

# **MONROE COUNTY PLAT COMMITTEE**



**November 15, 2018  
4:00 pm**

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

**A G E N D A**  
**MONROE COUNTY PLAT COMMITTEE**

North Showers Building, 501 N. Morton Street, Room 224, Bloomington, IN

November 15, 2018

**4:00 pm**

**REGULAR MEETING**

**OLD BUSINESS:       NONE.**

**NEW BUSINESS:**

- 1. 1809-SMN-05       William Cramer Minor Subdivision Preliminary Plat and Cramer       Page 4**  
**Type ‘E’ Administrative Subdivision Plat Vacation.**  
**Utility Waiver requested.**  
**Plat Committee Decision.**  
Two (2) parcels on 79.52 acres +/- in Indian Creek Township, Section 11 at 7689  
S Rockport RD and 8060 s Victor PIKE  
**Zoned AG/RR.**
- 2. 1809-SSS-06       Sexton Sliding Scale Subdivision Preliminary Plat and       Page 24**  
**Sexton/Sample Type ‘E’ Administrative Subdivision Plat Vacation.**  
**Plat Committee Decision.**  
Three (3) parcels on 23.24 acres +/- in Washington Township, Section 34 at 871  
E Sample RD.  
**Zoned AG/RR.**
- 3. 1810-SPP-04       Lakes Neighborhood Preliminary Plat Amendment One,       Page 41**  
**Phase I and II**  
**Plat Committee Recommendation.**  
Seventeen (17) parcels on 20.85 acres +/- in Perry Township, Section 14 at  
Parcel #s: 53-08-14-200-020.529-008; 53-08-14-200-020.512-008; 53-08-14-  
200-020.511-008; 53-08-14-200-020.508-008; 53-08-14-200-020.507-008; 53-  
08-14-200-020.000-008.  
**Zoned PUD.**
- 4. 1810-PUD-05       Lakes Neighborhood Development Plan Phase One       Page 41**  
**Amendment Six**  
**Plat Committee Recommendation.**  
Four (4) parcels on 13.84 acres +/- in Perry Township, Section 14 at Parcel #s:  
53-08-14-200-020.510-008; 53-08-14-200-020.000-008; 53-08-14-200-020.529-  
008; 53-08-14-200-020.507-008.  
**Zoned PUD.**

Three (2) parcels on 6.1 acres +/- in Perry Township, Section 14 at Parcel #s: 53-08-14-200-020.511-008; 53-08-14-200-020.512-008.

**Zoned PUD.**

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

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

The meeting will be open to the public.

**PLANNER** Tammy Behrman  
**CASE NUMBER** 1809-SMN-05, William Cramer Minor Subdivision and Underground  
Utility Waiver Request and Plat Vacation of 73.5 acre lot  
**PETITIONER** William, Mary and Mark Cramer  
**ADDRESS** 7689 S Rockport RD and 8060 S Victor PIKE  
**REQUEST** Preliminary Plat to subdivide two lots into two lot  
**ACRES** 5.02+/- (1 parcel) and 73.5+/- (2 parcels)  
**ZONE** AG/RR  
**TOWNSHIP** Indian Creek Township  
**SECTION** 27  
**PLATS** Cramer Type E Administrative Subdivision  
**COMP PLAN**  
**DESIGNATION:** Farm and Forest

**EXHIBITS**

1. Petitioner Utility Waiver Letter
2. Petitioner Preliminary Plat

**RECOMMENDATION**

Staff recommends **approval** for the preliminary plat based on the Findings of Fact subject to the Department of Public Works engineer reports.

Staff recommends **denial** of the utility waiver request based on the Findings of Facts.

**SUMMARY**

The petition site is one 5.02 acre lot and one platted 73.5 acre lot shown in two parcels located in Indian Creek each with a single family dwelling. The petitioners desire to perform a minor subdivision to shift the lot line between the two lots resulting in a 35.01 acre lot and a 41.43 acre lot. The original 73.5 acre lot was formed in 2001 during a Type E Administrative Subdivision (0107-SAD-58). The 73.5 acre lot must also be vacated from that 2001 plat. A utility waiver is being requested for 1600' of existing powerline that traverses the 73.5 acre lot over a pond to service several existing agriculture structures and home. The petitioner requests that the exiting utility line be in a 20' easement for the length of the electric line.

