIBIT 1: Petitioner Letter to the Plan Commission



**TAYLOR CONSTRUCTION AND EXCAVATING LLC**  
7455 W. Gifford Rd.  
BLOOMINGTON, INDIANA 47403  
PHONE (812) 322-3284

12/5/2023

Plan Commission  
501 N. Morton Street, Suite 224  
Bloomington IN 47404

RE: Letter to Plan Commission – 6610 West State Road 48 – Taylor Construction and Excavating, LLC

To whom this may concern,

Taylor Construction and Excavating LLC (“Petitioner”) is seeking to purchase the +- 9.08-acre lot situated at northwest corner of SR 48 & N. Oard Rd.; 6610 West State Road 48. The lot is currently zoned Estate Residential 1 (RE1), which does not allow the use of the property for the Petitioner’s business. The Petitioner locally owns an excavating business, with ancillary sales of equipment. The Petitioner performs contracting work within Monroe County and surrounding areas. This site allows the Petitioner to easily access the interstate and is positioned well to capture traffic on SR 48 along with traffic heading to Rogers Group. If granted the zoning request, the Petitioner plans on building a shop + offices to house their business, and stage their equipment. The two uses that are required for the Petitioner’s use are (i) General Contractor and (ii) Heavy Machinery Sales. Both uses are covered under Light Industrial (LI) zoning, which the Petitioner seeks to be granted. The Petitioner intends to fully comply with Monroe Country rules and ordinances and is looking forward to activating an otherwise vacant house.

### About

Taylor Construction and Excavating LLC is owned by Dustin Taylor, a local resident of Monroe County. Dustin is a third-generation excavator and has been working in the Monroe County excavating business since 1994. Dustin has five full-time employees and plans to grow. Dustin chose this specific site as it allows him and his employees to easily commute from home along with traveling to job sites. Dustin works with institutional companies, locals and everyone in-between. Dustin prides himself on being a valued member of the community and his work speaks for itself.

Bryan Rental Inc. is the recorded owner of 6610 West State Road 48, and fully supports the Petitioner. Bryan Rental Inc. employs the Petitioner on many jobs and views the Petitioner as a friend.

We look forward to working with Plan Commission and are happy to answer any/all questions.

Sincerely,

Dustin Taylor, Owner  
Taylor Construction and Excavating, LLC



**EXHIBIT 2: Consent Letter**



**BRYAN RENTAL INC.**  
**Residential Housing, and Commercial Leasing**  
**1440 S. LIBERTY DRIVE**  
**BLOOMINGTON, INDIANA 47403**  
**PHONE (812) 334-1936**  
**FAX (812) 334-2130**

12/5/2023

Monroe County Planning Department  
501 N. Morton Street, Suite 224  
Bloomington IN 47404

RE: Letter of Consent – 6610 West State Road 48 – Taylor Construction and Excavating, LLC

To whom this may concern,

Bryan Rental Inc. is the recorded owner of 6610 West State Road 48. Taylor Construction and Excavating, LLC, owned by Dustin Taylor, has our permission to move forward with the Rezone on the property's behalf.

