

MONROE COUNTY PLAN COMMISSION ADMINISTRATIVE MEETING



**Tuesday, April 2, 2024
5:30 pm**

Hybrid Meeting

In-person

Monroe County Government Center
501 N Morton Street, Room 100B
Bloomington, Indiana

Virtual

[Virtual Video Conference Link](#)

Meeting ID: 265 557 223 273

Passcode: YNFR2R

If calling into the video conference meeting (audio only), dial: +1 872-242-9432
When prompted, enter the Phone Conference ID: 274 419 375#

Agenda
Plan Commission Administrative Meeting
5:30 p.m. – 7:00 p.m.
Tuesday, April 2, 2024
HYBRID MEETING

Please take notice that the Monroe County Plan Commission will hold a **hybrid** Administrative (Work Session) meeting on **Tuesday, April 2, 2024, at 5:30 PM** in the Monroe County Government Center 501 N Morton Street, Bloomington, Indiana Room 100B or via video conference (https://www.co.monroe.in.us/egov/apps/events/calendar.egov?view=cal&eGov_searchDepartment=13) The public may attend virtually or in-person. For information about the video conference meeting, you may call (812) 349-2560 or email (PlanningOffice@co.monroe.in.us).

[Virtual Video Conference Link](#)

Meeting ID: 265 557 223 273

Passcode: YNFR2R

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

When prompted, enter the Phone Conference ID: 274 419 375#

ADMINISTRATIVE BUSINESS:

- | | |
|--|----------------|
| 1. Citizen applications for Plan Review Committee | PAGE 3 |
| 2. CDO Work Session: | |
| a. Angelina Lane RDC | PAGE 10 |
| b. Zone Names | PAGE 23 |

UNFINISHED BUSINESS: None.

NEW BUSINESS:

- | | | |
|--------------------|--|----------------|
| 1. PUO-24-1 | Westgate on 3rd Planned Unit Development Outline Plan Amd.1
Preliminary Hearing. Waiver of Final Hearing Requested.
One (1) 37.99 +/- acre parcel in Section 2 of Van Buren Township at 4755 W State Road 48, parcel # 53-09-02-100-027.000-015.
Petitioner: Westgate on Third LLC
Zoned PUD. Contact: acrecelius@co.monroe.in.us | PAGE 25 |
| 2. REZ-24-1 | Mannanya Rezone from RE1 to LB
Preliminary Hearing.
Two (2) 2.48 +/- acre parcels in Section 3 of Van Buren Township at 5991 W State Road 48, parcels #53-09-02-200-177.000-015, and 53-09-02-200-173.000-015.
Petitioner: Mannanya LLC. c/o Daniel Cyr, Paganelli Law Group,
Zoned RE1. Contact: dbrown@co.monroe.in.us | PAGE 39 |

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, 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.

FW: Boards and Commissions Application Submitted - Receipt #2024-JLRMLD

Dina DeLawter-Myers <ddelaw@co.monroe.in.us>

Thu 2/29/2024 7:47 AM

To: Jacqueline N. Jelen <jnester@co.monroe.in.us>; Barbra Carter <bcarter@co.monroe.in.us>

From: Sent on Behalf of Monroe County <no-reply@egovnotices.com>

Sent: Thursday, February 29, 2024 7:41 AM

To: Dina DeLawter-Myers <ddelaw@co.monroe.in.us>

Subject: Boards and Commissions Application Submitted - Receipt #2024-JLRMLD

Thu, Feb 29, 2024 07:36

A citizen submitted the following information for one or more item(s) for which you are on the notification list. The information sent to the citizen is as follows.

Confirmation

Thank you for your submission.

What Happens Next?

Your application will be reviewed.

Please Select the Board, Commission or Committee you wish to apply for

Boards, Commissions and Committees

Boards, Commissions and Committees: Plan Review Committee

Please list your qualifications for this position.: - experience in blue print reading. - On site experience with land development

Monroe County Government Boards and Commissions Application

TODAY'S DATE: 02/27/2024

FULL NAME: David Lynn Jenner II
Nickname:
ADDRESS: 6100 W Cowden rd
CITY: Ellettsville
ZIP CODE: 47429
RESIDENCE TOWNSHIP: Bean Blossom
Are You Eligible To Vote In The City Election: No

CONTACT INFORMATION

Email: david.jenner36@yahoo.com
Home: 812-876-3298
Work: --
Cell: 812-360-3127
OCCUPATION: Construction Management
Applying for Boards(s) and/or Commissions(s): Monroe County Development Review Committee
Referral/Referred by:
Why are you interested in applying for this position?: I enjoy being a part of setting our community in motion for generations to come.

To stay up to date you can view the status of this item [here](#).

[Monroe County, IN](#) | |

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DAVID L. JENNER II

6100 Cowden Rd
Ellettsville IN. 47429

david.jenner36@yahoo.com
812-876-3298 (812-360-3127)

Over twenty five years experience in consumer preferences of homes and development. Strong personal communication skills and enjoy being a team player. Exceptional customer service experience. Takes pleasure in a challenge with successful completion of projects that are on time and in budget. Comprehensive knowledge of overall management and business accounting procedures.

Core Qualifications

Management Skills

Personnel Management
Budget Planning
Cost Analysis
Long Term Client Relations

Job Site Skills

Blue Print Reading
Project Planning
OSHA Compliance
Code Compliance

Software used

Quick Books Premier
Microsoft Excel
Microsoft word
Soft plan Architectural Design

Authentic Homes Inc. / Jenner Construction (2012 - Present)

- Bought and sold over 25 flip homes
- Averaged 4-6 employees
- Managed subcontractors for multiple jobs
- Budget planning for flip homes, new construction and subdivision infrastructure
- Kitchen and bath remodeling
- Worked with engineering from planning of project to progressive changes during job
- Worked with county and city offices for permits and planning of various projects
- Subdivision management from clearing to complete infrastructure installation

Saia Inc. LTL Carrier (March 16, 2011-2012)

Professional Class A CDL Driver

- Responsible for delivery of freight to various clients
- Operator of box truck and tractor trailer combination

Reinhart Food Service LLC (September 8, 2009 - March 14, 2011)

Professional Class A CDL Driver

- Deliver products to restaurants
- Operator of semi tractor trailer (Reefer units)

Jenner Custom Homes, Inc. (February 1, 2001 - September 8, 2009)

President

- Managed a crew of 3 – 15 persons on multiple projects
- Organized and managed 20 - 25 subcontractors on multiple projects
- Met with state and local officials to overview and inspect projects
- Blue print experience with commercial and residential projects including subdivisions and structures
- Organized and scheduled supplies and materials
- Worked with clients on design, estimates, progress updates, and change requests
- Ensured Compliance with OSHA safety standards
- Constructed projects in accordance with local and state Codes
- Worked with engineers on structural design
- Maintained accounting procedures using QuickBooks Premier
- Experienced in planning with county and city agencies such as building and planning departments

Education

August 7, 2009	Vincennes University	Vincennes IN - Associate in Science
1995 - 1996	Vincennes University	Vincennes IN - Welding Degree
1989 – 1993	Edgewood High School	Ellettsville IN – Diploma

eGov
StrategiesAction Center
Item Detail Report - 2024-OZ6TJ1

Submission Information

ID:	4753
Item:	Boards and Commissions Application
Tracking Num:	2024-OZ6TJ1
Submission Date:	2024-02-16 11:37:06

User Reference Information

UserRef:	Plan Review Committee
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Submitter Responses

Form Page: Page 1

Please Select the Board, Commission or Committee you wish to apply for:	
Boards, Commissions and Committees:	
Boards, Commissions and Committees:	Plan Review Committee
Applying for?:	Council
Please list your qualifications for this position.:	Executive Director for the Builders Association
Monroe County Government Boards and Commissions Application:	
TODAY'S DATE:	02/16/2024
FULL NAME:	Jason Bell
ADDRESS:	1105 North Logan Road
CITY:	Bloomington
ZIP CODE:	47404
RESIDENCE TOWNSHIP:	Richland
Are You Eligible To Vote In The City Election:	No
CONTACT INFORMATION:	
Email:	jason@vacuumandappliance.com
Home:	812-360-6846
Work:	812-330-0888
Cell:	812-360-6846
OCCUPATION:	Retail
Applying for Boards(s) and/or Commissions(s):	Plan Review Committee
Referral/Referred by:	Jerry Pittsford
Why are you interested in applying for this position?:	It's important to me to be involved in my community. I feel I have the resources available to make solid and balanced decisions.

Workflow History

Status Update

Status:	Open
Step:	Submitted
Updated:	2024-02-16 11:37:06
Updated By:	CORE User
Notes:	No Notes

Contituent's Messages

Service Norm:	Your application will be reviewed.
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JASON BELL

jason@vacuumandappliance.com | 812-360-6846 | Bloomington, IN 47404

Summary

Strategic business professional experienced in impacting business direction with successful leadership decisions. Talented at providing key plan development and implementation. Veteran creator of successful business plans and strategic development initiatives.

Skills

- Strategic Planning
- Organizational Leadership
- Policy Development
- Program Management

Experience

Bell's Vacuum & Appliance | Bloomington, IN

Owner

11/2001 - Current

- Developed policies, procedures, and short-term and long-term goals for the organization.
- Represented the organization at community events and public forums to promote its mission.
- Collaborated with staff members to ensure operational efficiency of the organization.
- Managed personnel issues including recruitment, hiring, training, performance evaluation, and termination.

Building Association of South Central Indiana | Bloomington, IN

Executive Director

03/2016 - Current

- Developed and implemented strategic plans to ensure organizational growth and development.
- Cultivated relationships with key stakeholders, including board members, donors, sponsors, partners, and community leaders.
- Managed the organization's financial resources and operations to maximize efficiency and effectiveness.
- Reviewed monthly financial statements for accuracy before presenting them for approval by the board of directors.
- Set organization direction and developed strategies and tactics to fulfill mission.
- Established strategic direction and goals to accomplish objectives.

