

MONROE COUNTY PLAN REVIEW COMMITTEE



**January 9, 2020
5:30 pm**

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

A G E N D A
MONROE COUNTY PLAN REVIEW COMMITTEE
North Showers Building, 501 N. Morton Street, Suite 224, Bloomington, IN
January 9, 2020
5:30 p.m.

OLD BUSINESS:

NEW BUSINESS:

- 1. 1912-REZ-12 Crowe Rezone from Limited Industrial (IL) to PAGE 3**
Estate Residential (ER).
One (1) 1.52 +/- acre parcel in Section 25 of Richland Township at 1820
N Pioneer LN.
Zoned Limited Industrial (IL).
- 2. 1912-REZ-13 Baywood LLC Phase 4 Rezone from PAGE 19**
Estate Residential 1 (RE1) to High Density Residential (HR).
Waiver of Final Hearing Requested.
One (1) 5.75+/- acre parcel in Section 20 of Perry Township at 848 W
That RD.
Zoned Estate Residential 1 (RE1).
- 3. 1912-REZ-14 Schopp Rezone from Suburban Residential (SR) to PAGE 42**
Agriculture/Rural Residential (AG/RR).
Three (3) 10.16 +/- acre parcels in Section 21 of Clear Creek Township at
9435, 9443, 9447 S Strain Ridge RD.
Suburban Residential (SR) and Environmental Constraints Overlay
Area 1 (ECO1).

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.

MONROE COUNTY PLAN REVIEW COMMITTEE**January 9, 2020**

PLANNER Rebecca Payne
CASE NUMBER 1912-REZ-12 Crowe Rezone
PETITIONER Joe & Vicky Crowe
ADDRESS 1820 N. Pioneer Lane
REQUEST Rezone from Limited Industrial (IL) to Estate Residential (ER)
ACRES 1.52 acres +/-
ZONE Limited Industrial (IL)
TOWNSHIP Richland
SECTION 25
COMP. PLAN
DESIGNATION: MCUA Employment

EXHIBITS

1. Petitioner's Statement
2. Site Plan

RECOMMENDATION

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

PLAN REVIEW COMMITTEE

TBD

SUMMARY

The petition site is one parcel totaling 1.52 acres and is located in Richland Township. The current zoning of the site is Limited Industrial (IL). The rezone request is to change the zone to Estate Residential (ER) in order to expand the pre-existing nonconforming residential use. The petitioners in the request are the property owners, Joe and Vicky Crowe.

Petitioners acquired the property in 1980. Petitioners constructed a home and first occupied the home in late 1982 or early 1983. Petitioners later constructed an accessory building that has been connected to the residential structure making it one total structure.

Petitioner use of the property has always been residential. The property is accessed through N. Pioneer Lane, which is a narrow dead-end road, approximately 10 to 12 feet in width.

The property east of Petitioner's property is zoned Estate Residential 1 (RE1). The properties east of Pioneer Lane are developed with residences. The property north of Petitioner's property is zoned Planned Unit Development (PUD). Properties to the west and south of the Petitioner's property are zoned Limited Industrial (IL). Two lots north of and adjacent to Petitioners' property remain vacant at this time. The property was originally in the Planning jurisdiction of the City of Bloomington. As such, the zoning as IL was provided to the County at the time we adopted Ch. 833 and we have administered the same zoning for the property. The property owner has not petitioned to expand the residential use of the property since the current zoning ordinance was adopted in 1997.

BACKGROUND

The petitioners discovered the zoning issue when they applied for a building permit for an accessory structure. Petitioners were told they could not obtain a permit to construct an accessory building for

residential use because it is not a permitted use in the Limited Industrial (IL) zoning district. Petitioners desire to construct an accessory building to be used as a workshop hobby area by petitioners following retirement from formal employment.

Limited Industrial (IL) District. This district provides for industrial uses of limited intensity. The purpose of the district is to encourage a high quality of design including buffering, landscaping, signage, entry features and architecture. This district accommodates those light industrial uses which are less offensive to nearby commercial or residential areas. The specific intent of this district is to:

- A. Accommodate industrial development which does not create substantial environmental impacts to surrounding properties. Such impacts include noise, vibration, unregulated outdoor storage and traffic.
- B. Create industrial environments which accommodate light industrial uses.
- C. Create environments for industrial uses which are attractive and well-designed.
- D. Provide for limited commercial opportunities which serve the surrounding industrial area.

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.

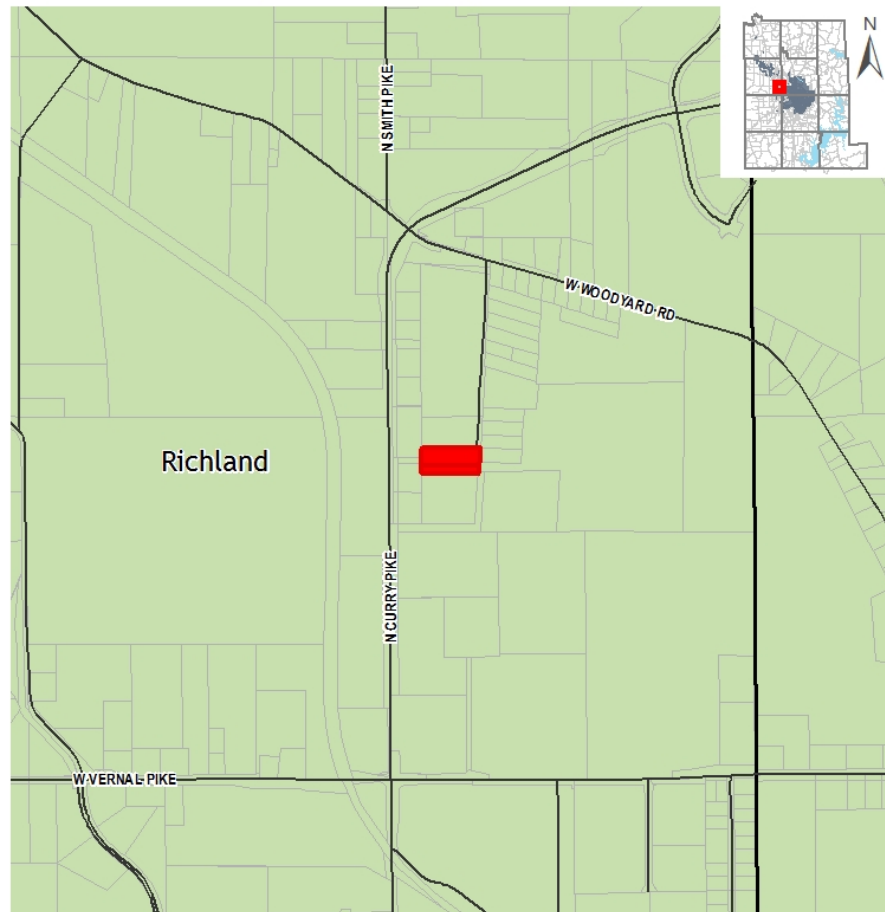
Petitioner's use for 38 years has been residential. Petitioners intend to continue to reside on the property as their residence for the foreseeable future.

LOCATION MAP

The petition site is located at 1820 N Pioneer Ln, section 25 of Richland Township.

Location Map

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



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/16/2019

ZONING

The petition site is zoned Limited Industrial (IL). The property east of Petitioner's property is zoned Estate Residential 1 (RE1). The property north of Petitioner's property is zoned PUD. The property west and south of Petitioner's property is zoned Limited Industrial (IL).

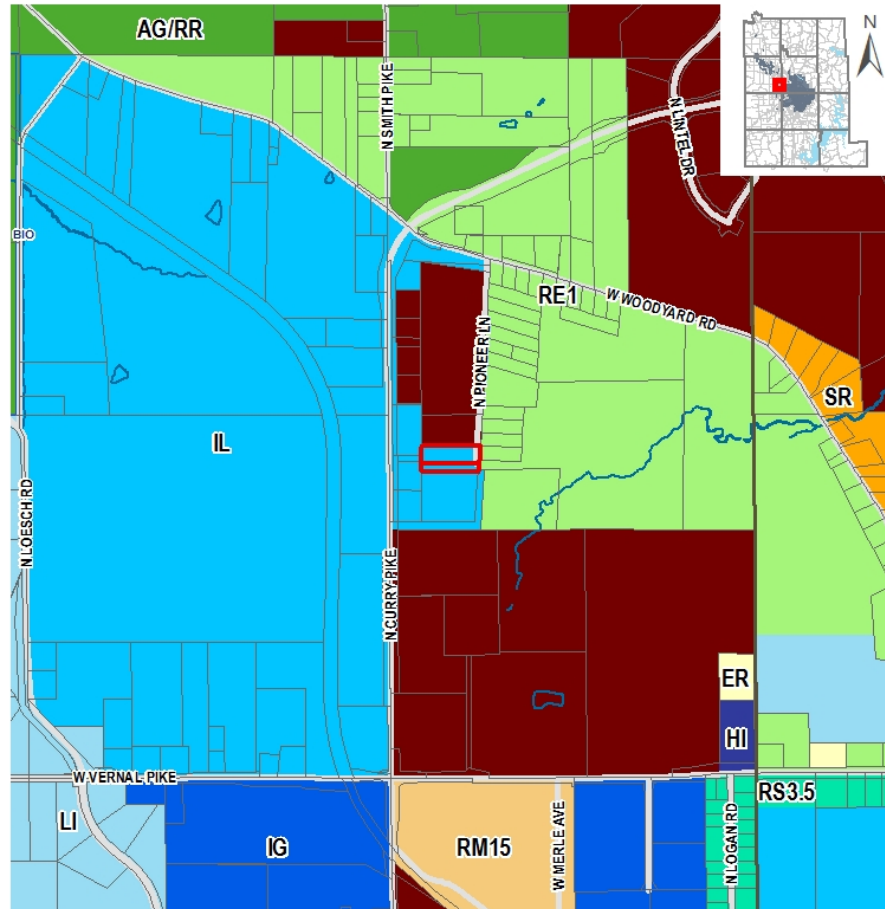
Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Business Industrial Overlay
- Monroe County Zoning**
- AG/RR - Agriculture/Rural Reserve
- ER - Estate Residential
- HI - Heavy Industrial
- IG - General Industrial
- IL - Limited Industrial
- LI - Light Industrial
- PUD - Planned Unit Development
- RE1 - Estate Residential 1
- RM15 - Multi Dwelling Res. 15
- RS3.5 - Single Dwelling Res. 3.5
- SR - Suburban Residential

0 0.075 0.15 0.3 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/16/2019



SITE CONDITIONS

The petition site is a 1.52 +/- acre parcel. It maintains frontage along N Pioneer Ln, which is classified as a Local Road.

The parcel contains one single family residential structure, built in late 1982.

The site is less than 15% slope (see Slope Map). The parcel is not located in FEMA Floodplain. There are no known karst areas.