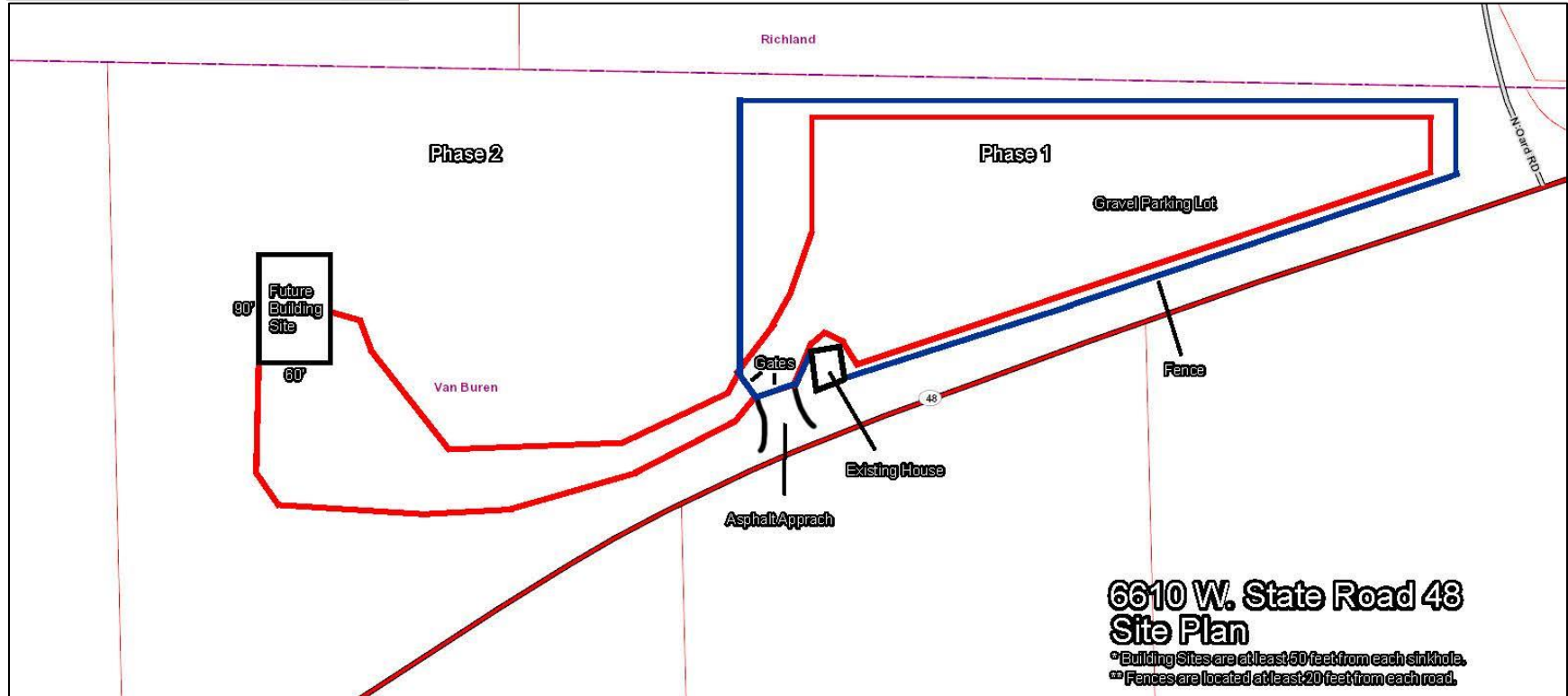
Sincerely,

A handwritten signature in blue ink that reads "David H. Kamen".

David H. Kamen, President  
Bryan Rental Inc.