Building Association of South Central Indiana | Bloomington, IN

President, Board of Directors

01/2014 - 12/2016

- Engaged in public speaking opportunities to promote awareness about the organization's mission.
- Facilitated productive dialogue between different factions within the Board of Directors when conflicts arise.
- Assisted in developing annual goals that aligned with the organization's vision statement.
- Presided over board meetings and ensured that all decisions were made in accordance with the organization's bylaws.
- Provided strategic guidance to Board members on best practices for governance and decision-making.
- Recruited new board members based on their skillset or expertise in order

to strengthen the organization's leadership team.

Sarcom | Indianapolis, IN
Project Manager
09/1997 - 10/2001

- Conducted regular status meetings with internal teams and external partners to track progress against established milestones.
- Collaborated closely with senior management on long-term strategic planning initiatives related to projects in development or execution stages.
- Drafted reports summarizing progress made on projects for review by executive leadership team.
- Maintained records of all documents related to each project including specifications, change orders, invoices.
- Coordinated resources across multiple departments and teams as needed for successful completion of projects.
- Developed and maintained project plans, timelines, and budgets.

Education and Training

ITT Technical Institute - Indianapolis | Indianapolis, IN
Associate of Applied Science in Electrical Engineering
05/1998

Accomplishments

- BASCI Presidents Award: 2012, 2018, 2022
- Indiana Builders Association Paul Johnson Award: 2022
- BASCI Associate of the Year: 2013, 2015, 2017, 2022

MONROE COUNTY PLAN COMMISSION		April 2, 2024
REQUEST	To consider the draft zoning map changes for this area, as compared to the Comprehensive Plan	
ADDRESSES	N Angelina LN 53-04-26-100-007.000-011 (2 parcels) 53-04-26-100-004.000-011	

Introduction/Background

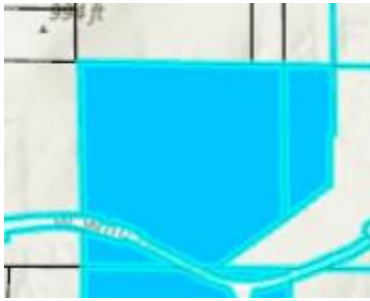
A member of the Redevelopment Commission (RDC) attended a CDO public engagement session in December of 2022. Following that meeting, it was requested that Planning present to the RDC regarding the County Development Ordinance map changes in relation to the existing Tax Increment Finance (TIF) areas. The meeting took place on 1/16/2023 and the recording can be accessed here: https://monroecounty-in.zoom.us/rec/play/NNouSfw64yhBdvFuDjpaNJQJ1kfMWGhkV1OrhwlqJmqCfjDzESiN_36GUfUIR2kb_QdGMhG6hINp5ogW.tzbuTR-g5ze2YkbU?canPlayFromShare=true&from=share_recording_detail&continueMode=true&componentName=rec-play&originRequestUrl=https%3A%2F%2Fmonroecounty-in.zoom.us%2Frec%2Fshare%2F5BT_7rp4fMVj_erilRqTpg_9dulfiEpErEIE5fANn_4Y8d70svGZtGpYqTyBDFOI.SrfVjCBxHAXKIBi8

The Planning Department recommended that anyone that has proposed changes to the CDO draft zoning map submit those requested changes. We received the following letters below. Staff has put together corresponding maps for consideration.

Following the March 5, 2024 Plan Commission Administrative Meeting, there was a request to table the vote on the N Angelina Ln properties. The RDC asked Planning Staff to answer the following questions:

1. How many lots zoned Ag/RR with the BIO overlay were rezoned to LI under the CDO zoning map (Exhibit 1)
2. Of the LI zoned lots under the CDO, what are the ranges in lot sizes of the lots that are vacant/available? (Exhibit 2)
3. Are we creating any NEW LI zoned lots under the CDO? (EXHIBIT 3)
5. Do we have any vacant Heavy Industrial zoned lots (EXHIBIT 4)

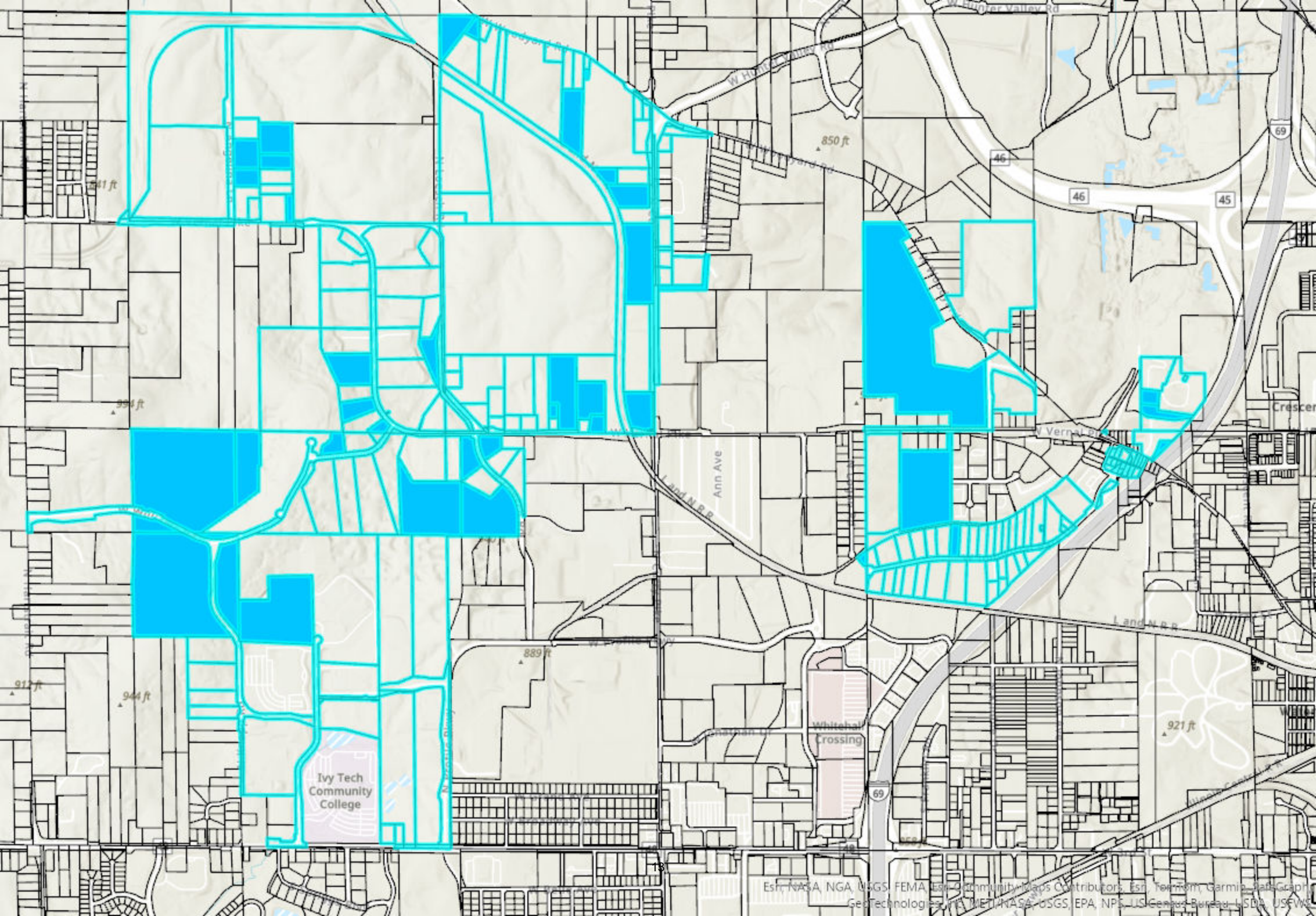
LEGEND - The following pages include mapped areas of Light Industrial (LI) zoned properties. The areas that are filled in with blue indicate a vacant LI zoned property. The area that are outlined in blue but not filled in indicate LI zoning, but that the parcel is assessed as not being vacant.