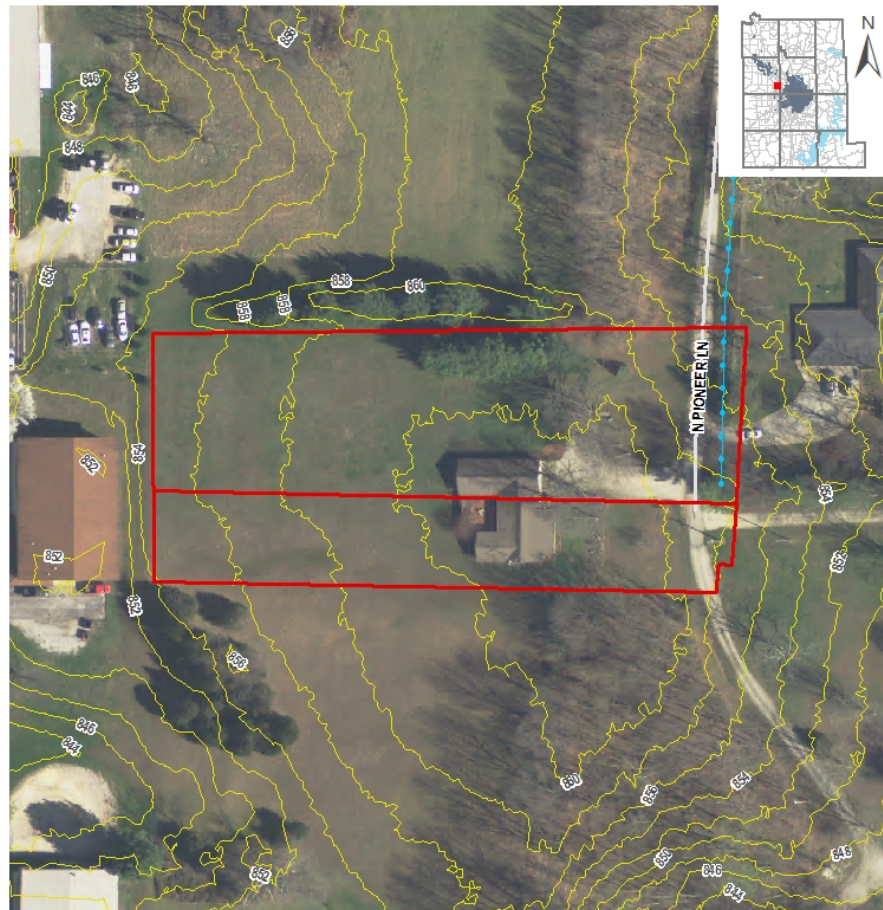
Site Conditions Map

- ▬ Petitioner
- Water Pipe
- 2-Foot Contours
- Local Roads [50']

0 20 40 80 120 160 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/16/2019



Slope Map

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

15_Percent Slope (2010)

- 0 - 15
- > 15

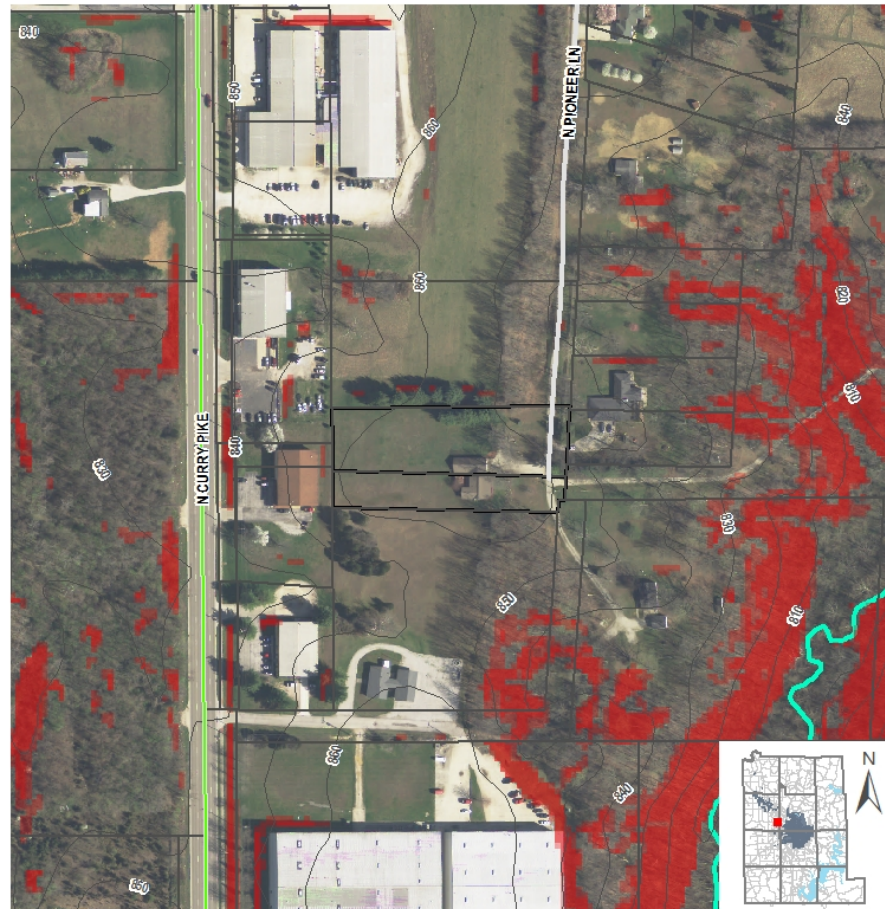
18_Percent Slope (2010)

- 0 - 18
- > 19
- Hydrologic Features

0 55 110 220 330 440 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/16/2019



SITE PHOTOS

Photo 1: View of existing single family residence



Photo 2: Aerial Photo of Single Family Residence



Photo 3: Surrounding Properties



COMPREHENSIVE PLAN DISCUSSION

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

The Comprehensive Plan states the following for the designation:

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 side paths 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

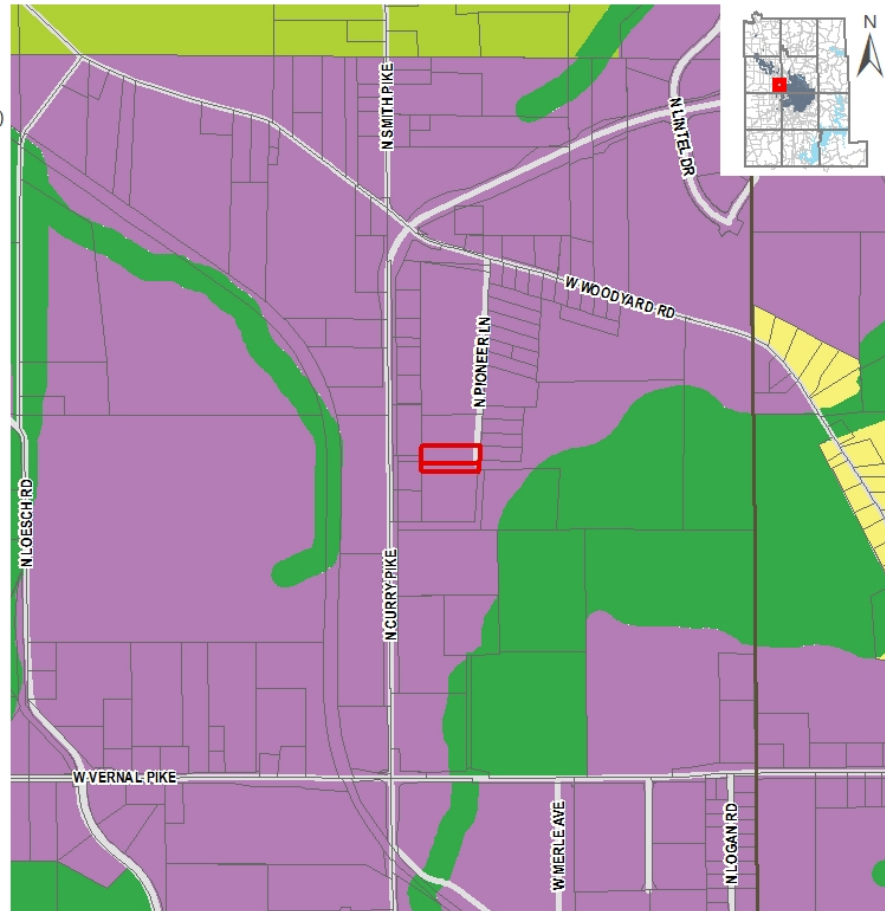
Comp. Plan Land Use (Updated 2015)

-  MCUA Conservation Residential
-  MCUA Employment
-  MCUA Mixed Use
-  MCUA Open Space
-  MCUA Suburban Residential

0 0.075 0.15 0.3 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/16/2019



FINDINGS OF FACT - REZONE

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

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the petition site as MCUA Employment;
- The rezone request is to change the zone for the petition site from Limited Industrial (IL) to Estate Residential (ER);
- The current use of the site is residential;
- The current intensity of the use of the site is low;
- The adjoining and surrounding uses are primarily residential or light industrial;
- The petition site contains one structure: a one-story single-family residence;
- The petitioner wants to construct an accessory building to be used as a workshop and hobby area;
- The proposed accessory building would comply with all other height, bulk, density requirements for the ER zoning district;

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

Findings:

- See Findings under Section A;
- The petition site is an unplatted 1.52 +/- acre parcel;
- The rezone request is to change the zoning for the entirety of the site to Estate Residential (ER) which is described by the County's Zoning Ordinance, Chapter 802, as follows:
The character of the Estate Residential (ER) District is defined as that which is primarily intended for low density, single family residential development on relatively flat land in areas that have some, but not full, public services, generally along or near major County roads or state highways. Its purposes are to permit limited single family residential development on large lots, to discourage the development of sanitary sewer systems except for existing development, to discourage the development of residential subdivisions and non-farm nonresidential 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 ER District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the low-density residential uses. The development of new residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance.
- The petition site is zoned Limited Industrial (IL). Petitioner use of the property has always been residential;
- The petition site maintains frontage along N Pioneer Rd, which is classified as a Local Road;
- 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 include Planned Unit Development (PUD), Estate Residential 1 (RE1) and Limited Industrial (IL);

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

Findings:

- Property value tends to be subjective;
- The ER zoning designation would be consistent with existing activity on the property and does not seem to indicate a negative impact on property values in the area;
- 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, N Pioneer Ln is classified as a Local Rd;
- Driveway access is directly on to N Pioneer Ln;
- There is a septic on site that is out of the FEMA floodplain.

EXHIBIT ONE: Petitioner's Statement

Petitioners request a rezoning to Residential Estate (RE) for the property located at 1820 N. Pioneer Lane. The property consists of two tracts: one acre and 0.52 acres. Petitioners acquired the property in 1980. Petitioners constructed a home and first occupied the home in late 1982 or early 1983. Petitioners later constructed an accessory building, which has been connected to the residential structure making it one total structure.

At some time, Petitioners do not know when, and without Petitioners' knowledge or awareness, the property was rezoned to light industrial. At the time Petitioners acquired the property in 1980, it was not zoned light industrial.