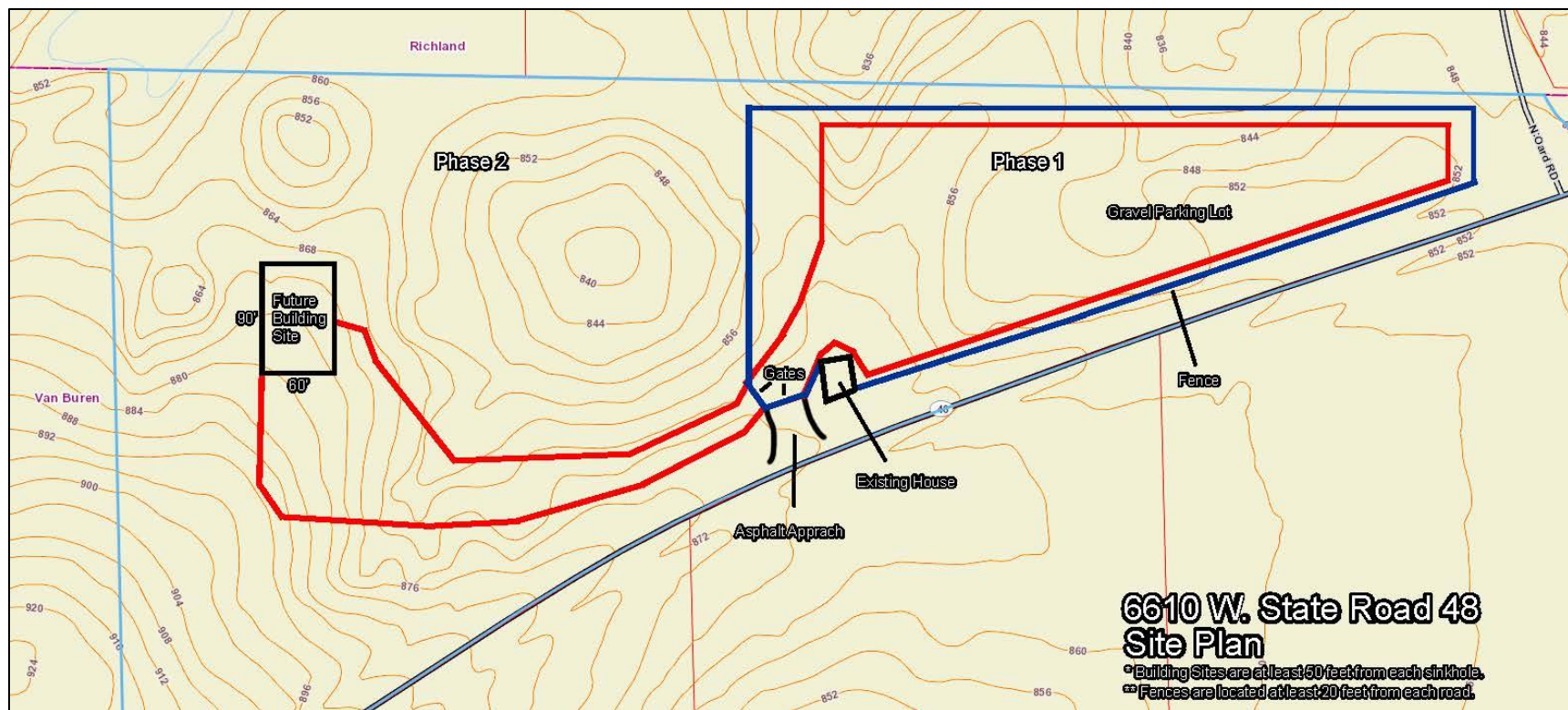
**EXHIBIT 3: Site Plan (Conceptual)**



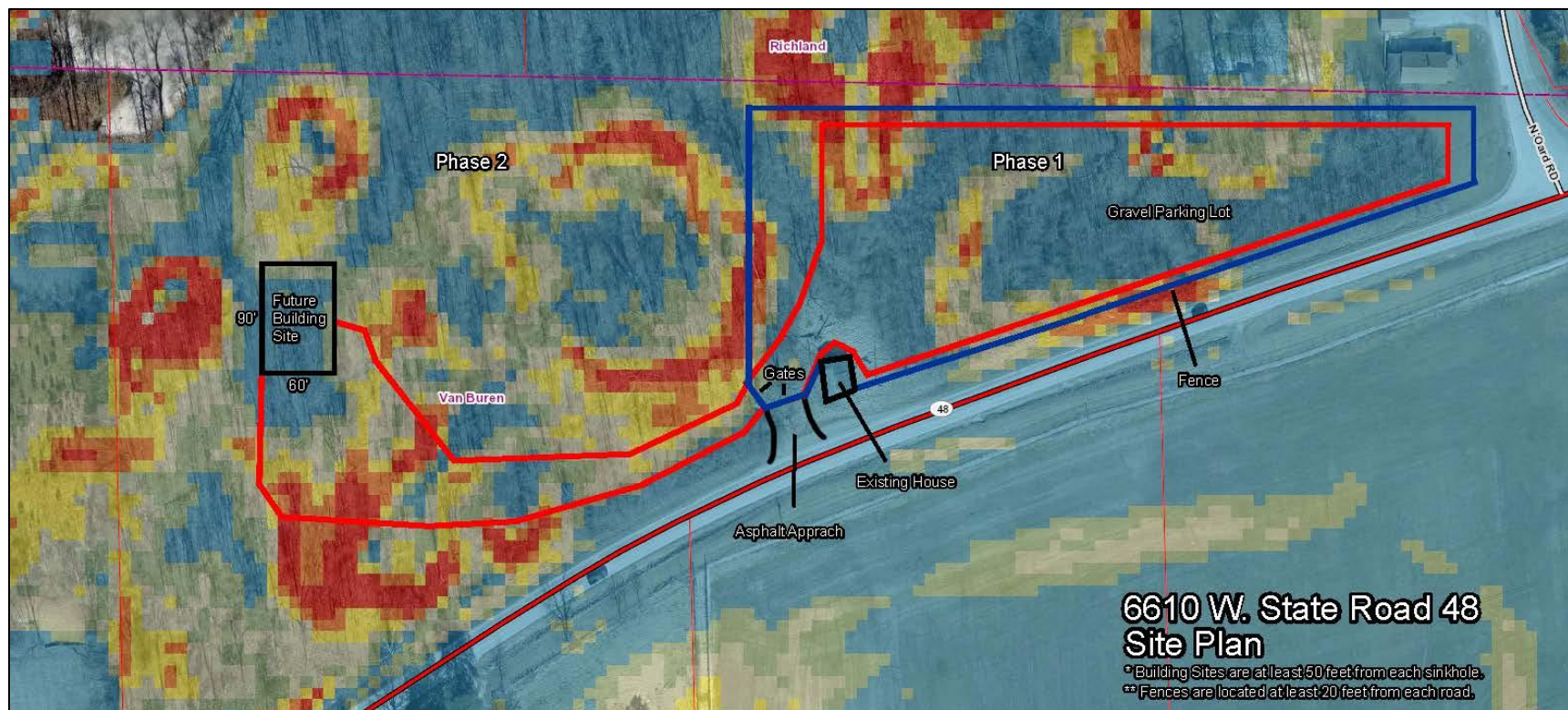




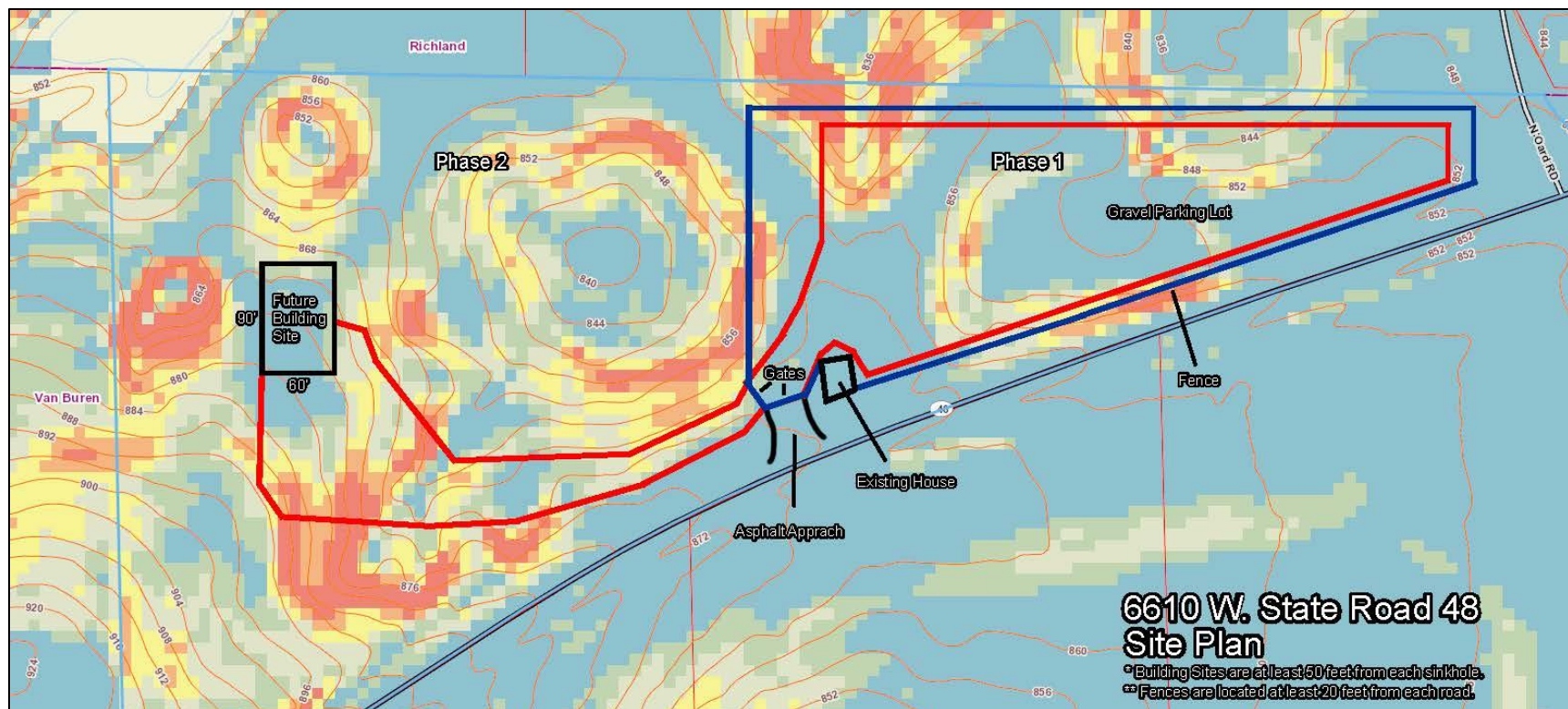














**EXHIBIT 5: RE1 Use Table**

Uses	RE1	Conditions
Bed and breakfast	C	7;14
Cemeteries	P	
Churches	C	
Crops and pasturage	P	1
Day care centers	C	
Fire stations	C	
Golf courses	C	
Historic adaptive reuse	C	
Home occupations	C	16
Parks and playgrounds	P	
Police stations	C	
Public libraries/museums	C	
Rehabilitative facilities	C	
Residential care homes for develop	P	2
Residential care homes for mentally	P	3
Residential care homes for up to five	P	4
Schools	C	
Single family detached dwellings	P	8
Swim clubs	C	
Tennis clubs	C	
Utility substations and transmission	P	5



**EXHIBIT 6: LI Use Table**

LIGHT INDUSTRIAL USES								
Agricultural Uses	i	LI	Retail and Wholesale Trade	i	LI	Manufacturing, Mining	i	LI
Accessory Use		P	Accessory Use		P	Accessory Use		P
Agricultural Uses-Land Animal	H	P	Auction House	H	P	Apparel	H	P
Agricultural Uses-Non Animal	H	P	Bakery (Wholesale)	L	P	Appliance Assembly	H	P
Feed Mill	L	P	Building Materials	H	P	Beverage Products	H	P
