

ORDINANCE # 2019-16

Monroe County Plan Commission Zoning Map Amendment to Institutional/Public

An ordinance to amend the Monroe County Zoning Maps which were adopted December 1996.

Whereas, the Board of Commissioners of Monroe County, Indiana, passed a zoning ordinance and adopted zoning maps effective January 1997, which ordinance and maps are incorporated herein; and,

Whereas, the Monroe County Plan Commission, in accordance with all applicable laws, has considered the petition to amend said zoning maps;

Now, therefore, be it ordained by the Board of Commissioners of Monroe County, Indiana, as follows:

SECTION I.

The Monroe County Zoning Map is amended to rezone one 1.16 +/- acre parcel, located at 2125 S Kirby Road (Parcel #53-09-11-200-007.000-015 & 53-09-11-200-009.000-015) in Van Buren Township, Section 11, from Estate Residential 2.5 (RE2.5) to the Institutional/Public (IP) district.


SECTION II.

This ordinance shall be in full force and effect from and after its passage and adoption by the Board of Commissioners of Monroe County, Indiana.

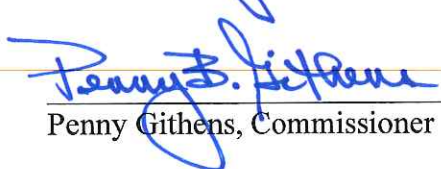
Passed and adopted by the Board of Commissioners of Monroe County, Indiana, this 12th day of June, 2019.

BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

"Yes" Votes


Julie Thomas, President


Lee Jones, Vice President


Penny Githens, Commissioner

"No" Votes

Julie Thomas, President

Lee Jones, Vice President

Penny Githens, Commissioner

Attest:


Catherine Smith, Monroe County Auditor


**OFFICE OF
MONROE COUNTY PLAN COMMISSION
501 N Morton Street, Suite 224
BLOOMINGTON, IN 47404**

TO: THE COMMISSIONERS OF MONROE COUNTY, INDIANA

CERTIFICATION

I, Larry Wilson, hereby certify that during its meeting on May 21, 2019 the Monroe County Plan Commission considered petition #1903-REZ-01 for an amendment (Ordinance # 2019-16) to the Monroe County Zoning Map and made a positive recommendation to approve thereon, based on the findings, highway and drainage engineers' reports, with a vote of 8-0.

This proposed amendment is being forwarded for your consideration pursuant to I.C. 36-7-4-605(a).



Larry Wilson
Planning Director

5-28-2019
Date

MONROE COUNTY PLAN COMMISSION MEETING**May 21, 2019**

PLANNER Jackie Nester, AICP
CASE NUMBER 1903-REZ-01, Van Buren Township Trustees Rezone
PETITIONER Van Buren Township Trustees, C/o Rita Barrow
ADDRESS 2125 S Kirby RD
REQUEST Rezone from Estate Residential 2.5 (RE2.5) to Institutional/Public (IP)
ACRES 1.16 acres +/-
ZONE Estate Residential 2.5 (RE2.5)
TOWNSHIP Van Buren
SECTION 11
COMP. PLAN
DESIGNATION: MCUA Employment

EXHIBITS

1. Site Plan
2. Petitioner letter

RECOMMENDATION

Staff recommends **approval** based on the Findings of Fact subject to the County Highway and Drainage Engineer reports.

PLAN REVIEW COMMITTEE

The Plan Review Committee heard this petition at its regularly scheduled meeting on April 11, 2019 and made a favorable recommendation to the Plan Commission.

SUMMARY

The petition site is one parcel totaling 1.16 +/- acres located in Van Buren Township. The current zoning of the site is Estate Residential 2.5 (RE2.5). The rezone request is to Institutional/Public (IP) for the purposes of converting a structure on site to a governmental facility use. The petitioner and owner in the request is the Van Buren Township Trustees.