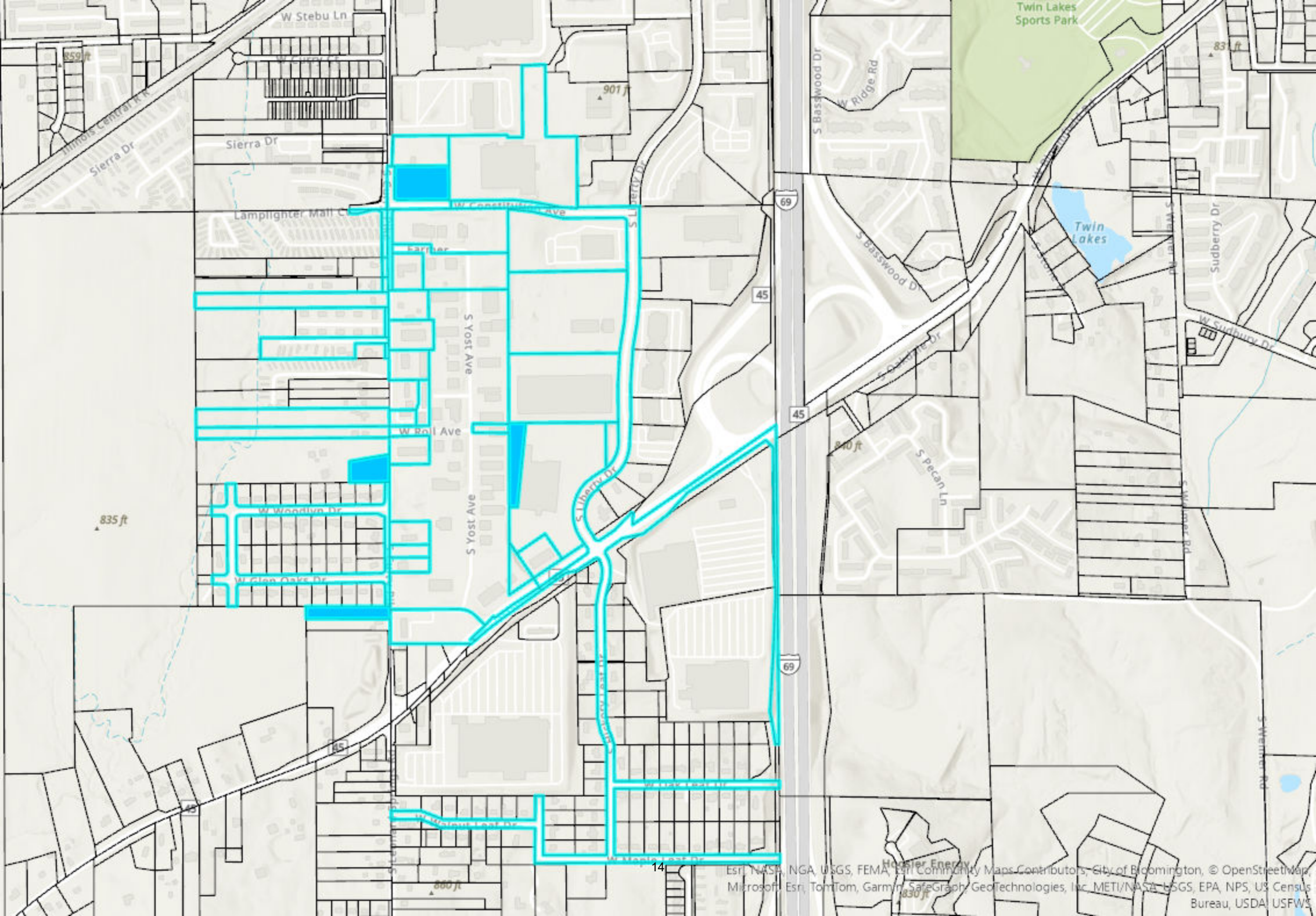


= Vacant LI Zoned Property



= LI zoned property that is occupied





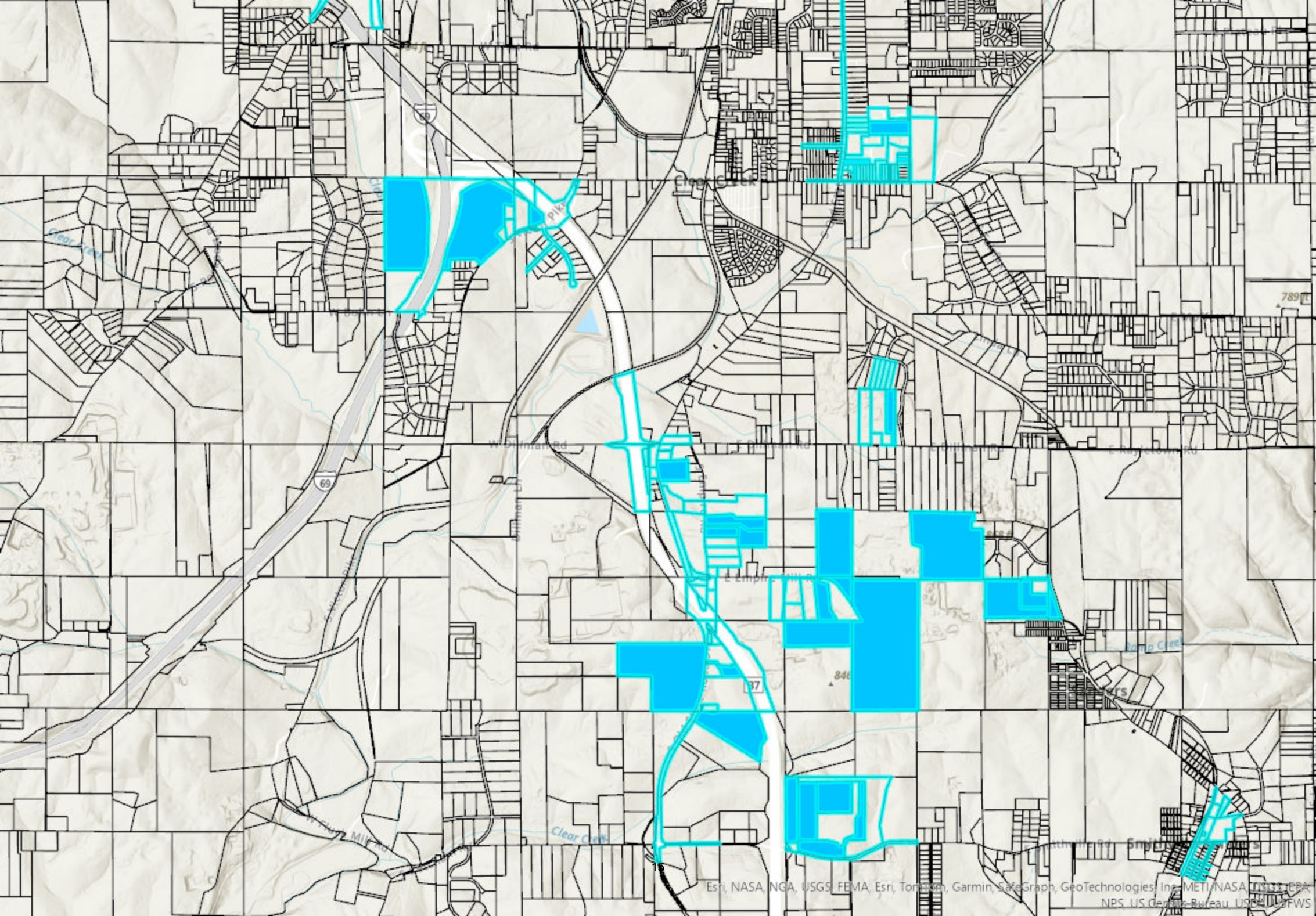
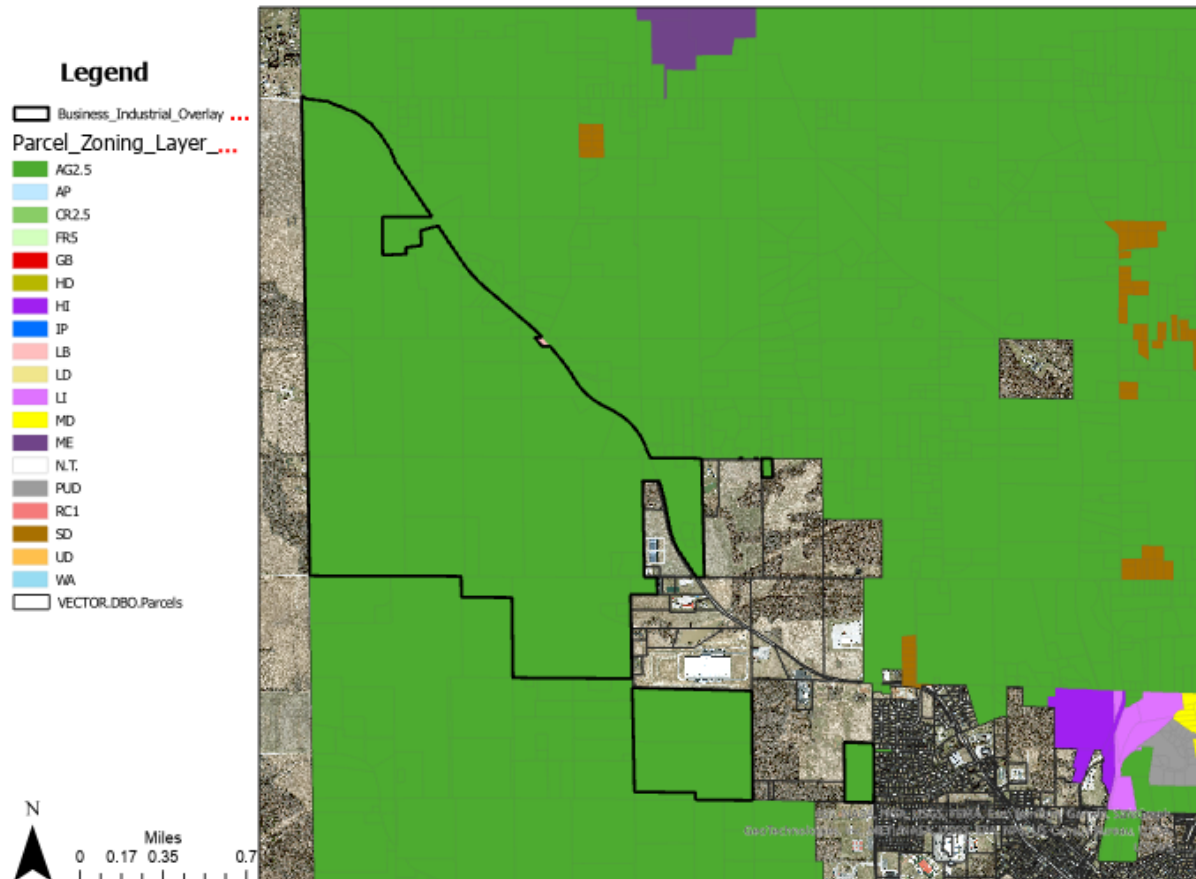


EXHIBIT 1

Business Industrial Overlay over CDO Proposed Map

Generally – no properties with the Business Industrial Overlay are proposed as being rezoned to Light Industrial. Changes include a few parcels being zoned Institutional Public (IP) and some being rezoned Limited Business (LB)

Business Industrial Overlay Exhibit



[illegible]