Petitioner use of the property has always been residential. The property is accessed through N. Pioneer Lane, which is a narrow dead-end road, approximately 10 to 12 feet in width.

The property east of Petitioner's property, separated by Pioneer Lane, is zoned state Residential 1 (RE1), an old City of Bloomington zone. The properties east of Pioneer Lane are developed with residences. The property north of Petitioner's property is zoned light industrial. Griner Engineering is in close proximity to the northwest of Petitioners' Property. Griner also owns two lots north of and adjacent to Petitioners' property that are zoned light industrial but which remain vacant, despite efforts to sell the lots over several years.

South of Petitioners' property is the FOP lodge. West of Petitioners' property is a light industrial building which is vacant at this time.

Petitioners discovered the zoning problem when Petitioners tried to draw a building permit for an accessory structure for Petitioners' residential use of the property. Petitioners were advised that they could not obtain a permit to construct an accessory building for residential use because the residential use was non-conforming. Residential uses are not permitted in the LI zone.

Petitioner never requested the property be rezoned from residential to light industrial. Petitioners' use for 38 years has been residential. Petitioners intend to continue to reside on the property as their residence for the foreseeable future. Petitioners desire to construct an accessory building to be used as a workshop/hobby area by Petitioners following retirement from formal employment.

MONROE COUNTY PLAN REVIEW COMMITTEE**January 9, 2020**

CASE NUMBER	1912-REZ-12
PLANNER	Anne Crecelius
PETITIONER	Baywood LLC c/o Smith Brehob & Assoc.
REQUEST	Rezone from Estate Residential (RE1) to High Density Residential (HR) with Waiver from Final Hearing
ADDRESS	848 W That RD
ACRES	5.75 +/-
ZONE	Estate Residential 1 (RE1)
TOWNSHIP	Perry
SECTION	20
PLATS	Unplatted
COMP PLAN	MCUA Phase I: Mixed Residential
DESIGNATION	MCUA Phase II: N1 Urban Infill Neighborhood

EXHIBITS

1. Petitioner letter
2. Site Plan Concept
3. Uses Permitted for Current Zoning
4. Uses Permitted for Proposed Zoning
5. Transportation Alternatives Plan

RECOMMENDATION

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

PLAN COMMISSION– February 18, 2020 / March 17, 2020**PLAN COMMISSION ADMIN – February 4, 2020****PLAN REVIEW COMMITTEE – January 9, 2020****SUMMARY**

The petition site is 5.75 +/- acres located in Perry Township. The current zoning of the site is Estate Residential 1 (RE1), a former City of Bloomington zoning district. The petitioner purchased the parcels in January 2019 and is requesting a rezone for the parcel to complete the Clear Creek Estates Neighborhood. The Clear Creek Estates Neighborhood has been developed in six phases as a part of a Planned Unit Development, approved by the City of Bloomington in 1985. The site has access to sewer and water, along with maintaining approximately 366' of road frontage along W That Road in addition a platted connection (currently stubbed) from W Baywood Dr.

BACKGROUND

The rezone to High Density Residential (HR) is requested to continue the expansion of the paired townhomes of the Baywood at Clear Creek neighborhood. The petitioner's representative states that rezoning to HR would:

“Allow for the continued construction of residential townhomes that have been built and are continuing to be built in the Baywood PUD directly adjacent to this property to the north”

In order to continue with the same style of paired townhomes a 0' side setback and minimum lot width is required. The RE1 zoning allows a minimum side setback for structures of 30'. The minimum lot width allowed is 200'. The petitioner was directed by Planning Staff to rezone to one of the districts that has

received the text amendment for 0' side setback, Medium Density Residential (MR), Low Density Residential (LR) or High Density Residential (HR). The Planning Department has introduced a 0' side setbacks text amendment to the Zoning Ordinance. The petitioner's representative states that the HR zone was chosen because of it has a minimum lot width of 50' based on average lot width of the past Baywood at Clear Creek phases. In addition, the narrower lot widths allows for clustered housing and preserves the environmentally sensitive portion of land on the parcel, which includes 2 sinkholes. Included below is a table provided by the representative of previous lot widths within the Baywood at Clear Creek and Clear Creek Estates neighborhood.

Minimum Lot Widths in Baywood Phases I thru IV	Phase 1	Phase 2	Phase 3	Phase 4
	76.92	79.59	46.44	39.69
	45.63	23.34	66.69	41.58
	42.15	45.82	41.68	39.91
	37.53	36.69	56.47	45.55
	44.33	31.34	57.7	47.77
	69.64	23.38	58.71	61.35
		27.72	41.25	65.23
		21.72	41.77	44.39
		45.19	45.78	48.41
		96.22	42.49	38.87
			39.86	25.9
			44	31.08
			34.83	44.57
			71.98	44.7
				44.67
				31.16
				38.02
Average Lot Width Per Phase	52.70	43.10	49.26	43.11
Overall Average	47.04			

If the rezone request is approved, the next step for the development of the site would be to file a Major Subdivision petition with the Planning Department. To allow for the proposed connectivity as shown in Exhibit 2, the petitioner will also be required to do a preliminary plat amendment to the Clear Creek Estates phase adjoining to the north. The road connectivity currently leads to a Sinkhole Conservancy Area; this subdivision proposal would provide connectivity and relocate an existing road stub located within a Sinkhole Conservancy Area that was previously undetected by the prior surveying company. Additional questions regarding the subdivision will be addressed at the time of preliminary plat approval, including the decision by the Plan Commission as to whether the 0' lot line is appropriate in this area.

Chapter 833 defines the RE1 zone as:

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:

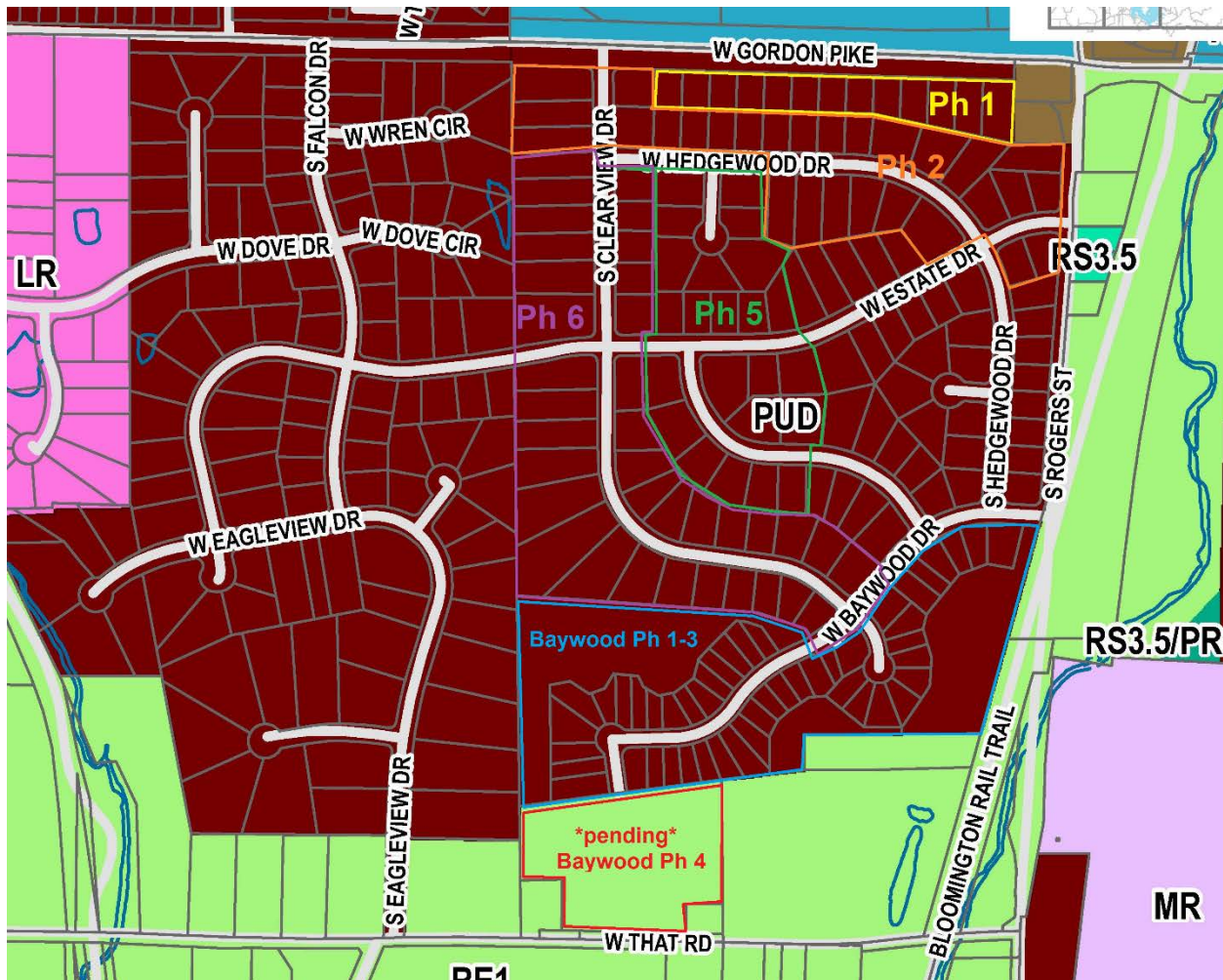
- A. Accommodate those persons who desire estate type living.
- B. Maintain a pattern of growth that is consistent with the cost-efficient provision of urban services to promoted compactness in the city structure.
- C. Provide for development in a rural setting not necessarily requiring urban utilities.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

A list of uses permitted within the RE1 zone can be found in Exhibit 3.

Chapter 802 defines the HR zone as:

High Density Residential (HR) District. The character of the High Density Residential (HR) District is defined as that which is primarily intended for residential development in areas in urban service areas, where public sewer service is currently available. Its purposes are: to encourage the development of smaller-sized residential lots in areas where public services exist to service them efficiently; to discourage the development of nonresidential uses; to protect the environmentally sensitive areas, including floodplain, watersheds, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the HR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the residential uses. The development of new activities proximate to known mineral resource deposits or extraction operations may be buffered by distance.

A list of uses permitted within the HR zone can be found in Exhibit 4.