Historic Adaptive Reuse		P	Fertilizer Sales (Packaged)	M	P	Bottling Machinery	L	P
Stockyard	H	P	Florist (Wholesale)	N	P	Commercial Printing	H	P
Historic Adaptive Reuse		P	Garden Center	H	P	Construction Trailer	L	P
<b>Public and Semipublic</b>	<b>i</b>	<b>LI</b>	Gunshop	M	CU	Electronic Devises and	L	P
Accessory Use		P	Heavy Machinery Sales	M	P	Engineering and Scientific	L	P
Daycare Facility	M	P	Historic Adaptive Reuse		P	Food Products	M	P
Historic Adaptive Reuse		P	Industrial Supplies	L	P	Furniture	H	P
Remote Garbage/Rubbish Removal	H	P	Office Showroom	M	P	General Contractor	M	P
Solar Farm	L	C	<b>Automotive and Transportation</b>	<b>i</b>	<b>LI</b>	Historic Adaptive Reuse		P
Telephone and Telegraph Services	L	P	Accessory Use		P	Jewelry Products	L	P
Utility Service Facility	M	P	Automotive Paint Shop	L	P	Laboratories	M	P
Wastewater Treatment Facility	H	P	Automotive/Boat Repair Shop	H	P	Leather Goods	L	P
Water Treatment Facility	H	P	Automotive Tire Repair	M	P	Machine Assembly	M	P
<b>Business and Personal Services</b>	<b>i</b>	<b>LI</b>	Cold Storage Plant	L	P	Machine Shop	H	P
Accessory Use		P	Gasoline Services Station	H	P	Metal Fabrication	H	P