Business Industrial Overlay Exhibit

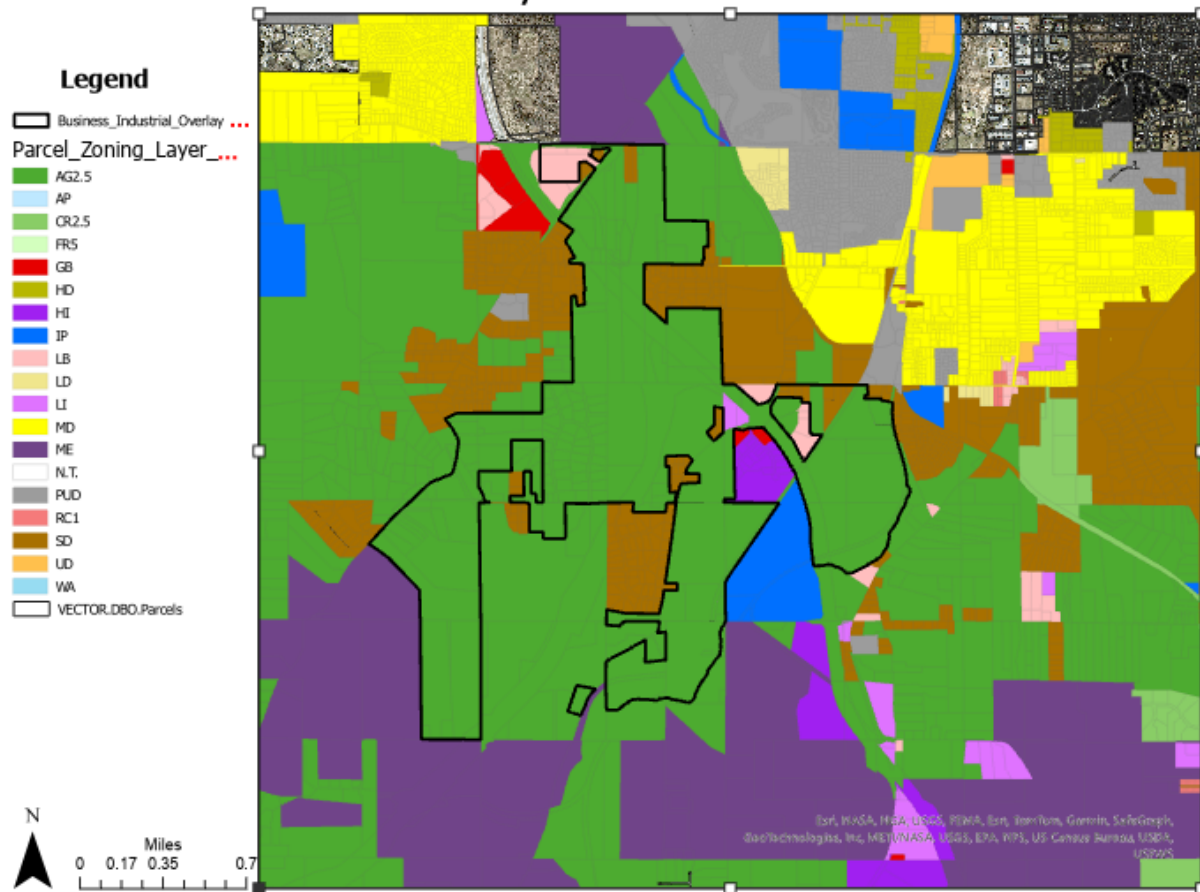


EXHIBIT 2

CDO Zoned LI properties that are Vacant:

CDO Zoning	COUNT	Property Class Code
LI	1	Vacant - Platted Lot
LI	13	Vacant - Unplatted (0 to 9.99 Acres)
LI	1	Vacant - Unplatted (10 to 19.99 Acres)
LI	3	Vacant - Unplatted (30 to 39.99 Acres)
LI	28	Vacant Land
	46	

Analysis: Of the proposed 305 LI zoned parcels under the CDO, 46 are vacant (15%)

EXHIBIT 3

Analysis of all CDO Zoned Light Industrial (LI) properties:

EXISTING Zoning	COUNT	CDO Zoning
GB	7	LI
HI	6	LI
IG	1	LI
IL	165	LI
LI	120	LI
PB	4	LI
RS3.5	2	LI
	305 Parcels	

Analysis of Existing Zoned Parcels Light Industrial (LI) or Limited Industrial (IL)

EXISTING Zoning	COUNT	CDO Zoning
IL/LI	13	AG2.5
IL/LI	1	AP
IL/LI	5	GB
IL/LI	9	HI
IL/LI	2	LB
IL/LI	285	LI
IL/LI	6	RC1
	321	

Summary: There are currently 321 parcels zoned Light Industrial or Limited Industrial. Under the CDO, there are 305 parcels (16 fewer) proposed to be zoned LI.

EXHIBIT 4

CDO Zoning	COUNT	Property Class Code
HI	3	Vacant - Platted Lot
HI	1	Vacant - Unplatted (0 to 9.99 Acres)
HI	23	Vacant Land
	27	

CDO Zone Names Discussion

	ORC 2/12/2024	CDO Draft Map	CURRENT	STAFF Recommendation	Staff REC
Residential5 (R5)	R5	FR5	FR	FOR	Forest Residential 5
Residential2.5AG (R2.5AG)	R2.5AG	AG2.5	AG/RR	AGR	Ag Residential 2.5
Residential2.5CR (R2.5CR)	R2.5CR	CR2.5	CR	CVR	Conservation Residential 2.5
Residential1 (R1)	R1	SD	ER/RE1	RES	Residential 1
Residential1RC (R1RC)	R1RC	RC1	New	RC	Rural Community
Residential.67 (R.67)	R.67	ED	New	NR	Neighborhood Residential
Residential.34 (R.34)	R.34	LD	LR	LD	Low Development Residential
Residential.21 (R.21)	R.21	MD	MR	CD	Community Development Residential
Residential.14 (R.14)	R.14	HD	HR	HD	High Development Residential

duplicate acronym under COB and/or Ellettsville
 Suburban/Estate/Density were the names with issues

Other Potential Options
 CMR=Community Residential
 RN=Rural Neighborhood












City and Ellettsville have an R1 zone
 City and Ellettsville have an R1 zone

City of Bloomington Zoning Districts Names / Density

Table 02-1: Summary Table of Zoning Districts

Prior District Name		District Name
Residential	Acres	
	0.459	R1 - Residential Large Lot [New]
	0.165	R2 - Residential Medium Lot
	0.115	R3 - Residential Small Lot
	0.092	R4 - Residential Urban [New]
	0.115	RM - Residential Multifamily
	0.115	RH - Residential High-Density Multifamily
	0.069	RMH - Manufactured/Mobile Home Park
Mixed-Use		
		MS - Mixed-Use Student Housing
		MN - Mixed-Use Neighborhood-Scale
		MM - Mixed-Use Medium-Scale
		MC - Mixed-Use Corridor
		ME - Mixed-Use Employment
		MI - Mixed-Use Institutional
		MD - Mixed-Use Downtown
		MH - Mixed-Use Healthcare
Nonresidential		
		EM - Employment
		EM - Employment
		PO - Parks and Open Space [New]
Planned Development District		
PUD - Planned Unit Development		PUD - Planned Unit Development
Overlay Zoning Districts		
		DCO - Downtown Character Overlay
		TRO - Transform Redevelopment Overlay [New]

Ellettsville Zoning

 A-1; Agricultural	 A-2; Suburban Agricultural
 C-1; Neighborhood Commercial	 C-2; Tourist Commercial
 C-3; General Commercial	 I-1; Light Industrial
 PUD; planned Unit Development	 I-2; Heavy Industrial
 R-2; Two-Family Residential	 R-1; Single Family Residential
	 R-3; Multi-Family Residential

MONROE COUNTY PLAN COMMISSION**March 19, 2024**

CASE NUMBER	PUO-24-1
PLANNER	Anne Crecelius
PETITIONER	Westgate on Third LLC, c/o Ryan Huffman, Sunstone Construction
REQUEST	Westgate on Third Planned Unit Development Outline Plan Amd. 1
ADDRESS	4755 W State Road 48
ACRES	37.99 +/-
ZONE	Westgate on Third PUD
TOWNSHIP	Van Buren
SECTION	2
PLATS	Unplatted
COMP PLAN DESIGNATION	MCUA Mixed Use, MCUA Mixed Residential

EXHIBITS

1. [Link to Ordinance Approved Westgate on Third PUD Outline Plan](#)
2. Petitioner Phasing Narrative
3. Proposed Phasing Plan
4. Conceptual Development Plan with Proposed Changes
5. Proposed PUD Outline Plan (select pages)

PUBLIC MEETING OUTLINE:

1. Preliminary Hearing - Plan Commission Regular Session – April 16, 2024
 - a. Waiver of Final Hearing requested
2. Final Hearing - Plan Commission Regular Session – May 21, 2024
3. Final Decision - County Commissioners - TBD

SUMMARY

The petition site is a 37. 99 +/- acre property located in Section 2 of Van Buren Township at 4755 W State Road 48, zoned Westgate on Third Planned Unit Development plan (PUD). The site was rezoned to PUD in 2020. The development plan (PUD-21-5) was approved by Plan Commission on August 17, 2021 with conditions. Review was completed in October of 2021 and a grading permit was issued in May of 2023.

The petitioner is requesting to amend the Westgate on Third PUD outline plan (2009-PUO-02) to incorporate the 4 changes:

1. Defining a construction phasing plan;

The petitioner is proposing an eight-phase plan for construction. The original PUD Outline plan was created in a single phase which would require that all site public improvements and ponds be finished before any structure could receive a Land Use Certificate and Certificate of Occupancy.