The petition site contains a home, 2 garages, one shed, and a parking area. The home was built in 1963, the 2 garages were built in 1979 and 2011, and the utility shed was also built in 2011. The use of the home and accessory structures are largely for equipment storage for the Van Buren Township Fire Department and related exercise equipment. The petitioner would like to move the Van Buren Township Trustee office to this building instead of the current location across the street at 2130 S Kirby Road. The purpose of the move is to give the fire department more space for their equipment and employees all at one location.

The property at 2125 S Kirby Road was purchased by the Van Buren Township Trustees in 1997. Since they purchased the property the use of the property has largely been storage. They would like to convert the garage into their main trustee office. In order to do so, the property requires a rezone. If granted, they will need to apply for appropriate building permits to convert the space into an office and file for a commercial site plan. The use would be classified as a Governmental Facility, which is defined as:

Governmental Facility. *A government owned or operated building, structure, or land used for public purpose.*

The following conditions apply to the Governmental Facility use:

7. *Outdoor storage areas shall not be visible from streets and/or adjacent properties. This condition does not apply to heavy machinery sales, welding, and wood products when the uses are located in a Heavy Industrial (HI) District.*

40. *Site plan review and notification of interested parties is required.*

BACKGROUND

The petition is currently zoned as Estate Residential 2.5 (RE2.5) with Airport (AP) as the zoning of the fire township property across the street. Both RE2.5 and AP zoning are part of the zoning designations in Chapter 833, which are the fringe zones. Staff chose a closely related zone to Airport (AP) in Chapter 802, which is Institutional/Public (IP). Though there is no other IP zoned properties in proximity to the petition site, it closely matches the uses in Airport (AP).

Under the current Estate Residential 2.5 (RE2.5) zoning, the petitioner cannot use the home and accessory structures for non-residential uses. In order to utilize the property for government use, it requires a rezone. Below are the permitted uses in IP and RE2.5:

Institutional/Public (IP)	
Central Garbage/Rubbish	C
Government Facility	P
Historic Adaptive Reuse	C
Postsecondary Education	P
Remote Garbage/Rubbish Removal	C
School (K-12)	P
Solar Farm	C
Telephone and Telegraph Services	P
Utility Service Facility	P
Wastewater Treatment Facility	P
Water Treatment Facility	P
Wireless Communications Facilities	C

Airport (AP)	
Aircraft maintenance and storage facilities	P
Aircraft servicing and fueling facilities	P
Airports and heliports	P
Automobile rental	P
Commercial use as principal use	C
Cultural facilities	P
Fire stations	P
Government institutions	P
Historic Adaptive Reuse	C
Hotels/motels	P
Off-site parking	C
Offices	P
Parks and playgrounds	P
Police stations	P
Shared parking	C
Wireless Communications Facilities	C

LOCATION MAP

The petition site is located at 2125 S Kirby RD in Section 11 of Van Buren Township.