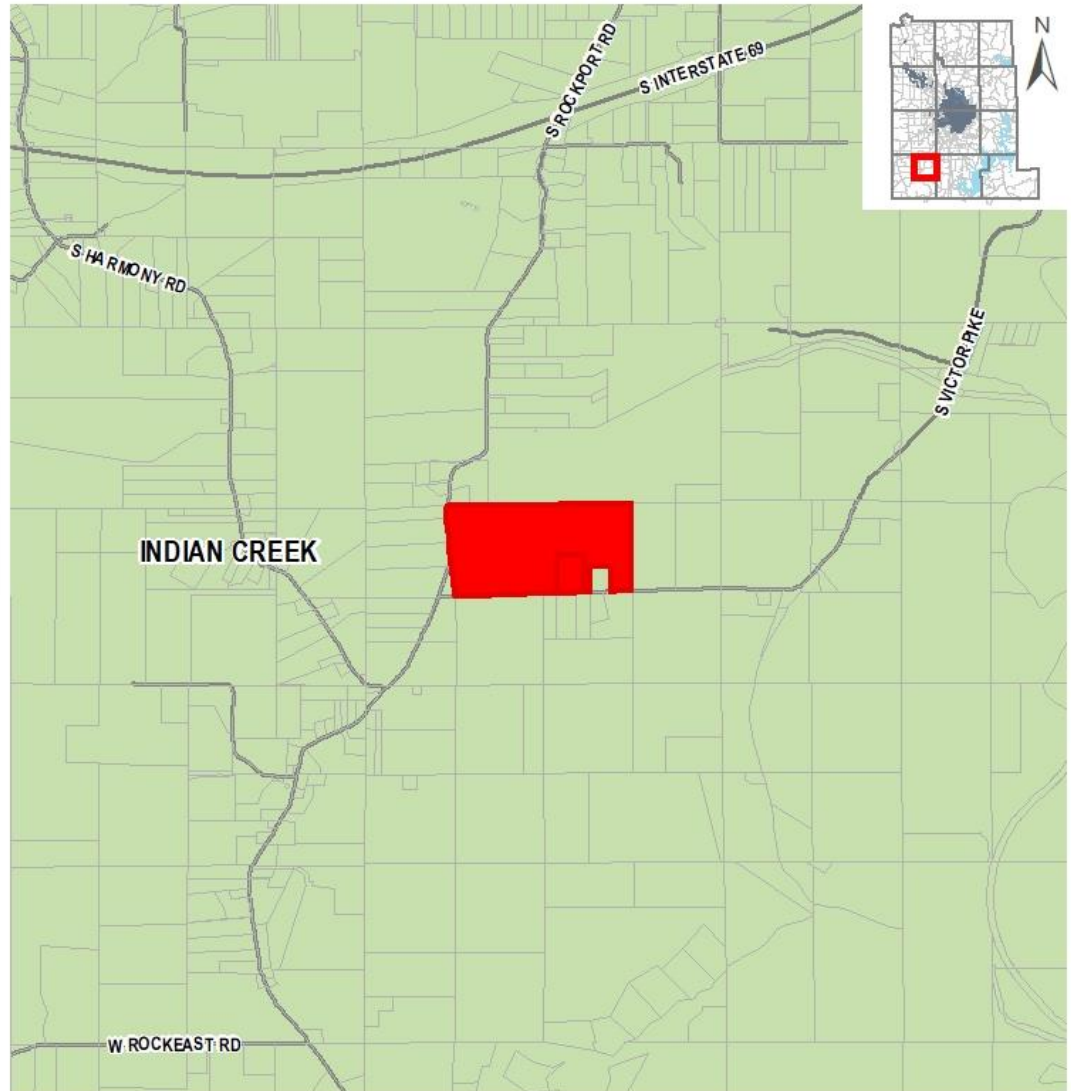


## LOCATION MAP

The two lots are located at the intersection of S Victor Pike and S Rockport RD. The 5 acre parcel is located at 8060 S Victor Pike and the 73.5 acre lot (2 parcels) is located at 7689 S Rockport RD in Indian Creek Township Section 27.