Under a phased plan, only the structures, ponds, and features within a phase must be finished in order to obtain a Land Use Certificate and Certificate of Occupancy. Please refer to the Exhibit 3 for a diagram of the phasing and Exhibit 1 for a narrative from Ryan Huffman of Sunstone Construction.

2. Removal of eleven (11) covered parking structures;

Under the approved PUD outline plan (see Exhibit 1 link), the site is split into three sections. Sections B and C have multi-family and 2-story townhome style housing with attached and detached garages. The petitioner is proposing to covert 78 spaces across 11 detached garages to uncovered surface parking. The density of spaces to dwelling units meets/exceeds the requirements of PUD, see Exhibit 5.

3. Removal of 3 elevators from Area A, and;

The petitioner is proposing to remove the language in the Outline Plan that states that Area A three buildings will include elevators.

4. Replacement of the community garden with pickleball courts and outdoor fitness equipment.

The petitioner has proposed to replace the community gardens with pickleball courts and outdoor fitness exercise equipment.

Approval of this outline plan amendment will allow the petitioners to submit a PUD development plan that incorporates the above changes for the development.



Figure 1. Looking south; pictometry photo from 4/3/2020.

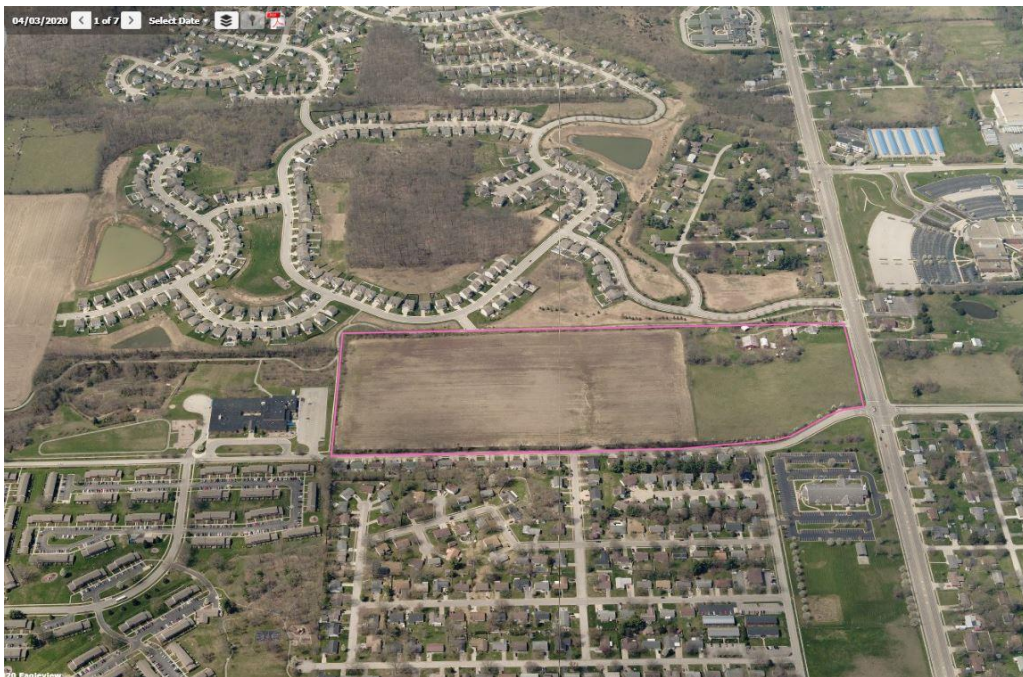


Figure 2. Looking west; pictometry photo from 4/3/2020.

EXHIBIT 1: [Link to Ordinance Approved Westgate on Third PUD Outline Plan](#)

EXHIBIT 2: Petitioner Phasing Narrative

March 6, 2024

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

RE: Westgate On Third Apartments, Monroe County, IN Phasing Plan

To Whom It May Concern:

Please see accompanying phasing plans that indicate improvements within each phasing outline. These improvements shall be required within each phase to receive occupancy permits for the buildings within those phases.

Phase One (Building 17-Clubhouse, Pool, Buildings 4 & 5)

1. We shall submit for and pull building permits for Buildings 1-17, Garages 1-6, the pool, the maintenance building, the trash compactor, the pickleball courts (see Development Plan) (If necessary, will these need a permit? No life safety issues.), same with the dog park. The fountain is currently in prefabrication design that will be connected on-site to stubbed power and sewer once fabricated and delivered. The fountain timeline for filing for a construction permit is dependent upon the design, approval and fabrication schedules. by the end of Phase One.
2. All pavement base course shall be installed in area indicated prior to the occupancy of buildings 17, 4 and 5.
3. Temporary striping to be applied on all pavement base course in area indicated at time of occupancy of buildings 17, 4 and 5.
4. Final pavement top coat(s) and final striping in area indicated will be completed no later than the completion of Phase Three.
5. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 17, 4 and 5.
6. Only landscaping immediately surrounding Buildings 17, 4 and 5 shall be installed at the time of occupancy. Final landscaping approval when all ponds and vegetative areas have been installed in the appropriate climate, completed and stabilized.
7. Pool area to be constructed in Phase One, however, the pool has its own permit and any continuing pool work (weather, timing and expected Memorial Day opening for water connection, inspections and testing, final pool approvals) shall not hold up Land Use Certificate for the Clubhouse or Phase One.
8. Signage to be completed in area of Phase One prior to the occupancy of buildings 17, 4 and 5.

9. Trash Compactor with decorative walls to be completed in Phase One prior to the occupancy of buildings 17, 4 and 5.
10. All Stormwater Improvements to be completed prior to the completion of Phase One.
11. All turn lanes, acceleration lanes and sidewalks along Park Square Drive must be completed during Phase One. Final surface is to be complete for Phase One roadway improvements along Park Square Drive. North and South Entrances shall have final surface at 25' radius from center of Park Square Drive.

Phase Two (Buildings 6, 7 and 8, Maintenance Building, Dog Park, Pickleball Courts, Outdoor Fitness Equipment)

1. All pavement base course shall be installed in area indicated prior to the occupancy of buildings 6, 7, 8 and the Maintenance Building.
2. Temporary striping to be applied on all pavement base course in area indicated at time of occupancy of Buildings 6, 7, 8 and the Maintenance Building.
3. Final pavement top coat(s) and final striping for Buildings 6, 7 and 8 will be completed no later than the completion of Phase Three.
4. Final pavement top coat(s) and final striping for the Maintenance Building will be completed no later than the completion of Phase Eight.
5. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 6, 7, 8 the Maintenance Building, the Dog Park, the Pickleball courts and the Outdoor Fitness Equipment.
6. Only landscaping immediately surrounding buildings 6, 7 and 8 and the Maintenance Building shall be installed at the time of occupancy. Final landscaping approval when all ponds and vegetative areas have been installed in the appropriate climate, completed and stabilized.
7. Signage to be completed in area of Phase Two prior to the occupancy of buildings 6, 7 and 8 and the Maintenance Building.
8. Dog Park, Pickleball Courts and Outdoor Fitness Equipment (see Development Plan) will be completed in Phase Two. Do these need permits with no issue of life safety?

Phase Three (Buildings 9 and 10)

1. All pavements within Phases One, Two and Three shall be finished with top coat(s) and striping at time of occupancy of Buildings 9 and 10.
2. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 9 and 10.
3. Only landscaping surrounding buildings 9 and 10 shall be installed at the time of occupancy. Final landscaping approval when all ponds and vegetative areas have been installed in the appropriate climate, completed and stabilized.
4. Signage to be completed in area of Phase Three prior to the occupancy of buildings 9 and 10.
5. Road Improvements to Park Square Drive by way of the "North Entrance" and "South Entrance" between Ponds 4 & 5 shall be completed by the end of Phase Three.

Phase Four (Buildings 11 & 16)

1. All pavement base course shall be installed in area indicated prior to the occupancy of Buildings 11 & 16

2. Temporary striping to be applied on all pavements base course at time of occupancy of Buildings 11 & 16.
3. Final pavement top coat(s) and final striping in area indicated will be completed no later than the completion of Phase Six.
4. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 11 & 16.
5. Only landscaping immediately surrounding Buildings 11 & 16 shall be installed at the time of occupancy. Final landscaping approval when all ponds and vegetative areas have been installed in the appropriate climate, completed and stabilized.
6. Signage to be completed in area of Phase Four prior to the occupancy of buildings 11 & 16
7. Detached covered parking G1 & G6 (see Development Plan) shall be completed prior to the occupancy of buildings 11 & 16.
- 9.

Phase Five (Buildings 15 & 14)

1. All pavement base course shall be installed in area indicated prior to the occupancy of Buildings 15 & 14.
2. Temporary striping to be applied on all pavements base course at time of occupancy of Buildings 15 & 14.
3. Final pavement top coat(s) and final striping in area indicated will be completed no later than the completion of Phase Six.
4. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 15 & 14.
5. Only landscaping immediately surrounding Buildings 15 & 14 shall be installed at the time of occupancy. Final landscaping approval when all ponds and vegetative areas have been installed in the appropriate climate, completed and stabilized.
6. Signage to be completed in area of Phase Four prior to the occupancy of buildings 15 & 14.
7. Detached covered parking G5 & G4 (see Development Plan) shall be completed prior to the occupancy of buildings 11 & 16.
- 10.

11. Phase Six (Buildings 13 & 12)

1. All pavements within Phases Four, Five and Six shall be finished with surface coat/striping at the time of occupancy of buildings 13 & 12.
2. Only landscaping immediately surrounding buildings 13 & 12 shall be installed at the time of occupancy. Final landscaping approval when all ponds and vegetative areas have been installed in the appropriate climate, completed and stabilized.
3. Signage to be completed in the area of Phase Five prior to the occupancy of buildings 13 & 12.
4. Detached covered parking G3 & G2 (see Development Plan) shall be completed prior to the occupancy of buildings 13 & 12.