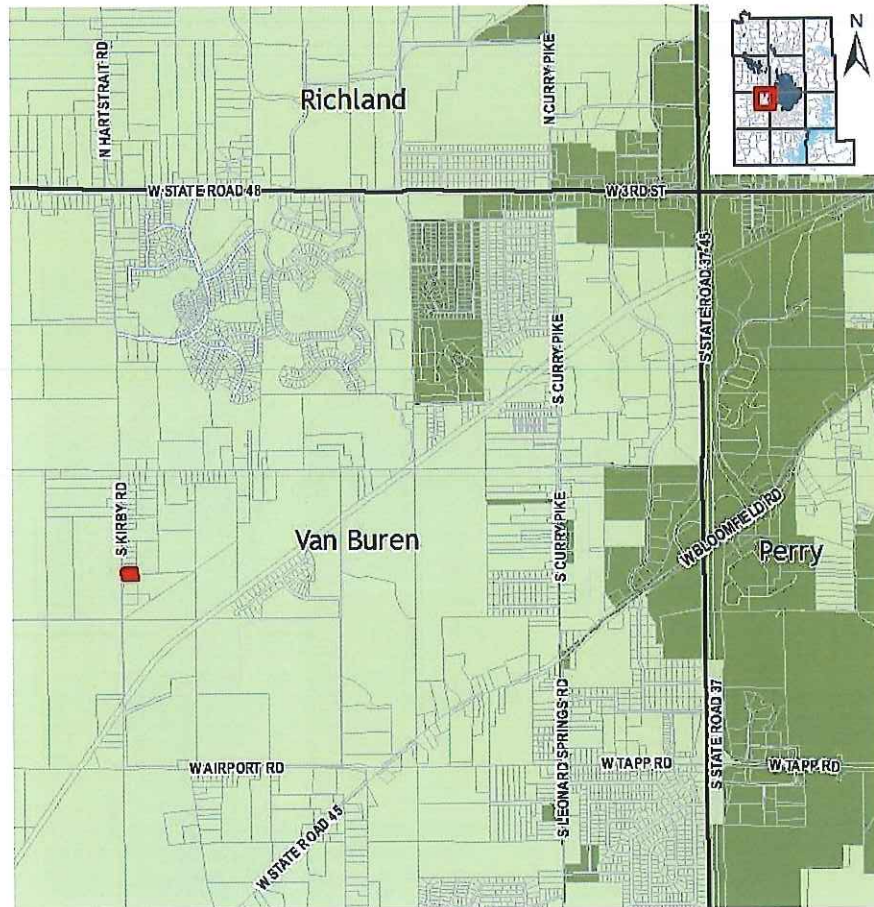
Location Map

-  Petitioner
-  Civil (Political) Townships
-  Roads
- Incorporated Areas**
-  Bloomington
-  Parcels

0 0.2 0.4 0.8 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 4/2/2019



ZONING

The petition site is zoned Estate Residential 2.5 (RE2.5). The neighboring zones are Airport (AP) and Estate Residential 1 (RE1). Surrounding uses are primarily residential, governmental, and airport.

Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AP - Airport
-  I - Institutional Uses
-  IG - General Industrial
-  RE1 - Estate Residential 1
-  RE2.5 - Estate Residential 2.5

0 0.0275 0.055 0.11 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 4/2/2019



SITE CONDITIONS

The petition site is a 1.16 +/- acre parcel. It maintains frontage along S Kirby Road, which is classified as a Major Collector. The parcel contains three structures. The petitioner would like to convert the garage added in 2011 (outlined in yellow) into an office space for the Van Buren Township Trustees.

Site Conditions Map

-  Petitioner
-  Parcels
-  10-Foot Contours
-  Water Pipe
-  Roads






0 25 50 100 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 4/2/2019



Slope Map

-  Petitioner
-  Parcels
-  2-Foot Contours
-  Roads
- Percent Slope (2010)**
-  0 - 15

0 12.5 25 50 75 100 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 4/2/2019



SITE PHOTOS



Photo 1. View of the Van Buren Fire Department across the street from the petition site.



Photo 2. View of the garage added in 2011 to be converted into the Van Buren Township Trustee office.



Photo 3. View of the existing home on the lot, used as storage space.



Photo 4. View of the easement to the north of the proposed office space.



Photo 5. View of current parking area for the proposed office.



Photo 6. View of the two garages and home on the lot.



Photo 7. Birdseye view, facing North.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the Employment designation area of the Comprehensive Plan:

5.1.4 Employment

Employment-oriented uses include light industrial, manufacturing and assembly, research and development facilities, flex/office space, construction trades, warehousing and other types of commercial uses that may not be easily integrated into a mixed-use environment.

These uses may require large, isolated sites for large-format facilities, or multiple facilities may be organized into coordinated campus-style or industrial park settings. This land use category is intended to accommodate the expansion and changing operations of a wide variety of companies and to foster a well-rounded and diverse economy as part of the Greater Bloomington area.

Special attention should be paid to vehicular access management, buffering and landscape aesthetics, building and parking orientation, and basic architectural design standards. Business support services are encouraged to be integrated into larger employment areas.