Air Cargo and Package Service	H	P	Historic Adaptive Reuse		P	Metalworking Machinery	M	P
Air Craft Charter Service	L	P	Transfer or Storage Terminal	H	P	Musical Instruments	L	P
Appliance Repair	L	P	Wrecker Service	M	P	Office and Computer Equipment	H	P
Convenience Storage	M	P	Accessory Use		P	Optical Instruments and Lenses	L	P
Electrical Repair	L	P	Historic Adaptive Reuse		P	Paper Products	M	P
Exterminating Service	L	P	Park and Recreational Services	H	P	Plastic Products Assembly	H	P
Gunsmith	L	P				Plating and Polishing	L	P
Historic Adaptive Reuse		P				Sign and Advertising Displays	L	P
Industrial Equipment Repair	L	P				Warehousing and Distribution	H	P
Kennel, including commercial animal breeding operations	H	P				Watches and Clocks	L	P
Locksmith	L	P				Welding	L	P
Office	L	P				Wood Products	M	P
Office Equipment Repair	L	P				<b>Multi-Use</b>	<b>i</b>	<b>LI</b>
Parking Facility	H	P				Business or Industrial Center	H	P
Small Engine and Motor Repair	L	P				Commerical/Industrial Adaptive Reuse		P
Taxidermist	L	P						
Upholstery Service	L	P						
Veterinary Service (Indoor)	H	P						
Veterinary Service (Outdoor)	M	P						