Phase Seven (Buildings 3 & 2)

1. All pavement base course shall be installed in area indicated prior to the occupancy of Buildings 3 & 2.
2. Temporary striping to be applied on all pavements base course at time of occupancy of Buildings 3 & 2.

3. Final pavement top coat(s) and final striping in area indicated will be completed no later than the completion of Phase Eight.
4. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 3 & 2.
6. Only landscaping immediately surrounding Buildings 3 & 2 shall be installed at the time of occupancy. Final landscaping approval when all ponds and vegetative areas have been installed in the appropriate climate, completed and stabilized.
7. Signage to be completed in area of Phase Six prior to the occupancy of buildings 3 & 2.

Phase Eight (Building 1, Fountain)

1. All pavements within Phases Seven and Eight shall be finished with surface coat/striping at the time of occupancy of Building 1.
2. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Building 1.
3. Building 1 landscaping and all accessory landscaping for Phases One through Eight will be completed before final occupancy.
4. Fountain and fountain walk shall be completed prior to final occupancy.
5. Signage to be completed in area of Phase Eight prior to the occupancy of Building 1.

EXHIBIT 3: Proposed Phasing Plan

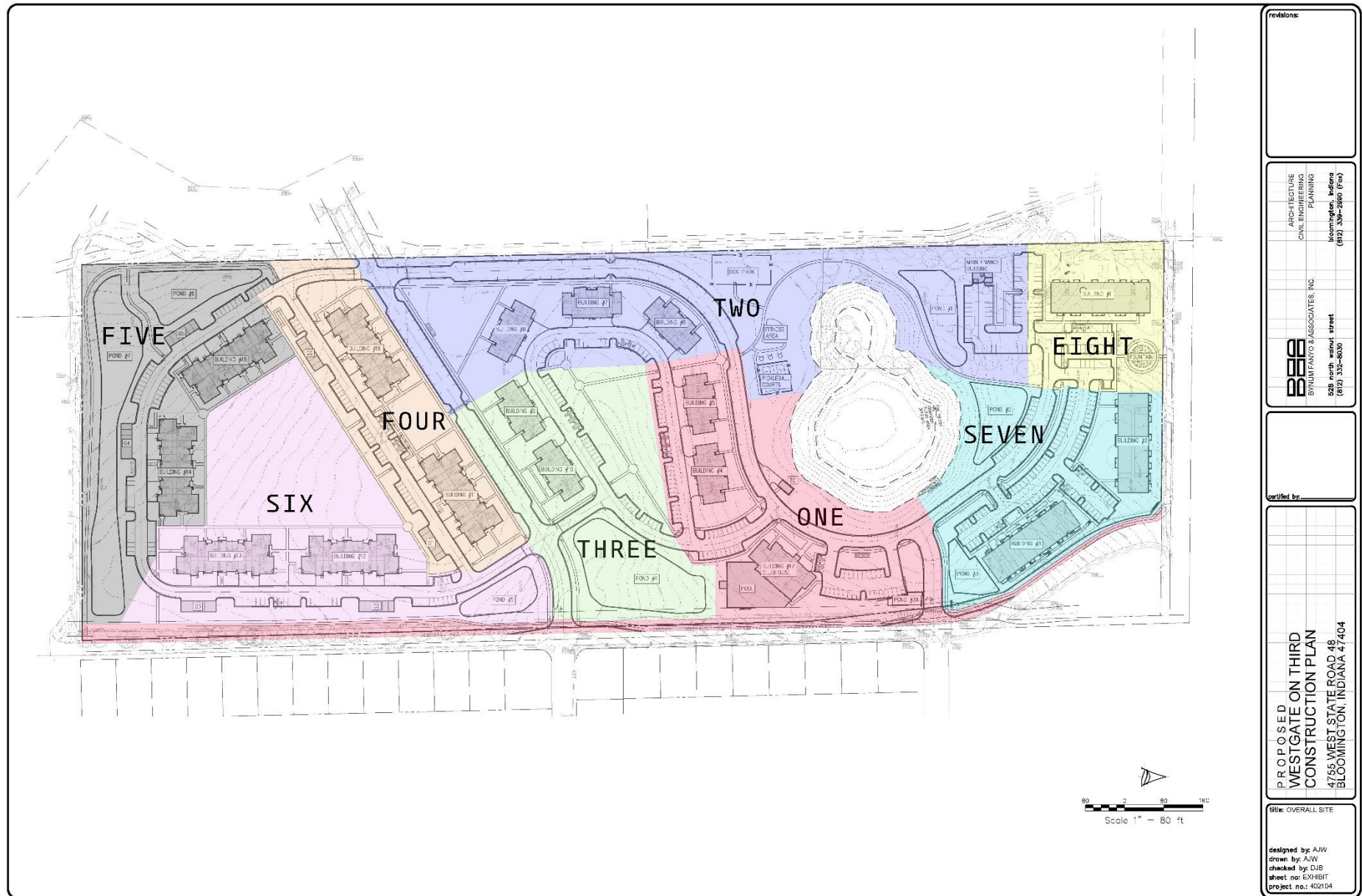


EXHIBIT 4: Conceptual Development Plan with Proposed Changes

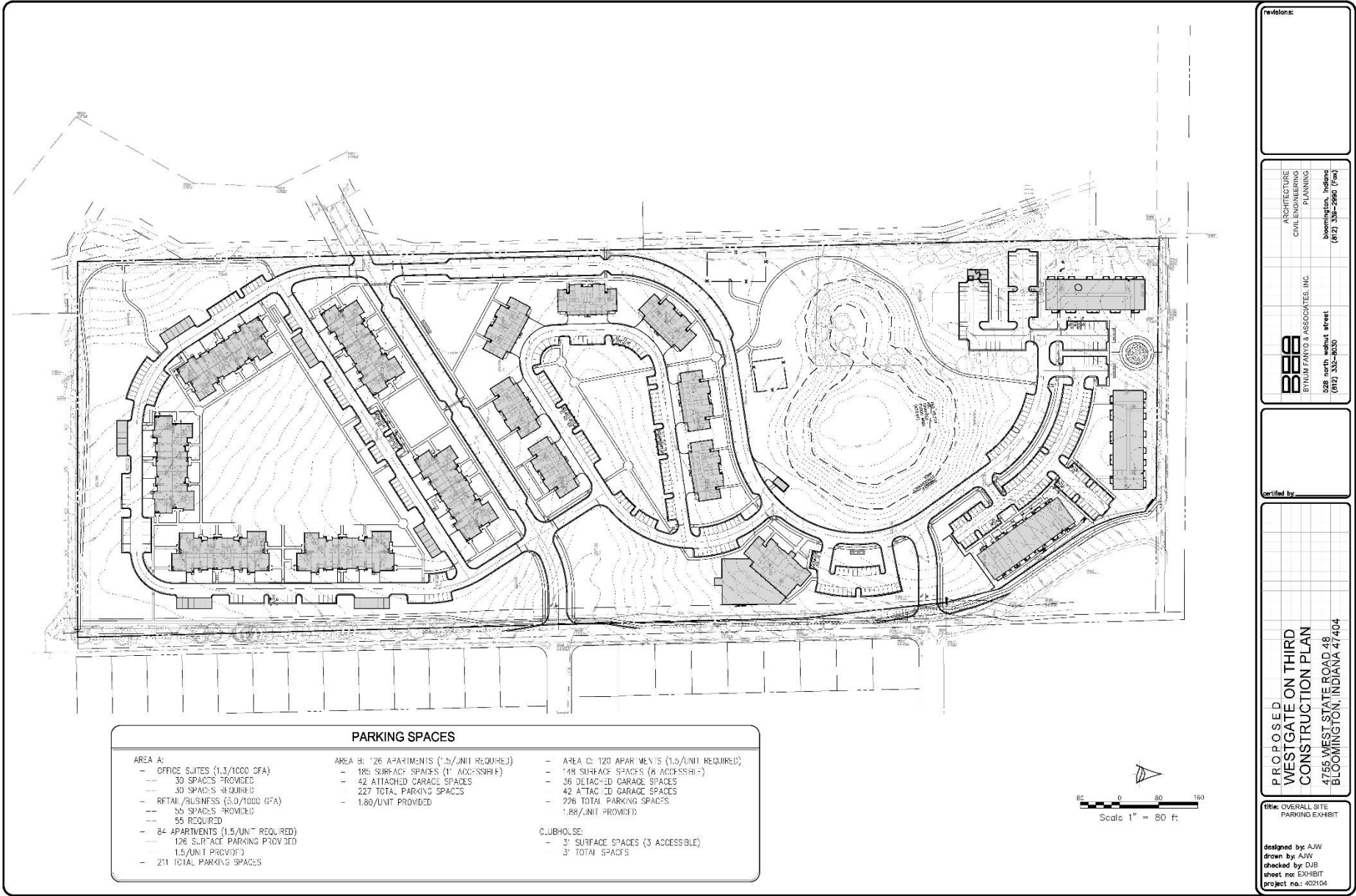


EXHIBIT 5: Proposed PUD Outline Plan (select pages)

6-2 FINAL WESTGATE ON THIRD MIXED-USE PLANNED UNIT DEVELOPMENT OUTLINE PLAN

- 84 Barrier Free 3-Story Apartments with ~~Elevators &~~ Interior Hallways
- 126 Traditional 3-Story Walk-Up Apartments with Interior Hallways
- 120 - 1st & 2nd Floor 2-Story Townhome Style Apartments all w/ Individual Entrances
- Approx 11,000 Sq. Ft. of Ground Floor Retail/Business Services
- Approx 22,000 Sq. Ft. of Ground Floor Private Office Suites/Business Services
- 38 Infill Acres / Max 40% Impervious Lot Coverage / 8.68 units per Acre

Development Overview:

Westgate on Third will be a mixed-use market rate community consisting of 330 rental homes, 11,000 Sq. Ft. of retail/business use and 22,000 sq. ft. of office/business use. The Impervious Lot Coverage of the PUD is under 40%, and the development will feature green design elements like dry water filtering constructed wetlands. The Development will be built out as a ~~single Phase~~ Eight Phases and set a new bar for non-student apartment communities in Monroe County.