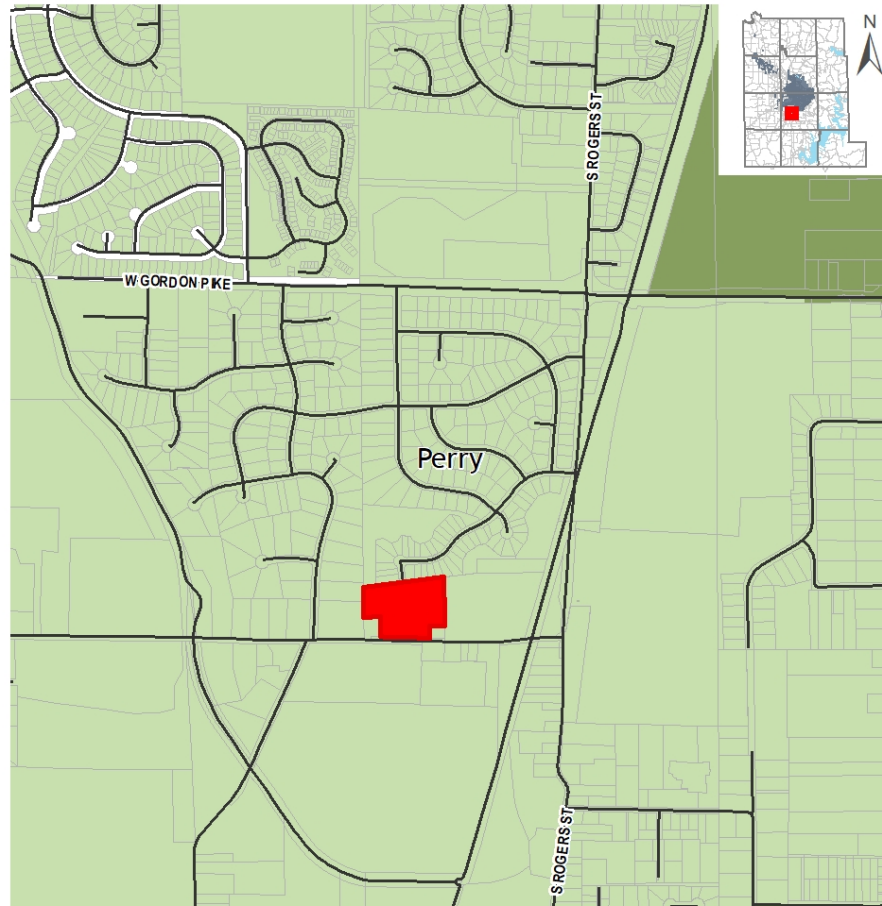


LOCATION MAP

The petition parcel (53-08-20-100-029.000-008) is located at 848 W That Road, in Section 4 of Clear Creek Township. The parcel is currently undeveloped.

Location Map

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



0 0.075 0.15 0.3 Miles







Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/5/2019

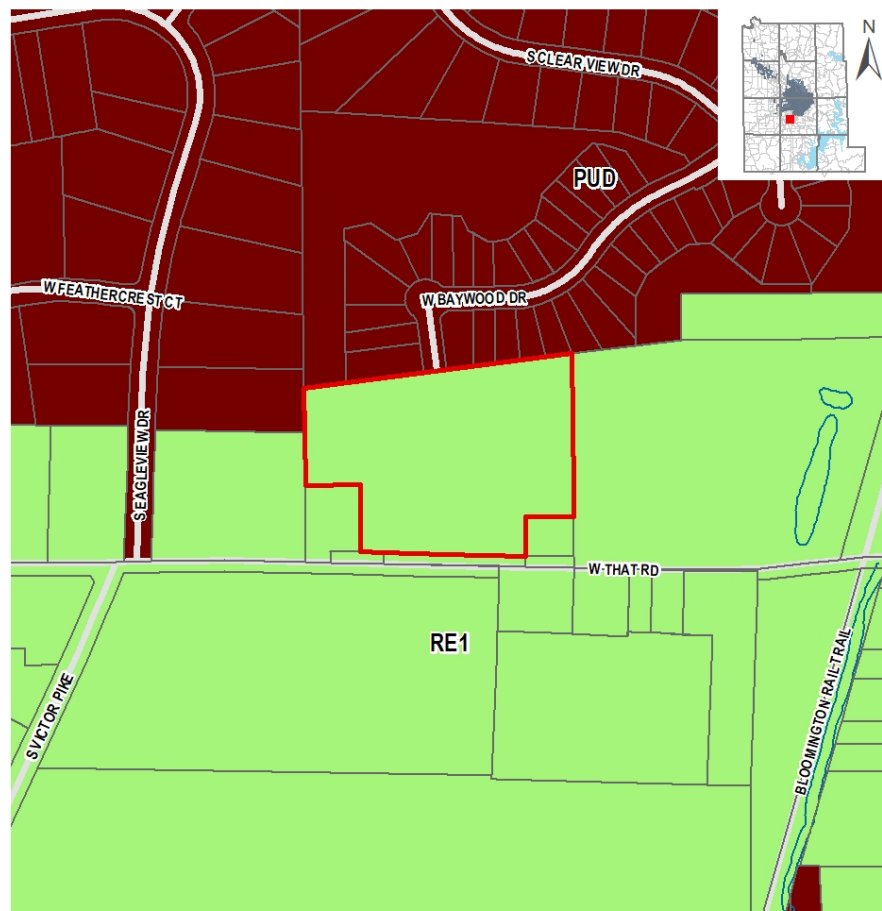
ZONING

The petition site is zoned Estate Residential 1 (RE1), a former City of Bloomington zone. Adjacent parcels are zoned RE1 and PUD Clear Creek Estates.

This petition is Phase 4 of the Clear Creek Estates Neighborhood. The other attached townhomes with a zero foot lot line were created through a PUD ordinance. The Clear Creek Estate PUD was approved by the City of Bloomington in 1985. The petitioner would like to rezone to HR in lieu of applying for an outline plan to rezone to PUD.

Current Zoning Map



-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  PUD - Planned Unit Development
-  RE1 - Estate Residential 1



SITE CONDITIONS / INFRASTRUCTURE

The petition parcels total 5.75 +/- acres. The front parcel has approximately 360' of road frontage along W That Road and a planned 50' wide access from a built stub of W Baywood Drive. The site has access to sewer and water.

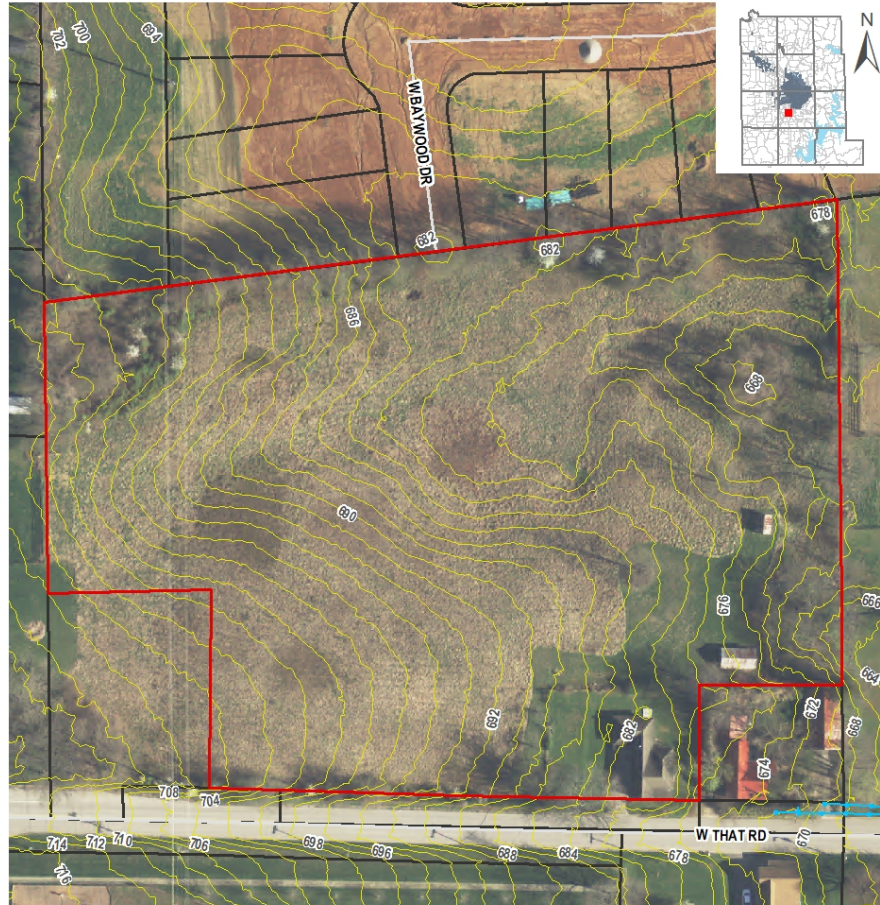
Site Conditions Map

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

0 20 40 80 120 160 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/11/2019



SLOPE MAP

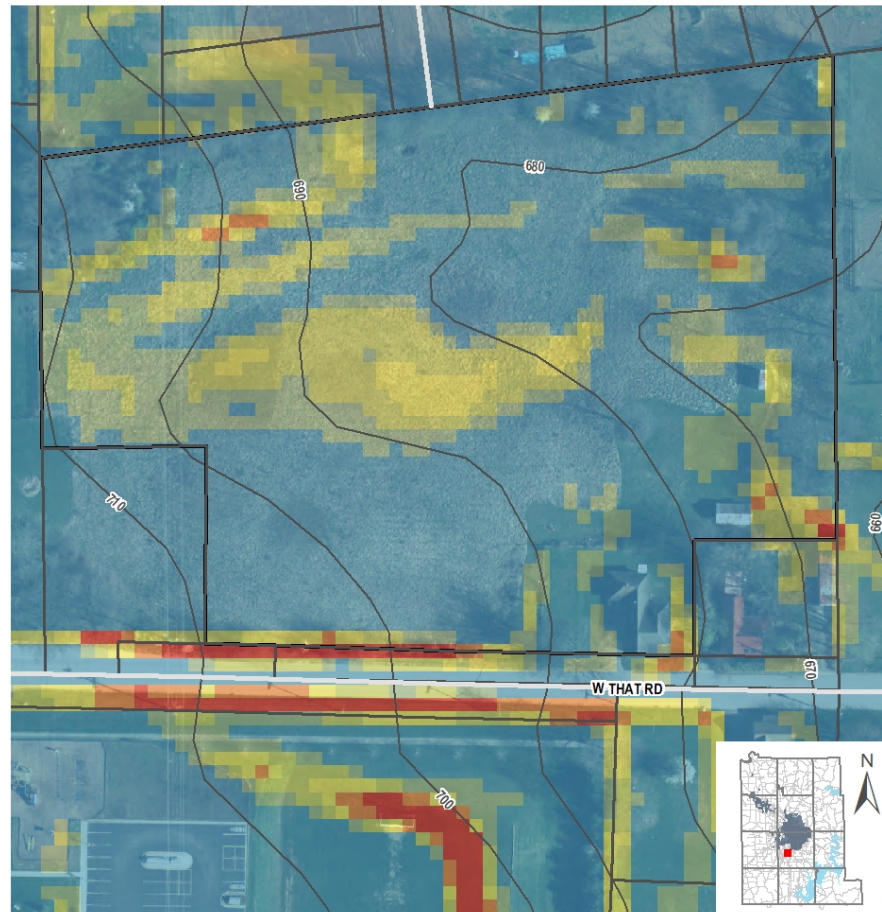
The petition parcel total 5.75 +/- acres. The majority of the property is buildable area and can be accessed from W That Road and the platted W Baywood Drive stub.