A. Transportation

Streets

Employment areas require special considerations in roadway design. These areas are typically accessed through arterial connections from the freeway and require accommodations for heavy truck traffic. Arterial connections may

Include mixed-use corridors, and special attention must be paid to balance the needs of all travel modes while also facilitating industrial deliveries and commuter traffic flow. Arterial streets, such as Third Street, should not exceed five lanes in width (four travel lanes with center turn lane). Local and collector streets will typically be two or three-lanes (two travel lanes with center turn lane). Street connections are encouraged to help distribute traffic, but should be balanced with access management plans to maximize safety. Center medians for select arterial roadways should be considered to improve access management and corridor aesthetics.

Freight

Appropriate routes for truck traffic to and from I-69 should be designated with thoroughfares designed accordingly. Major highway access points to employment areas west of I-69 will include SR-46, Third Street/SR-48, 2nd Street/SR-45 and Tapp road. Fullerton Pike will provide access to potential employment areas to the east of I-69. A new roadway connection between that road and South Walnut Street (old SR-37) should be considered to open land between the highway and Clear Creek for employment uses.

Bike, Pedestrian, and Transit modes

Commuting by automobile will likely remain the primary form of transportation to work in the larger employment centers within the Urbanizing Area. However, opportunities to expand transportation options should be provided wherever possible. Streets within employment areas should include sidewalks and/or shared-use sidepaths and encourage connections to Karst Farm Greenway and Clear

creek Trail. Opportunities to expand City of Bloomington and rural Transit service to employment areas should also be explored.

B. Utilities

Sewer and water

Employment-generating uses provide a fiscal benefit to the community that may warrant additional investments in and possible geographic expansion of sewer systems. Some areas designated for employment uses in the land Use Plan are located outside of current sewer service areas, most notably the area between Clear Creek and Sr 37. Additional studies should be undertaken to determine the potential for sewer expansion and necessary capital improvements to serve these areas. Additional studies and surveys may be required to determine the geographic restrictions within developable areas.

Power

Where possible, overhead utility lines should be buried to minimize disruption during major weather events. Care should be taken to locate underground utilities in a manner that does not interfere with site development or business expansion. Opportunities to create redundant power systems with new electrical substations should be explored.

Communications

State of the art communications systems should be prioritized in employment areas. Street infrastructure improvements should reserve space for burial of fiber-optic systems and/or other forms of high-speed internet and communications networks.

C. Open space

Park Types

Employment areas should provide open spaces primarily through the preservation of sensitive lands and creation of landscape buffers. Where opportunities exist, shared use path connections to the broader greenway network should be incorporated, providing a recreational amenity and alternative transportation option for employees, as well as linkages to the broader Bloomington/Monroe county system.

Urban Agriculture

Community gardens and urban agricultural systems should be encouraged in near employment areas as a recreational and wellness opportunity for employees. However, soil suitability in existing industrial areas should be verified.

D. Public Realm Enhancements

Wayfinding

regularly-located route signage for truck traffic to and from i-69 should be provided. business and industrial parks may incorporate multi-business panel signs at gateway locations to improve wayfinding, and should use high- quality materials, be aesthetically coordinated with surrounding architecture, and include attractive landscape features.

Lighting

Roadways should be lighted for safety and will typically require taller poles (±30 feet).

Street/Site furnishings

Street furnishings will be limited in employment districts, but may include bus stops/shelters and benches.

E. Development guidelines

Open Space

Open space in employment areas should be provided on-site (with the exception of significant environmental preservation areas) and determined through maximum lot coverage requirements, with 15 to 20% of a site reserved for landscaping, buffering, stormwater management and outdoor amenities for employees.

Parking ratios

Parking needs will vary by business. In campus and business park settings, shared parking arrangements should be encouraged, although most businesses will require some amount of dedicated parking. Large industrial facilities, warehouses, and flex/r&d space will often have relatively low parking needs (e.g. 1 space per 2,000 square feet). Parking requirements should be based on the needs of individual businesses as opposed to mandatory minimum requirements.

Site Design

Buildings should be oriented toward the front of the lot to create a street presence, but will typically be set back from the front property line by 30 to 50 feet. Parking in front of the building should be avoided, and limited to small visitor-oriented parking lots with close access to the main entrance. Employee parking should be located to the rear or side of the building. Sufficient maneuvering aisles and loading spaces will be necessary for freight delivery. Loading docks and bays should be oriented away from public streets or screened with landscaping or architecturally integrated walls extending from the building.