The Development will feature buildings with high quality materials (no vinyl or eifS) and architecturally stimulating accents. Interiors will feature stainless steel appliances, washer & dryers, wood laminate floorings, and granite countertops.

The Development will provide a diverse housing mix with multiple floorplans. There will also be a clubhouse, a pool, a dog park, pickleball courts and outdoor fitness equipment ~~and a community garden~~ for the residents to use.

There will be a total of 330 apartment homes in three different housing options, all with a diverse range of floor plans. There will be a total of 84 Barrier Free Apartments ~~over Commercial space~~ with Elevators, 126 Traditional Apartments with interior hallways, and 120 Apartments located on the first or second floor, in townhome style buildings with private entrances. The projected unit mix will be:

- 10% Studios
- 50% 1 Bedrooms
- 35% 2 Bedrooms
- 5% 3 Bedrooms

The Retail / Business Use will be located on the ground floor of Building 2 along Third Street.

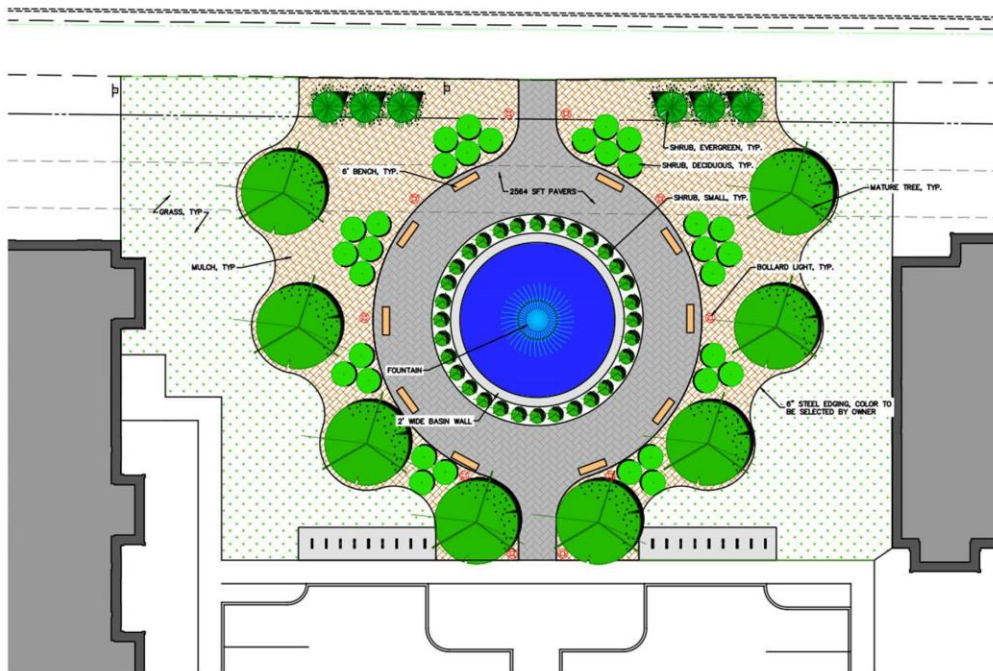
The Office Suites will cater to any Monroe County resident that desire a private home office “away from home”. The Office Suites will also include shared conference rooms that can be reserved for business meetings. The users of the Office Suites will have access to utilize the clubhouse and all the amenities including the secure package-delivery room.

The Neighborhood:

The Development Property is the last undeveloped piece of the Daniels Farm. The Property is an infill 38 acres located at 4755 West State Road 48 (W Third Street) and has been owned by the same family for over 60 years. Other parts of the Daniel Farm and the surrounding area have been developed as medium to high-density single-family homes, an elementary school, churches, limited commercial and businesses and employment-based uses. The Property is only .25 miles east of Ivy Tech Community College and Park 48 (the location for several large Monroe County employers, including Cook Medical, Baxter Healthcare and Tasus). Support Letters for the Development have been submitted by the Bloomington Economic Development Corporation, Cook Group, Ivy Tech Community College, the Regional Opportunity Initiatives, Peoples State Bank, Casa Brava Restaurant, and the Nails Club.

The 4.5 Mile Karst Farm Greenway Trail runs along the entire western side of the Property. A Karst Trail Fountain Plaza facing Third Street will be developed for public use at the location depicted on the Westgate on Third Overall Plan. Specialty Pavers, Bike Stands and Benches will circle the fountain.

FOUNTAIN PLAZA CONFIGUARTION



Street connection to the adjacent neighborhood to the west will be a 2-lane private paved road with a sidewalk but restricted for emergency response vehicles to limit the number of automotive crossing the Karst Trail at this location. This will help to maintain pedestrian safety at a location of the Karst Trail that is heavily used and close to a school. A permanent easement will be established which will grant Monroe County permission to make this road connection open to all public vehicles at their sole discretion. Road bollards will be installed in one lane and do not enter signage also posted, which would be removed at Monroe County discretion if the road connection opens to public vehicles.

There are 3 sidewalk connections to the Karst Trail. The Property is surrounded by fully developed properties. Water, sewer and power utilities and services are readily available.

Ownership:

The Property is currently owned by Martha I. Daniel. The proposed ownership of all the land and improvements in the PUD will be held in a partnership (controlling company) between Redhawk Multifamily and Domo Development Company.

Site Plan:

In Area A, there will be three 3-Story buildings. On the second and third floors, there will be 84 barrier free stacked rental flats over Commercial space with elevators. On the ground floor there will be approximately 11,000 Sq. Ft. of retail/business use and approximately 22,000 sq. ft. of office/business use.

In Area B, there will be seven 3-Story buildings with 126 traditional rental flats with interior enclosed hallways and attached and detached garages.

In Area C, there will be 120 apartments on either the first or second floor in six 2-Story townhome-style buildings. Each apartment in Area C will have an individual ground level private entrance and either an attached or detached garage.

Site distance improvements for the intersections at Park Square Drive, including necessary vegetation removal and berm removal will be made. Off-site road improvements to Park Square Drive, including accommodating street approaches/driveway approaches will have two exit lanes to provide adequate capacity at the intersections with Park Square Drive.

The 3-story buildings will have a maximum building height of 40 feet and the 2-story buildings will have a maximum building height of 35 feet.

Building Height is defined per Chapter 801-2, and is the vertical distance from the average grade level adjoining the building: to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between the eaves and the ridge for gable, hip and gambrel roofs.

AREA	USES	BEDROOMS	DEVELOPMENT STANDARDS
A	MF apartments Retail Space / Business Office Suites	84 apartments Studios, 1- and 2-bedrooms	3-story Building; height not to exceed 40 ft Barrier-free buildings with elevators Retail and Office suites on first floor, street level entrance Maintenance Building Surface Parking
B	MF apartments Clubhouse	126 apartments 1- and 2-bedrooms	3-story Building; height not to exceed 40 ft 7 apartment buildings Interior Hallways Attached & Detached Garages + Surface 1 Story Clubhouse
C	2-story townhome style building	120 apartments studio, 1, 2 and 3 bedrooms	2-story Building; height not to exceed 35 ft 6 apartment buildings Ground level private entrances Attached & detached garages + Surface

Architectural Standards:

All the buildings will feature high quality building materials with a mix of masonry brick, stone and either LP Smart Board or Cement Based Siding. None of the buildings will have vinyl siding or (eifs) material.
Below are sample elevations.

Landscaping:

The Development complies with Chapter 830 of the Monroe County Zoning Ordinance except:
Parking lot landscape islands will be placed every 15 spaces or fewer within a row of parking spaces for all parking lots. Required interior planting for all parking lots shall be 5% of the total area of the lot.

Parking Spaces Provided Summary:

AREA A

- ~~126~~~~124~~ Spaces for 84 Apartments (~~1.51~~~~45~~/Unit) versus (1.3/Unit) Required Based on Unit Mix
- 30 Spaces Minimum for 22,000 Sq Ft of Private Office Suites (1.3/1000 GFA) and (1.3/1000 GFA) is Required
- 55 Spaces for 11,000 Sq Ft of Retail / Business (5.0/1000 GFA)

AREA B

- ~~227~~~~217~~ Total Spaces for 126 Apartments Proposed (~~1.81~~~~7~~/Unit) vrs. (1.3/Unit) Required Based on Proposed Unit Mix. (~~42~~~~30~~ Attached Garages + ~~42~~ Detached Garages + ~~185~~~~145~~ Surface with 11 accessible)
- Clubhouse 31 Spaces with 3 accessible~~Proposed~~

AREA C

- ~~226~~~~214~~ Total Spaces for 120 Apartments Proposed (~~1.88~~~~1.7~~/Unit) vrs. (1.3/Unit) Required Based on Proposed Unit Mix. (~~42~~~~48~~ Attached Garages + ~~36~~~~72~~ Detached Garages + ~~148~~~~100~~ Surface Spaces with 8 accessible)

Streets, Parking and Sidewalks:

Interior private streets and their cross sections will be installed as depicted on the site plan. Parallel and perpendicular parking will be dimensioned as follows (with exception of ADA required parking): perpendicular parking – 18' long x 9' wide and parallel parking – 8' wide x 20' long. These dimensions shall be measured from curb face to edge of drive lane. Sidewalk connection to community trails will be installed as shown on the site plan.