Slope Map

- Local Roads [50']
- Parcels
- Petitioner
- 10-Foot Contours
- 0 - 12
- 13 - 15
- 16 - 18
- 19 - 21
- 22 - 24
- > 25

0 20 40 80 120 160 Feet

Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/11/2019



SITE PHOTOS



Photo 1. Pictometry photo from 2017



Photo 2. Petition property marker sign off of W That Road.



Photo 3. Looking north toward the existing Baywood at Clear Creek Neighborhood.



Photo 4: Looking east.



Photo 5. Looking east, southeast down W That Rd.



Photo 6: Existing paired townhomes on W Baywood Drive.



Photo 7: Cul-de-sac off of W Baywood Drive.



Photo 8: Platted and stubbed road off of W Baywood Drive to petition site (looking south).



Photo 9: Platted and stubbed road off of W Baywood Drive to petition site (looking south). Second petition property marker sign visible.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the *adopted* Monroe County Urbanizing Area. Phase I identifies the petition site as Mixed Residential, and Phase II as N1 Urban Infill Residential.

MCUA Phase I: 5.1.1 Mixed Residential

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

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

A. Transportation

Streets

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

Bike, pedestrian, and Transit modes

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

B. Utilities

Sewer and water

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

Power

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

Communications

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

C. Open space

Park Types

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

neighborhood is designed.

Urban Agriculture

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

D. Public Realm Enhancements

Lighting

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

Street/Site furnishings

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

E. Development Guidelines

Open Space

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

Parking Ratios

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

Site design

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

Building form

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

Materials

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



Private Signs

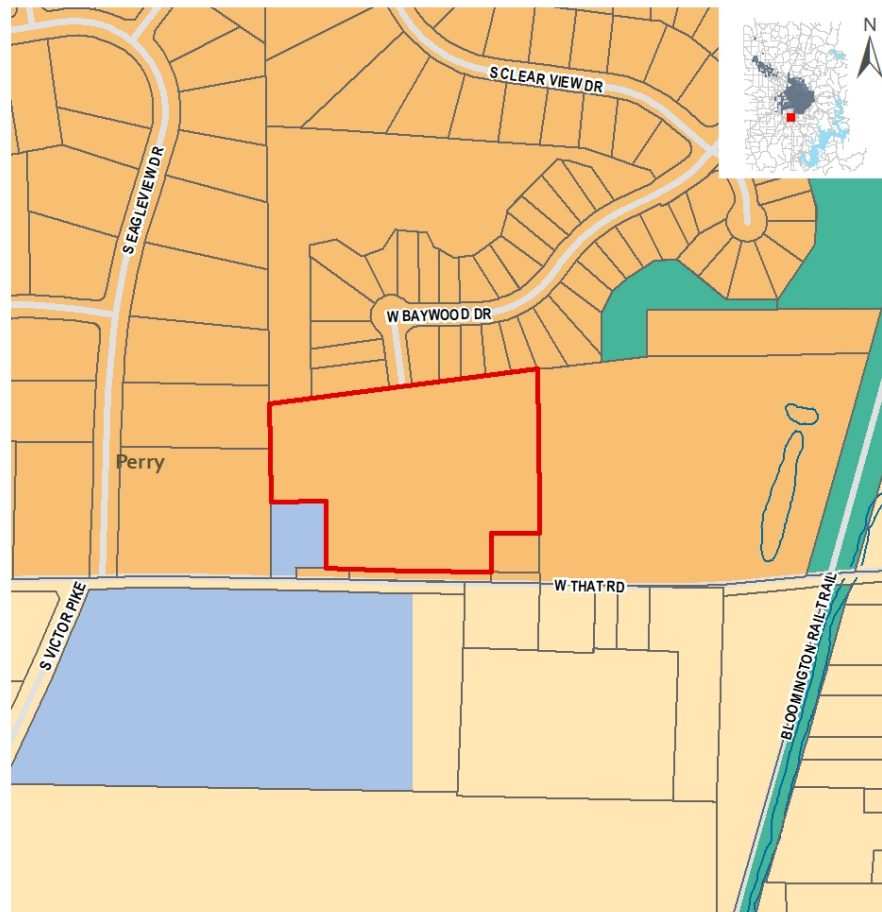
Mixed residential neighborhoods should not feel like a typical tract subdivision. It may be appropriate for neighborhoods to include gateway features and signs, but these should be used sparingly and in strategic locations, rather than for individually platted subareas.

MCUA PHASE II: N1 Urban Infill Neighborhood

This district includes the areas known as Former Areas Intended for Annexation (AIFA) and Former Fringe of the City of Bloomington that are largely developed. This district is intended to promote compact mixed residential infill development, as described in the Mixed Residential land use type designated in the Urbanizing Area Plan. Commercial mixed use development may be appropriate along primary streets at the edges of these neighborhoods. New development should be compatible with surrounding development within the City of Bloomington.

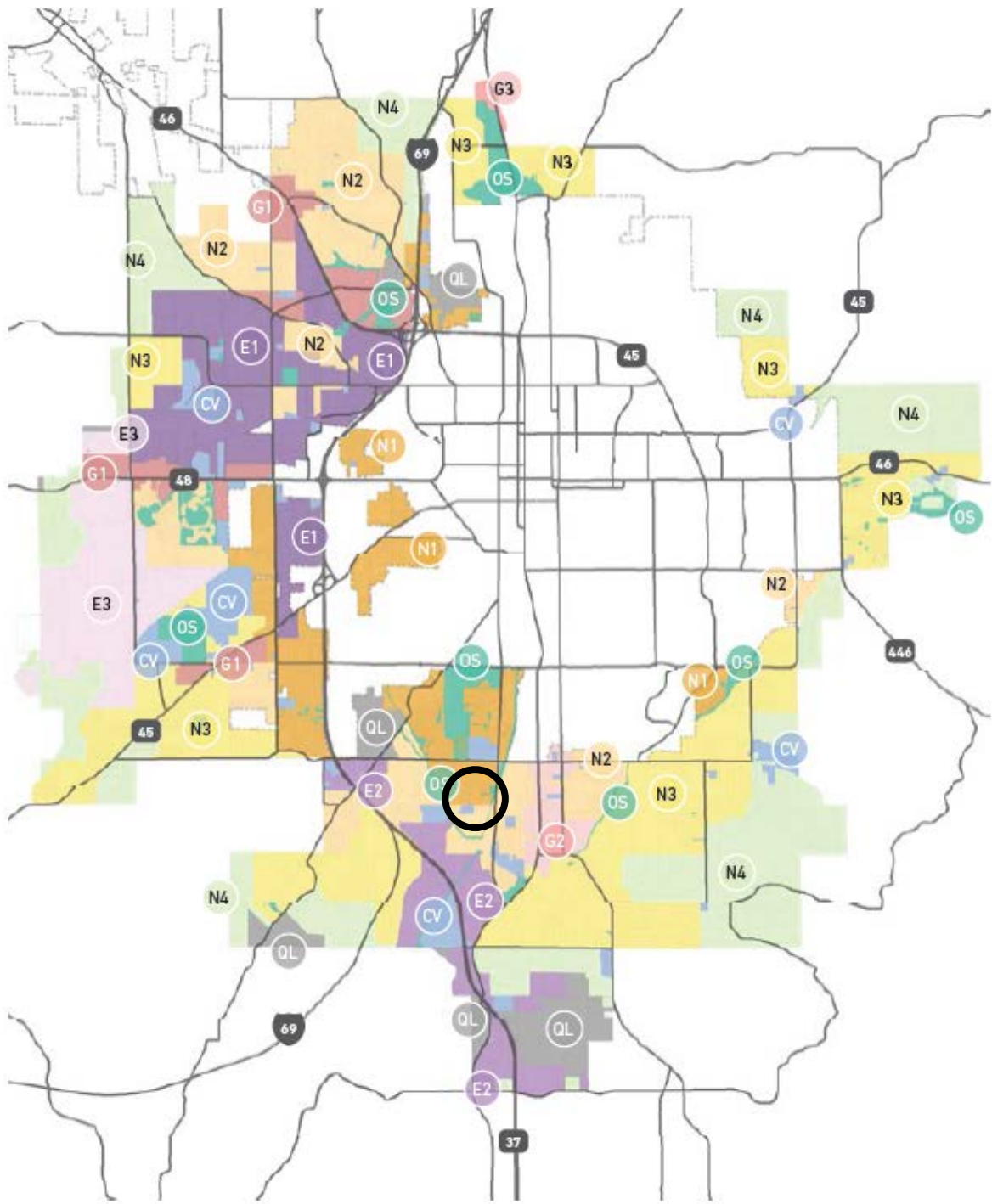
Proposed Zoning Map (2016)

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Proposed Zoning**
-  N1 - Urban Infill Neighborhood
-  N2 - Neighborhood Development
-  OS - Open Space
-  CV - Civic



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/5/2019

Conceptual Zoning Map



Building Type Locations

	GATEWAY DISTRICTS			EMPLOYMENT DISTRICTS			NEIGHBORHOOD DISTRICTS				SPECIAL DISTRICTS		
	GATEWAYWEST	GATEWAY SOUTH	GATEWAY NORTH	WEST SIDE EMPLOYMENT	SOUTH SIDE EMPLOYMENT	AIRPORT	URBAN INFILL NEIGHBORHOOD	NEIGHBORHOOD DEVELOPMENT	CONSERVATION DEVELOPMENT	RURAL TRANSITION	QUARRY LANDSCAPE	OPEN SPACE	CIVIC
	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	+	+	+	+	+	+	+	+	+	+	+	+	+

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:

- Monroe County Urbanizing Area (MCUA) Phase 1 Plan designates the petition site as Mixed Residential and MCUA Phase 2 designates it as N1 Urban Infill Neighborhood;
- Mixed Residential description states “These neighborhoods are intended to serve growing market demand for new housing choices among the full spectrum of demographic groups. Residential buildings should be compatible in height and overall scale, but with varied architectural character”;
- The transportation section of the Comprehensive Plan states that “cul-de-sacs and dead-ends are not appropriate for this development type”;
- The rezone request is to change the zoning for the entirety of the parcel from Estate Residential 1 (RE1) to High Density Residential (HR);

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

Findings:

- See Findings under Section A;
- The petitioner purchased the property in January of 2019;
- The site has planned access points from W Baywood Drive and W That road, both classified as Local Roads [50’] according to the Thoroughfare Plan;
- The parcels contains approximately 3+/- acres of Buildable area;
- The site has access to sewer and water;
- The site contains two Sinkhole Conservancy Areas;
- The petition site is not located in FEMA Floodplain;

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

Findings:

- See Findings (A) and (B);
- Adjacent parcels are mainly zoned Estate Residential 1 (RE1), with parcels to the north zoned Planned Unit Development Clear Creek Estates (PUD);

(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 (A), (B), (C), and (D);
- The proposed development will include sidewalks and will have connectivity to the Clear Creek trail;

EXHIBIT ONE: Petitioner Letter

Smith Brehob & Associates, Inc.