Building form

Industrial, flex and warehouse buildings should balance economic construction with basic aesthetics. Office components and main visitor entrances should be located on the front facade, be designed as distinct elements from the rest of the building, and incorporate high amounts of window transparency. Facilities may require light-controlled environments, but where possible, high windows above eye level should be incorporated, particularly along street-facing facades. Buildings will have simple forms and flat roofs. Parapets should be used to screen rooftop mechanical units.

Materials

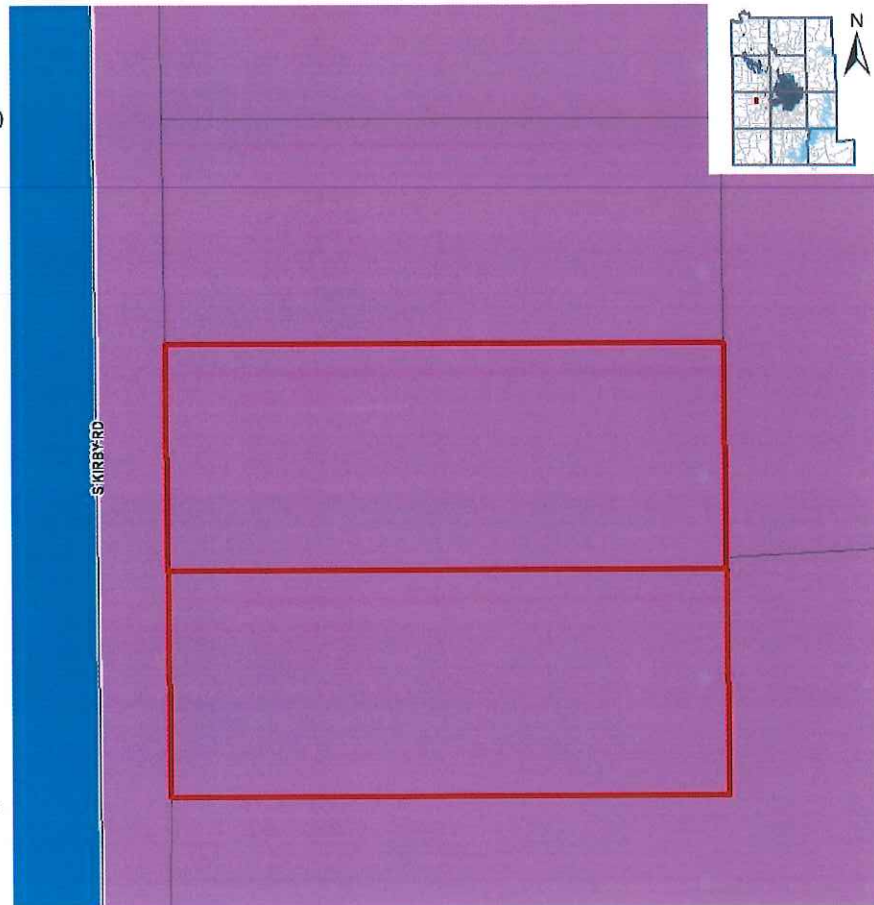
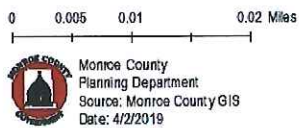
Acceptable primary building materials include brick, stone (natural or cultured), pre-cast concrete panels, concrete masonry units, architectural metal panels, fiber-cement siding and EIFS (exterior insulated finishing Systems). Smooth-faced and textured-faced metal panels are preferred, but corrugated or ribbed panels are also acceptable. Split-faced block may be acceptable if combined with other primary materials. Careful attention should be paid to how materials are installed, joined, and detailed, particularly at edges, corners and material transitions. Shadow lines, expression lines and variations in color and texture are encouraged to break up monolithic facades. Trees, shrubs and other vertical landscape elements should be incorporated along large, blank facades.