The sidewalks and walking paths will be constructed as shown in the locations on the Westgate on Third PUD Overall Plan and will all be 5 feet in width. The sidewalks system as shown is extensive, with interior walkways promoting community connections off the private roads and private walkways promoting health and fitness.

The Development will not comply with Chapter 856 in regard to having sidewalks down both sides of the street. The Development is a walkable community, with convenient transit options and safe bus routes. Studies have shown that residents of communities designed to be walkable both drive fewer miles and also take more trips by foot and bicycle. Research from AARP has shown "People who live in neighborhoods with sidewalks on most streets are 47% more likely to be active at least 30 minutes each day".

Impervious Lot Coverage and Open Space:

The Total Impervious Lot Coverage of the PUD Site plan does not exceed 40%. The Designated Open Space Areas are depicted on the Westgate on Third Overall Site Plan and Exhibits. All Open Space Areas

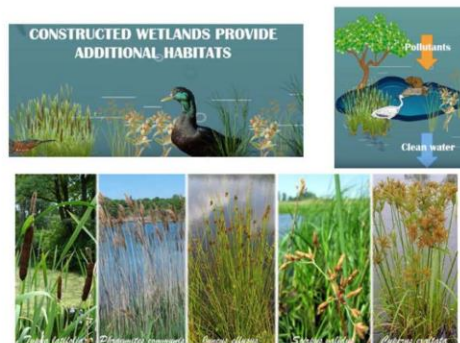
including the Karst Area will be designated as unbuildable and will be owned and maintained by the Controlling Company. Open Space is defined as all areas within the PUD not including all primary buildings, accessory buildings or roads and parking spaces.

PUD Compliance:

The proposed Mixed-Use PUD complies with both the most current version of the Monroe County Comprehensive Plan, which classifies the Property as high density MF Mixed-Use. The proposed PUD also complies with the current draft of the Monroe County Consolidated Development Ordinance which designates the Property for Higher Density MF Mixed-Use.

Environmental Considerations:

The PUD site plan has been designed to significantly exceed the storm water detention guidelines outlined for development within the Cave Creek Watershed. Six dry basin constructed wetlands will be established to exceed all County requirements of Chapter 761 for extended discharge to a critical watershed. The development plan has been designed to meet all the land preservation and buffer requirements of Chapter 829 of the Zoning Ordinance. There are no slopes on the Property greater than 15% on the site. Unique sustainable features of the Development will be a community garden, Pickleball courts with outdoor fitness equipment for the residents and a dog park. Walking paths are located throughout the Development with 3 connections to the Karst Trail. A complete Karst Report has been provided. Karst area protections, storm water drainage, water quality features and designated open space will be incorporated into a drainage plan subject to review by the Monroe County Drainage Board and MS-4 coordinator.



Signage: PUD Maximum of 491 Square Feet

Zone A: Maximum of 262 Square Feet

- 1 Westgate on Third one sided monument style ground signage to be located as depicted on the site plan along Third Street not to exceed 100 square feet with zero setback from ROW.

MONROE COUNTY PLAN COMMISSION ADMINISTRATIVE MEETING **April 2, 2024**

PLANNER	Daniel Brown
CASE NUMBER	REZ-24-1
PETITIONER	Mannanya LLC. c/o Daniel Cyr, Paganelli Law Group
ADDRESS	5991 W State Road 48 Parcels #53-09-02-200-177.000-015, and 53-09-02-200-173.000-015
REQUEST	Rezone Request from RE1 to LB Preliminary Hearing.
ACRES	2.48 +/- acres
ZONE	RE1
TOWNSHIP	Van Buren Township
SECTION	02
PLATS	Unplatted
COMP PLAN DESIGNATION	MCUA Suburban Residential

EXHIBITS

1. Site Conditions Map
2. Petitioner Letter
3. Petitioner Site Plan

PUBLIC MEETING OUTLINE

- Plan Review Committee – Cancelled
- Plan Commission Regular Meeting – April 16, 2024 (Preliminary Hearing)
 - No waiver of final hearing requested.
- Plan Commission Regular Meeting – May 21, 2024 (Final Hearing)
- County Commissioners - TBD

SUMMARY

The petition site is two parcels totaling 2.48 +/- acres located in Van Buren Township. The petition site is currently zoned Estate Residential 1 (RE1) and the petitioner wishes to rezone it to Limited Business (LB). The petitioner has filed this petition with the intention of establishing a convenience store as the principle use and a gasoline service station as the accessory use.

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 uses of Convenience Store and Gasoline Service Station are not permitted.

BACKGROUND

The petition site is currently unplatted and is a corner lot on W State Road 48 and S Kirby Road. The site is currently vacant. There is a water feature in the center of the property and is located in a critical drainage area. The Zoning Map amendment would be from RE1 to LB. Listed below are the definitions of these zones per Chapter 833 and Chapter 802, respectively.

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.

Limited Business (LB) District. The character of the Limited Business (LB) District is defined as that which is primarily intended to meet the essential business needs and convenience of neighboring residents. Limited business uses should be placed into cohesive groupings rather than on individual properties along the highways and access control should be emphasized. Its purposes 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 traffic; 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. Therefore, the number of uses permitted in the LB District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the adjacent residential uses.

EXHIBIT 1: Site Conditions Map

Site Conditions Map

- Major Collector [70']
- Minor Arterial [100']
- Major Arterial [150']
- Petitioner
- Sanitary Pipe
- Water Pipe
- 2-Foot Contours
- 15% Slope (County/ECO2)
- <VALUE>
- 0 - 15
- > 15
- Local Roads [50']
- Hydrologic Features
- Parcels
- Critical Watersheds
- Cave Creek

0 20 40 80 120 160 200 Feet

Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/21/2024

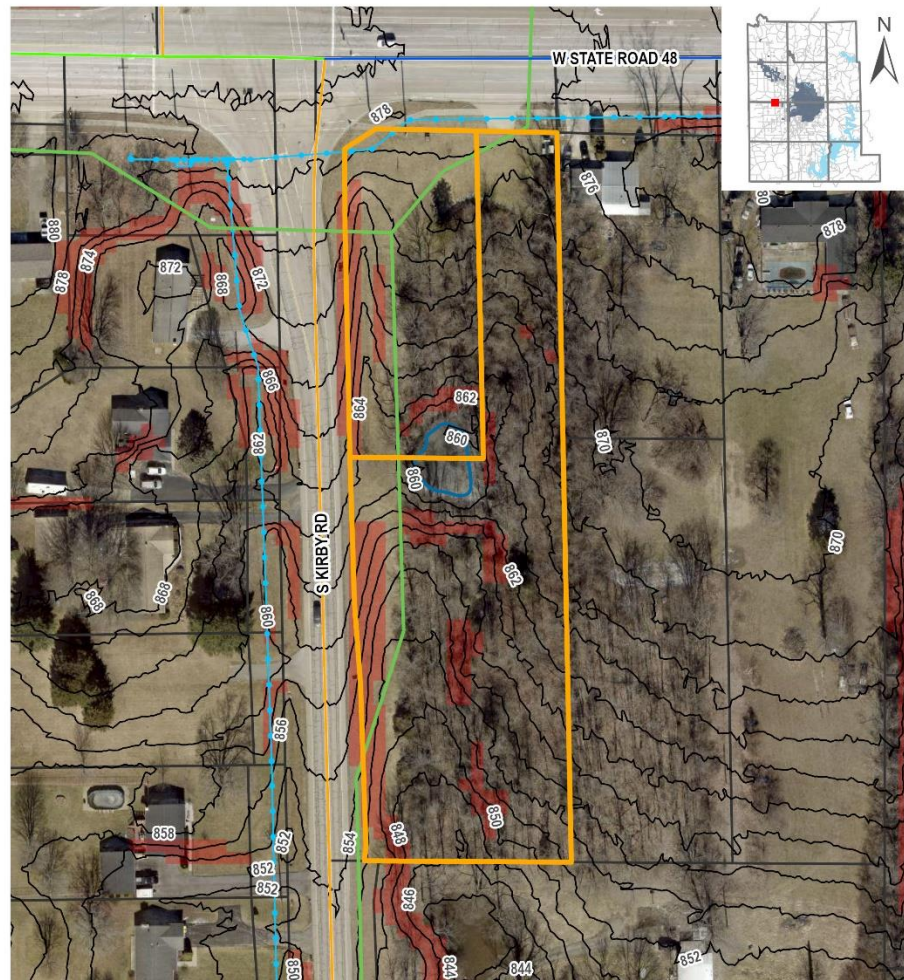


EXHIBIT 2: Petitioner Letter

PAGANELLI LAW GROUP
ATTORNEYS AT LAW

Two Meridian Plaza
10401 N. Meridian Street, Suite 450
Indianapolis, Indiana 46290

Voice: 317.550.1855
Fax: 317.569.6016
www.paganelligroup.com

January 22, 2024

Monroe County Plan Commission
Monroe County Plan Review Committee
Monroe County Planning Department
Showers Building North
501 N Morton St., Suite 224
Bloomington, IN 47404

Re: **State Road 48 Rezone to Limited Business**
Our Client: Mannanya LLC
Property: 5991 W State Road 48, Bloomington, IN 47404

Dear All:

This firm represents Mannanya LLC. Our client wishes to rezone two parcels that are currently zoned Estate Residential 1 to Limited Business. These parcels total approximately 2.48 acres and are located at the southeast corner of W State Road 48 and S Kirby Rd. The rezoning would allow Mannanya LLC or its assignee to develop the vacant lots into a convenience store with gasoline sales. The Petitioner believes that a well-designed site would satisfy the intent of the Limited Business District, which is to meet the essential business needs and convenience of neighboring residents. The site is located along a highway and a rezoning would encourage limited development that is compatible with adjacent residential uses. Please let us know if you have any questions or need further information.

Sincerely,



Daniel M. Cyr

EXHIBIT 3: Petitioner Draft Site Plan