Stephen L. Smith, P.E., L.S.
Steven A. Brehob, BS.CNT.
Todd M. Borgman, PLS
Don Kocarek, L.A.
Katherine E. Stein, P.E.

“Providing professional land planning, design, surveying and approval processing for a quality environment”

453 S. Clarizz Boulevard
Bloomington, IN 47401

December 4, 2019

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

Dear Members of Plan Commission,

On behalf of Baywood, LLC I am requesting a rezone of a 5.75-acre property located in Perry Township, Monroe County, Indiana at 848 W That Rd. Currently, the property is zoned RE1 (Estate Residential 1). I am requesting that the property be rezoned to HR (High Density Residential). I am also requesting a waiver of the second plan commission hearing.

The reason for this request is to allow for the continued construction of residential townhomes that have been built and are continuing to be built in the Baywood PUD directly adjacent to this property to the north.

We have been directed by planning staff to select a current Monroe County zoning district that allows for a 0-foot side yard setback on one side of the lot. A zoning ordinance text amendment is currently under consideration by the Monroe County Board of Commissioners that would allow this 0-foot side yard setback in the following zoning districts: MR, HR, and UR. We have evaluated the three districts and have decided that the HR district allows us to most closely mimic what is being done in the Baywood PUD. The driving factor behind this decision was lot width. The average minimum lot width in the platted Baywood at Clear Creek Subdivision phases I thru IV is 47 feet. The HR zoning district allows for a minimum 50-foot lot width – very close to what has been done in the Baywood PUD.

If a rezone to the HR zoning district is approved, the intent is to continue with the construction of the attached townhomes that currently exist in the Baywood PUD. These homes sell very quickly and appear to be a product that Monroe County residents desire. Examples of the homes that are planned for this property if a rezone to HR is approved can be seen in the attached photograph and also by going for a drive or walk along W Baywood Dr.

Thank you for your thoughtful consideration to this matter.

Regards,

Kendall Knoke
Smith Brehob & Associates, Inc.
812-336-6536 ext. 13
kknoke@smithbrehob.com

EXHIBIT TWO: Site Plan CONCEPT



EXHIBIT THREE: Uses Permitted for Current Zoning

Estate Residential 1 Permitted and Conditional Uses

Monroe County Zoning Ordinance Chapter 802 & Chapter 833

USES	RE1
Bed and breakfast	C
Cemeteries	P
Churches	C
Crops and pasturage	P
Day care centers	C
Fire stations	C
Golf courses	C
Historic adaptive reuse	C
Home occupations	C
Parks and playgrounds	P
Police stations	C
Public libraries/museums	C
Rehabilitative facilities	C
Residential care homes for developmentally disabled individuals	P
Residential care homes for mentally ill	P
Residential care homes for up to five individuals, other than the developmentally disabled	P
Schools	C
Single family detached dwellings	P
Swim clubs	C
Tennis clubs	C
Utility substations and transmission facilities	P

(i) Use Intensity
(P) Permitted
(C) Conditional
(RE1) Estate Residential 1

Created December 2019

EXHIBIT FOUR: Uses Permitted for Proposed Zoning

High Density Residential Permitted and Conditional Uses

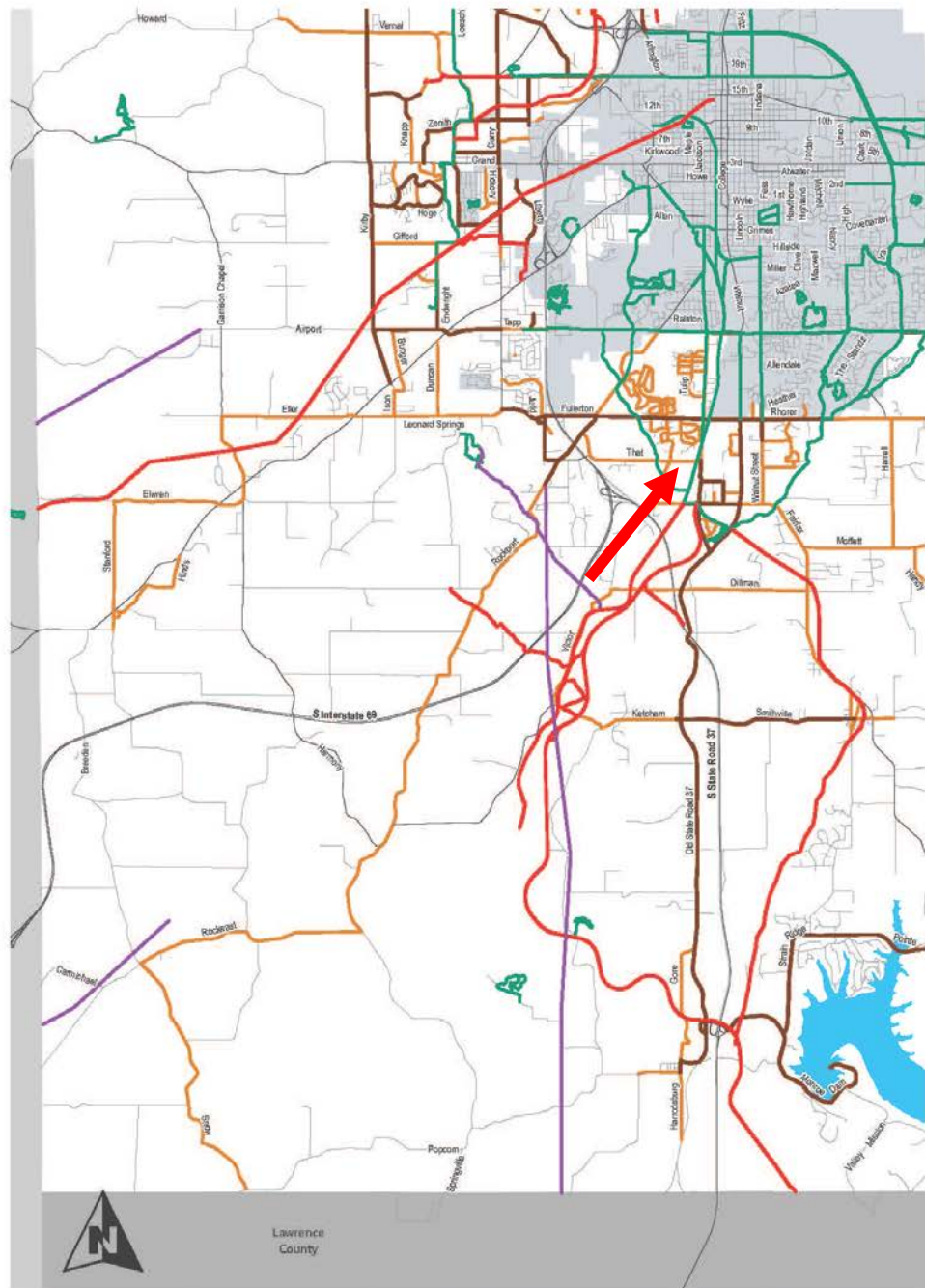
Monroe County Zoning Ordinance Chapter 802 & Chapter 833

Agricultural Uses	HR
Historic Adaptive Reuse	P
Residential Uses	HR
Accessory Apartments	P
Accessory Use	P
Historic Adaptive Reuse	P
Home Occupation	P
Manufactured Home Park	P
Single Family Dwelling	P
Temporary Dwelling	P
Two Family Dwelling	P
Public & Semipublic	HR
Accessory Use	P
Cemetery	P
Governmental Facility	P
Group Home Class I	P
Historic Adaptive Reuse	P
Religious Facilities	P
Telephone and Telegraph Services	P
Utility Service Facility	P
Water Treatment Facility	P
Business & Personal Services	HR
Bed and Breakfast	P
Historic Adaptive Reuse	P
Real Estate Sales office Or Model	P
Tourist Home or Cabin	C
Retail & Wholesale Trade	HR
Historic Adaptive Reuse	P
Automotive & Transportation	HR
Historic Adaptive Reuse	P
Amusement and Recreational	HR
Historic Adaptive Reuse	P
Manufacturing, Mining	HR
Construction Trailer	P
Historic Adaptive Reuse	P

(i) Use Intensity
(P) Permitted
(C) Conditional
(HR) High Density Residential

Created December 2019

EXHIBIT FIVE: Transportation Alternatives Plan



MONROE COUNTY VISION MAP -- SOUTH WEST

- | | |
|--|-------------------------------------|
| High Priority Greenway Corridor | High Priority Road Improvements |
| Moderate Priority Greenway Corridor | Moderate Priority Road Improvements |
| Bloomington Trails & Other Recreational Trails | Incorporated Areas |

MONROE COUNTY PLAN REVIEW COMMITTEE**January 9, 2020**

PLANNER Tammy Behrman
CASE NUMBER 1912-REZ-14, Schopp Rezone
PETITIONER Victoria, Curtis, Garrett & Ewa Maria Schopp
ADDRESS 9435, 9443, 9447 S Strain Ridge Road
REQUEST Rezone from Suburban Residential (SR) to Agriculture Rural Reserve (AG/RR)
ACRES 10.16 acres +/- (three lots)
ZONE SR, AG/RR, ECO1
TOWNSHIP Clear Creek
SECTION 21
COMP PLAN
DESIGNATION: Rural Residential

EXHIBITS

1. Petitioner Letter
2. Site Plan

RECOMMENDATION

Staff recommends **approval** based on the Findings of Fact subject to the county highway and drainage engineer reports with the following condition:

1. Hire a Certified Arborist to assess the missing trees from the petition site and work with Planning Staff to create a plan for replacing trees on slopes greater than twelve percent.