Private Signs

Sign designs should be coordinated with the character of the building, and may be building-mounted or ground-mounted monument signs. Pole signs should be prohibited. Monument signs should be located in landscape beds and may include exterior ground lighting. Digital and changeable copy signs are not appropriate. Sites will typically require directional signage for visitors, employees and freight delivery.

Comprehensive Plan

-  Petitioner
 -  Townships
 -  Monroe Co. Urbanizing Area (MCUA)
 -  Parcels
 -  Roads
- Comp. Plan Land Use (Updated 2015)**
-  MCUA Employment
 -  MCUA Institutional



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 Urbanizing Area Plan designates the petition site as Employment;
- In the Employment areas, flex/office spaces are encouraged;
- The rezone request is to change the zone for the petition site from Estate Residential 2.5 (RE2.5) to Institutional/Public (IP);
- The current use of the site is storage;
- The RE2.5 district does not allow for governmental office use;
- If approved, the petitioner would have to submit a commercial site plan meeting all requirements;
- For the garage to be converted into an office space will require a building permit and review;

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

Findings:

- See Findings under Section A;
- The petition site includes a home, two garages, and one shed. The garage built in 2011 will have to be converted into an office space that meets commercial building code;
- The rezone request is to change the zoning for the entirety of the site to the Institutional/Public (IP) District which is described by the County's Zoning Ordinance, Chapter 802, as follows:
***Institutional/Public (IP) District.** The Institutional/Public (IP) District is defined as that which is primarily intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities, public utilities, and local government-owned property.*
- The petition site is zoned Estate Residential 2.5 (RE2.5) and was purchased by the Township Trustees in 1997;
- The history of the property was that it was used to store exercise equipment for the Van Buren Township Fire Department;
- The petition site maintains frontage along S Kirby Road, which is classified as a Major Collector;
- Site plan compliance will require additional landscaping, including parking lot perimeter landscaping, parking islands, bufferyard, and streetscape;
- The site will also need to meet minimum parking requirements for the use, which is 3/1,000 Gross Floor Area. The building is 960 square feet so 3 parking spaces including 1 ADA spot will be required. The site exceeds the minimum parking requirements at this time;
- A driveway permit will need to be sought for the purposes of site plan approval;
- The site is less than 15% slope (see Slope Map);
- The petition site is not located in FEMA Floodplain;
- There are no known karst areas;

(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 on all sides are zoned Airport (AP), Estate Residential 2.5 (RE2.5), and Estate Residential (RE1);
- The uses in the Institutional/Public (IP) zone are compatible with the list of uses allowed in the Airport (AP) zone;

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

Findings:

- Property value tends to be subjective;
- The IP zoning designation would be consistent with airport activities;
- 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;
- According to the Monroe County Thoroughfare Plan S Kirby Road is classified as a Major Collector;
- Driveway access is directly onto S Kirby Road;
- There is a septic on site and would be inspected as part of the commercial site plan review;