PLAN REVIEW COMMITTEE

TBD

SUMMARY

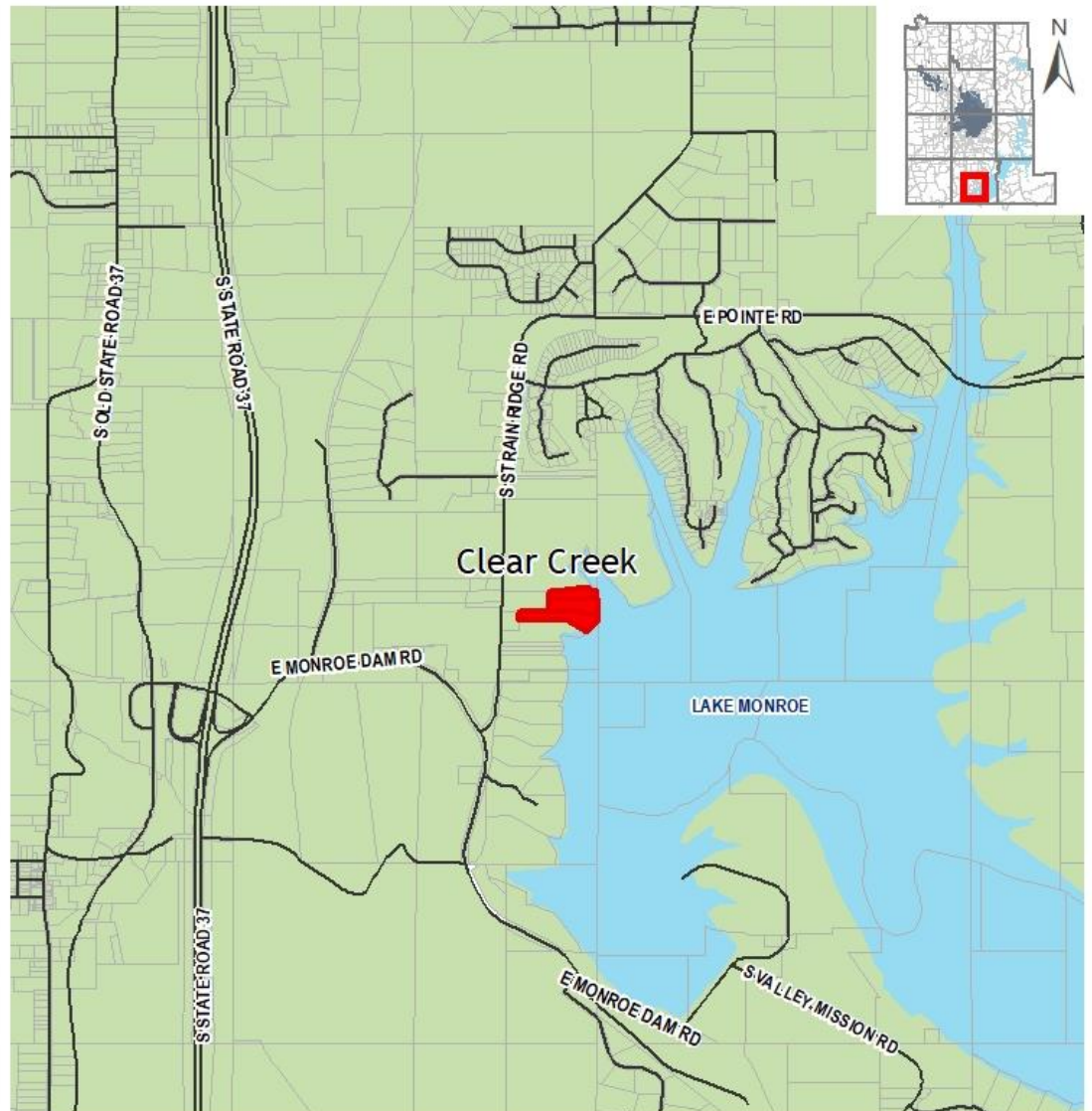
The petitioners are seeking to rezone three platted lots from Suburban Residential (SR) to Agriculture Rural Reserve (AG/RR). The lots were recently platted in the Schopp Type E Administrative Subdivision with the goal of bringing each lot up to the 2.5 acre lot size which is the minimum lot size for the AG/RR zone. Each lot currently has one residence and various residential accessory structures. The petitioners ultimately would like to convert these homes into the tourist home use which is permitted in the AG/RR zone provided they meet the special conditions associated with the tourist home use. All of the surrounding lots around the petition site are zoned AG/RR.

LOCATION MAP

The petition sites are located at 9435, 9443, 9447 S Strain Ridge Road in Section 21 of Clear Creek Township.

Location Map

- Type E Boundary
- Roads
- Civil (Political) Townships
- Lakes
- Parcels



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/2/2020

ZONING

The three parcels site are currently zoned Suburban Residential (SR) and partially Agriculture/Rural Reserve (AG/RR). The neighboring zones are zoned AG/RR with some SR in the near vicinity.

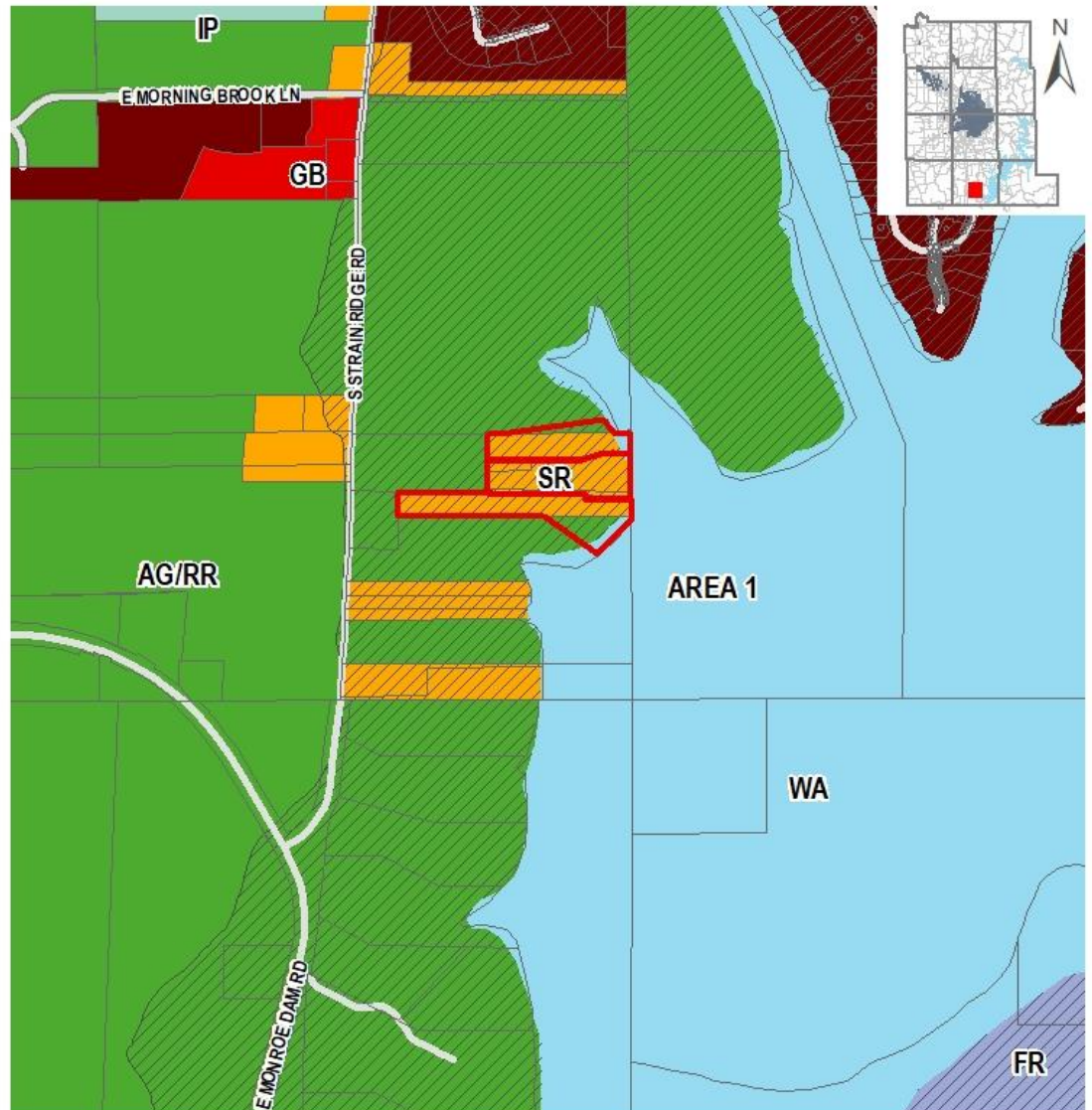
Current Zoning Map

-  Type E Boundary
-  Parcels
-  Roads
-  Lakes
-  Hydrologic Features
- ECO Areas**
 -  Area 1
- Monroe County Zoning**
 -  AG/RR - Agriculture/Rural Reserve
 -  FR - Forest Reserve
 -  GB - General Business
 -  IP - Institutional/Public
 -  PUD - Planned Unit Development
 -  SR - Suburban Residential
 -  WA - Water

0 0.05 0.1 0.2 Miles




Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/2/2020




SITE CONDITIONS

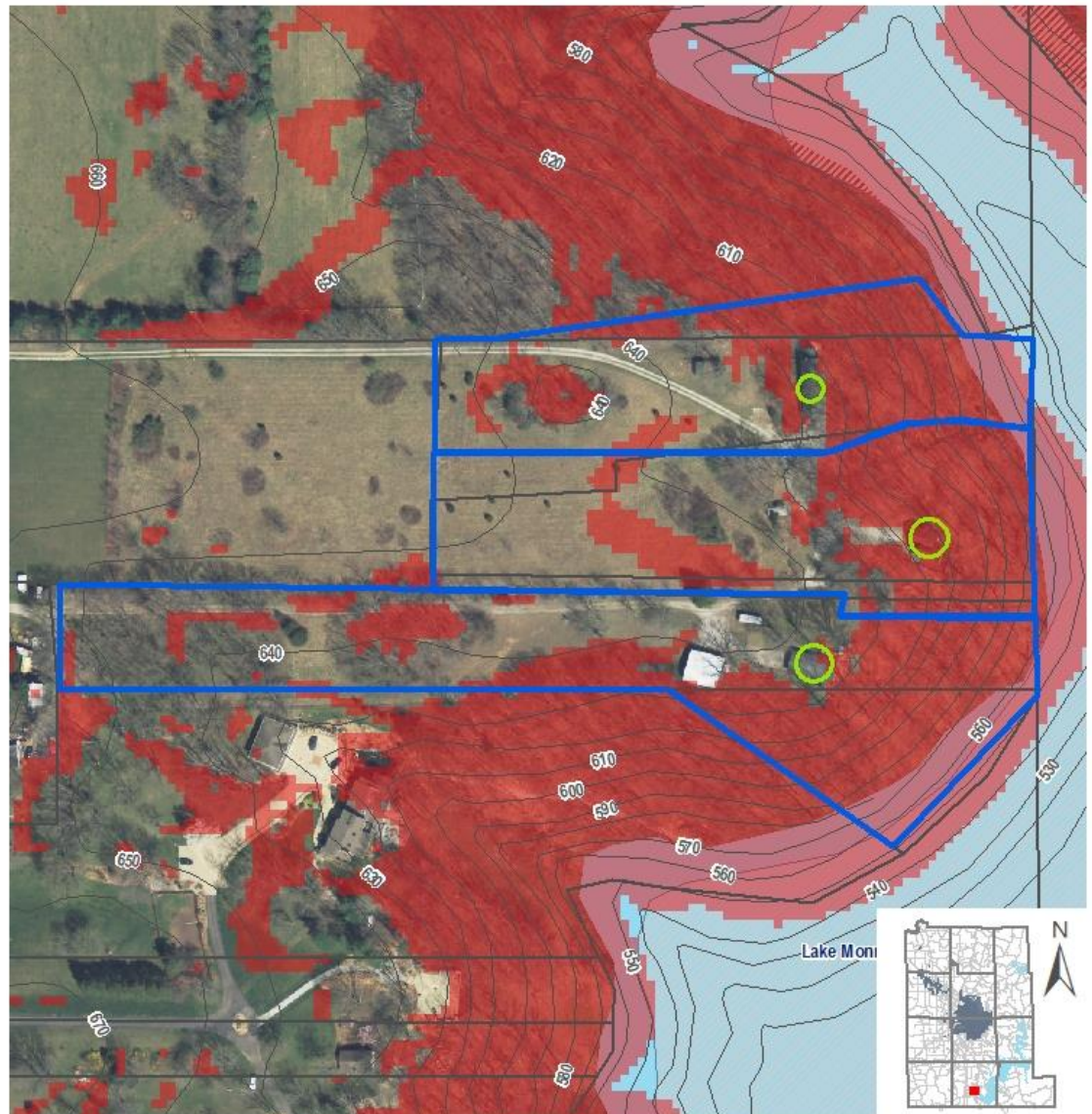
The petition site consists of three lots of record and each has a single family residence (green circle) with accompanying residential accessory structures. There are no known Karst areas. Each of the lots maintains frontage on Lake Monroe and have slopes greater than twelve percent depicted in red below. There are two easements that connect in the center lot that allows ingress / egress to S Strain Ridge Road classified as a major collector. Each lot utilizes septic.