EXHIBIT ONE: Site Plan

OF THE WEST 1/2, NW 1/4, S11, T8N, R2W, MONROE COUNTY, INDIANA.
S. KIRBY ROAD EAST

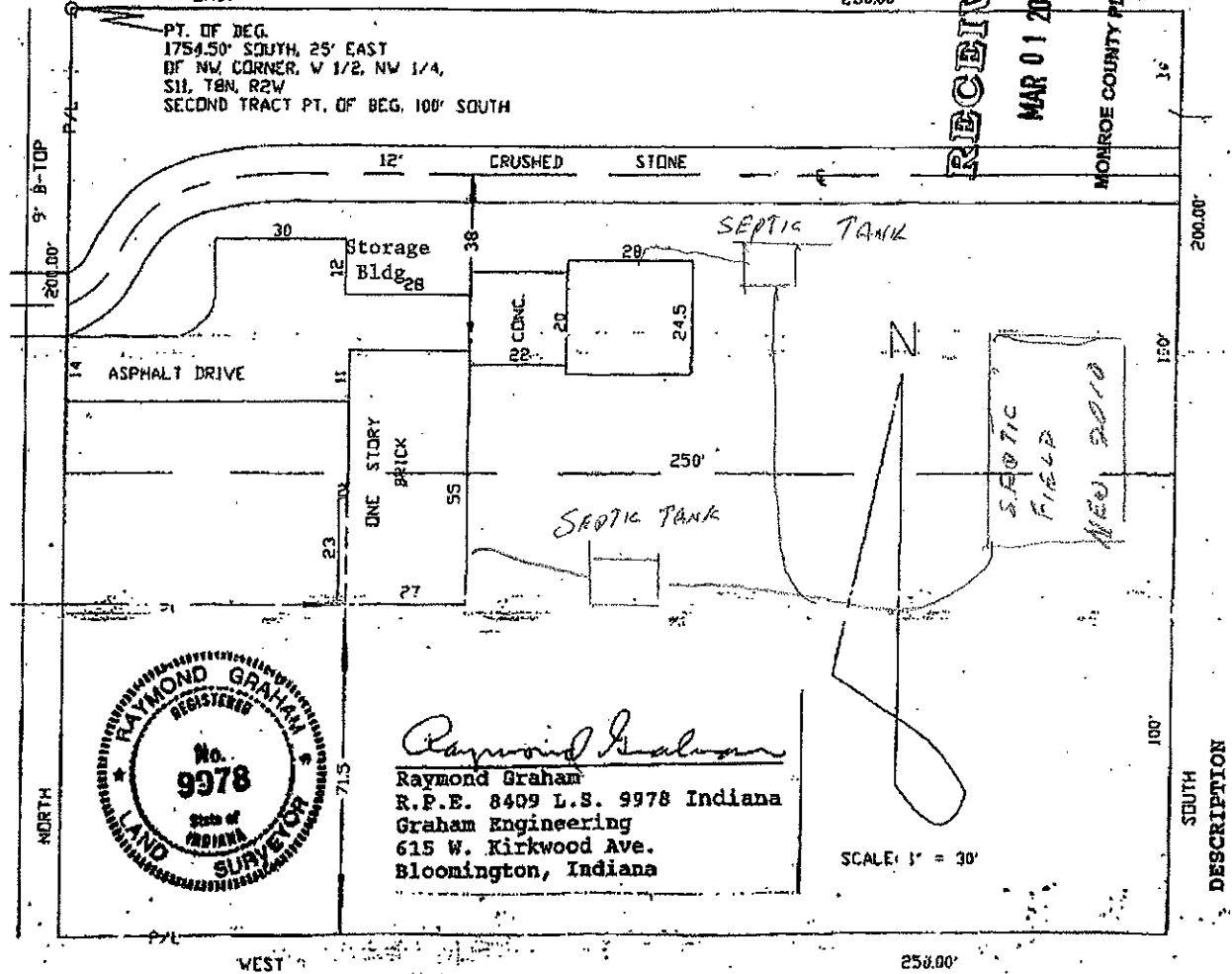


EXHIBIT TWO: Petitioner Letter

Rita Barrow, Trustee

Van Buren Township

April 22, 2019

Plan Commission, Monroe County
501 N. Morton Street
Bloomington, IN 47404

To Monroe County Planning Commissioners:

In 1999 we purchased property at 2125 South Kirby Road with the intent of expanding, if needed, storage for the Van Buren Fire Department.

In 2007 Van Buren built area for storage of Fire Department and exercise equipment. Since, Van Buren Township has decided to move the Township Offices across the street at 2125 South Kirby Road from the current location of 2130 South Kirby Road in order to provide the Fire Department space the Township Offices currently occupy.

We are requesting the property at 2125 South Kirby Road be rezoned to Institutional/Public (IP) to accommodate our residents who are accustomed to our current location. Also to confirm two (2) tracts are all one lot of records.

Please consider this property change and advise.

Thank you,



Rita Barrow, Trustee
Van Buren Township, Monroe County
vbtrita@bluemarble.net



2130 South Kirby Road • Bloomington, IN 47403

Phone: (812) 825-4490 • Fax: (812) 825-9700