Slope Map

-  Type E Boundary
-  Parcels
-  10-Foot Contours

12_Percent Slope (2010)

-  0 - 12
-  > 13
-  FEMA Floodplain
-  Lakes
-  Hydrologic Features



0 40 80 160 240 320 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/2/2020

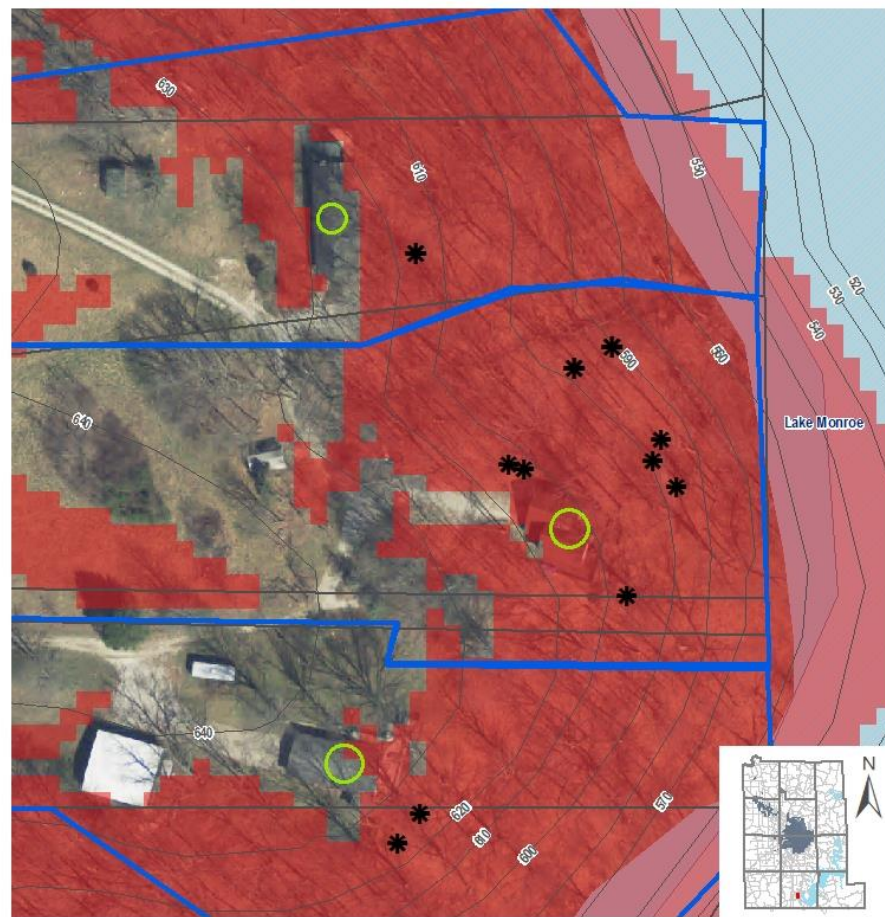
Slope Map

- Type E Boundary
- Parcels
- 10-Foot Contours
- 12_Percent Slope (2010)**
- 0 - 12
- > 13
- FEMA Floodplain
- Lakes
- Hydrologic Features
- ✱ Estimated tree stump location
- Existing home location

0 15 30 60 90 120 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/2/2020



Staff visited the petition site during a snow storm. Though the conditions made it difficult to explore all of the steep terrain there were some observations documented in the staff photos of tree removal from the site's restricted slopes. Due to the Environmental Constraints Overlay Area 1 restrictions slopes greater than twelve percent are protected from vegetation removal (825-4(A)(2)). The above map depicts an estimate of the location of trees stumps observed on the site. There may be more upon further inspection in more ideal conditions.

SITE PICTURES



Photo 1: Facing N, view of the two private drives off S Strain Ridge RD



Photo 2: Facing W, view of the home at 9435 N Strain Ridge RD. This home is just within buildable area for slopes.



Photo 3: Facing W, view of the home at 9443 S Strain Ridge RD. This structure is mostly within restricted slopes.



Photo 4: Facing W, view of the home at 9447 S Strain Ridge RD. This structure is partially within restricted slopes.



Photo 5: Facing E, view of the Lake Monroe in the background. Trees have been removed on restricted slopes. A drainage pipe is also visible from the middle property.



Photo 6: Facing E, view additional trees that have been cut down on restricted slopes. Some of the trees in the area are marked with an 'X'.



Photo 7: Facing E, view from the middle property of Lake Monroe. Trees have been removed over time to create this view.



Photo 8. Facing S, view of the accessory building that is within 50' of the property line and would not meet a non-residential setback for the AG/RR zone.



Photo 9. Facing N, view of the middle property home and the 'U' shaped drive that connects the three properties.



Photo 10. Pictometry view facing north from 2017.



Photo 11. Pictometry view facing north from 2017.

GROWTH POLICIES PLAN

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

The Comprehensive Plan states the following for the designation:

Rural Residential

The Rural Residential use category includes rural property, environmentally sensitive areas, and areas adjacent to quarry operations where low densities are appropriate and desirable; however, the sparse population character of the Farm and Forest category is no longer applicable. Generally, these areas are characterized by active or potential mineral extraction operations nearby, steep slopes, and the remaining forest and/or agricultural land where roadways and other public services are minimal or not available.

The Rural Residential use category includes all property in Monroe County that is not within the Farm and Forest Residential area, Bloomington Urbanizing Area or a Designated Community, or an incorporated

town or city. Approximately 52,000 acres of rural property in Indian Creek, Clear Creek, Van Buren, Bloomington, Richland, Bean Blossom, Washington, and Benton Townships are designated Rural Residential. Most often this category adjoins or is very close to the Farm and Forest Residential areas. Current Rural Residential densities are usually greater than 64 homes per section and some portions of the Rural Residential area have already been subdivided or developed at urban densities.

To maintain Rural Residential property use opportunities, an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. Where appropriate infrastructure is available, home clustering with open space dedications may be an option in this residential category. Open space can serve a variety of uses including recreational opportunities for local residents, limited accessory agricultural uses, or buffering of an adjoining use. Contiguous Resilient Land shall be available for each dwelling adequate to support either two independent conventional septic fields or one replaceable mound system. Sufficient space for buildings traditionally associated for this type of use must also be provided. In addition, public roadways shall not experience less than the Monroe County Level of Service standard existing at the time this Plan is adopted. New subdivision road traffic lanes that access County roadways shall not exceed the capacity of traffic lanes for adjoining public roadways. State highways, major collectors, or arterial roads are exempt from this requirement.

Comprehensive Plan

- Type E Boundary
- Townships
- Parcels
- Roads
- Comp. Plan Land Use (Updated 2015)**
- Farm and Forest
- Managed Lands
- Rural Residential
- Water



0 0.05 0.1 0.2 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/2/2020

FINDINGS OF FACT - REZONE

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

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the petition site as Rural Residential;
- The Comprehensive Plan states, “The Rural Residential use category includes rural property, environmentally sensitive areas, and areas adjacent to quarry operations where low densities are appropriate and desirable;”
- The Suburban Residential Zone allows for one acre lot size and the Agriculture Rural Residential (AG/RR) zone requires 2.5 acre lot size;
- The petition site is in the Environmental Constraints Overlay Area 1 (ECO1);
- Slopes greater than twelve percent are protected under Chapter 825 from vegetation removal and slope disturbance;
- The petition site is adjacent to Lake Monroe and maintains property boundaries with the US Army Corps of Engineers;
- The petition site consists of three lots each greater than 2.5 acres in size;

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

Findings:

- The each of the three lots on the petition site are currently used a single family residential;
- The three residences were built between around 1970, 1978 and 1997;
- The rezone is desired to allow for uses permitted in the AG/RR zone;
- There are forested slopes greater than twelve percent adjunct to Lake Monroe;

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

Findings:

- All of the surrounding lots to the petition site are zoned AG/RR;
- The parcel will remain single family residential use;
- A permit is required to change the use to Tourist Home and special condition #48 must be met;

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

Findings:

- The effect of the approval of the rezone on property values is difficult to determine;
- Property value tends to be subjective;
- The effect of the rezone will be minimal on property values, as the zoning designation is concurrent with the single family residential use;
- Values may vary significantly dependent upon future planning and zoning in the area;

(E) Responsible development and growth.

Findings:

- The petition site is three lots totaling 10.16 +/- acres;

- The Schopp Type E Subdivision was recorded December 30, 2019 that maintained 2.5 acres in size while clearing up boundary issues;
- There was no increase in density during the Type E Subdivision;
- Lots lines were configured in such a way that the homes would meet the requirements for non-residential setbacks to allow for the Tourist Home use;

EXHIBIT 1: Petitioner Letter

PETITIONERS' STATEMENT

Petitioners own several parcels on South Strain Ridge Road, all zoned SR. Petitioners request rezoning from suburban residential to agricultural/rural reserve. The properties are at the common addresses 9435 S. Strain Ridge Road, 9443 S. Strain Ridge Road and 9447 S. Strain Ridge Road, Bloomington, Monroe County, Indiana and two small parcels simply identified as S. Strain Ridge Road without a street number assigned.

The majority of zoning in the surrounding area is AG/RR. There are several isolated lots west of South Strain Ridge Road that are zoned SR. Petitioners own three long narrow parcels on South Strain Ridge Road that are zoned SR and an additional parcel at 9523 S. Strain Ridge Road.

Petitioners desired use of the parcels are for residential and also include other uses permitted in the AG/RR zone, including a tourist cabin.

The lots have all been configured to meet minimum lot size for the AG/RR zone.

Zoning to AG/RR is consistent with the dominant zoning in the surrounding area and the uses are consistent with current actual uses in the surrounding area.

Petition requests waiver of 2nd meeting.

417424 / 6042-17

RECEIVED

DEC 04 2019

MONROE COUNTY PLANNING

EXHIBIT 2: Site Plan