### Location Map

- Petitioner
- Townships
- Roads
- Parcels



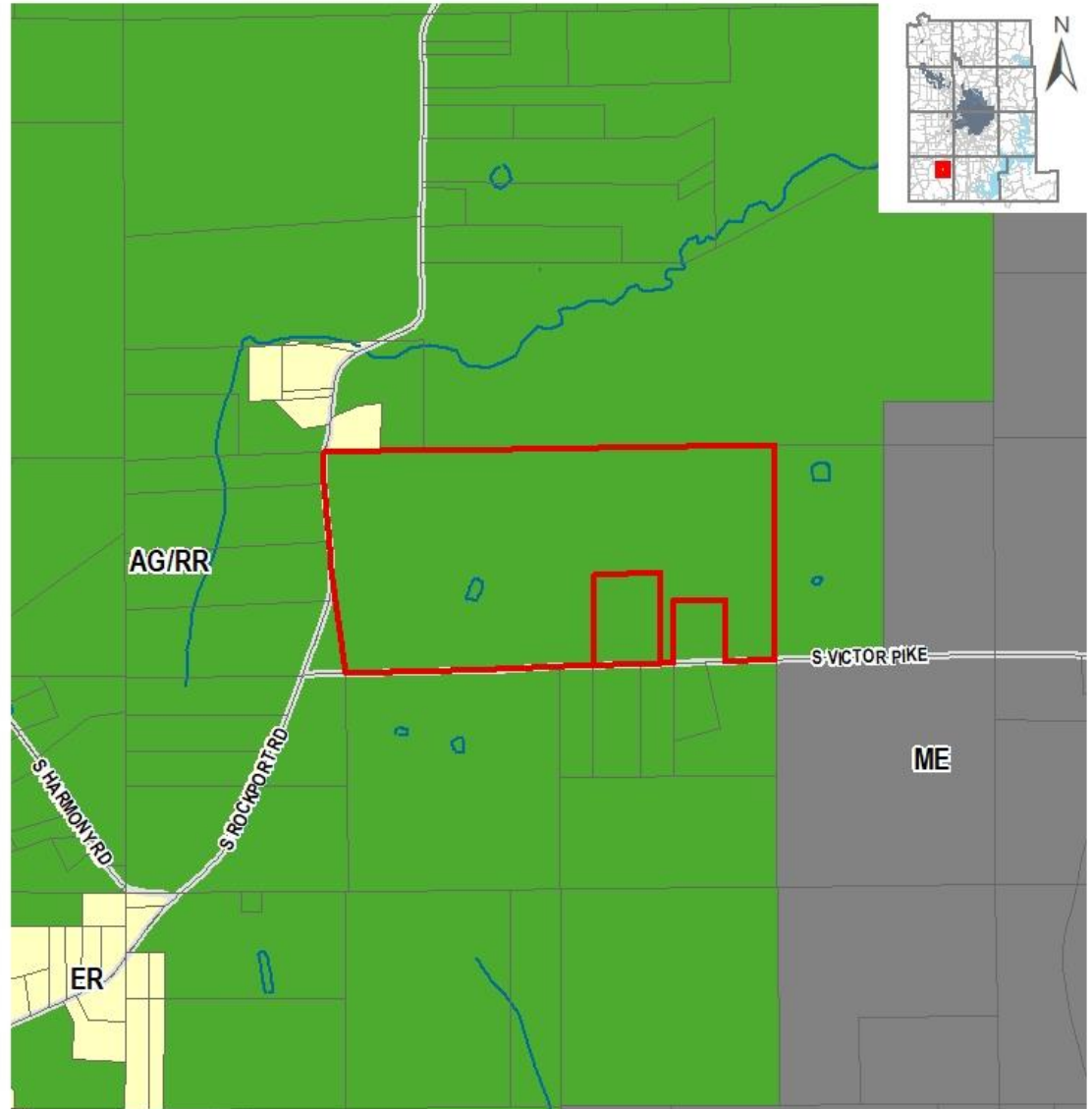
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 10/31/2018

## ZONING

The petition site is zoned Agriculture/ Rural Reserve (AG/RR) and is surrounded by AG/RR zones except in the southeast where it is adjacent to Mineral Extraction (ME) zoning and a few parcels zoned Estate Residential (ER) to the northeast. The surrounding uses comprise of single family residential, agriculture and mineral extraction.

### Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  ER - Estate Residential
-  ME - Mineral Extraction



0 0.075 0.15 0.3 Miles



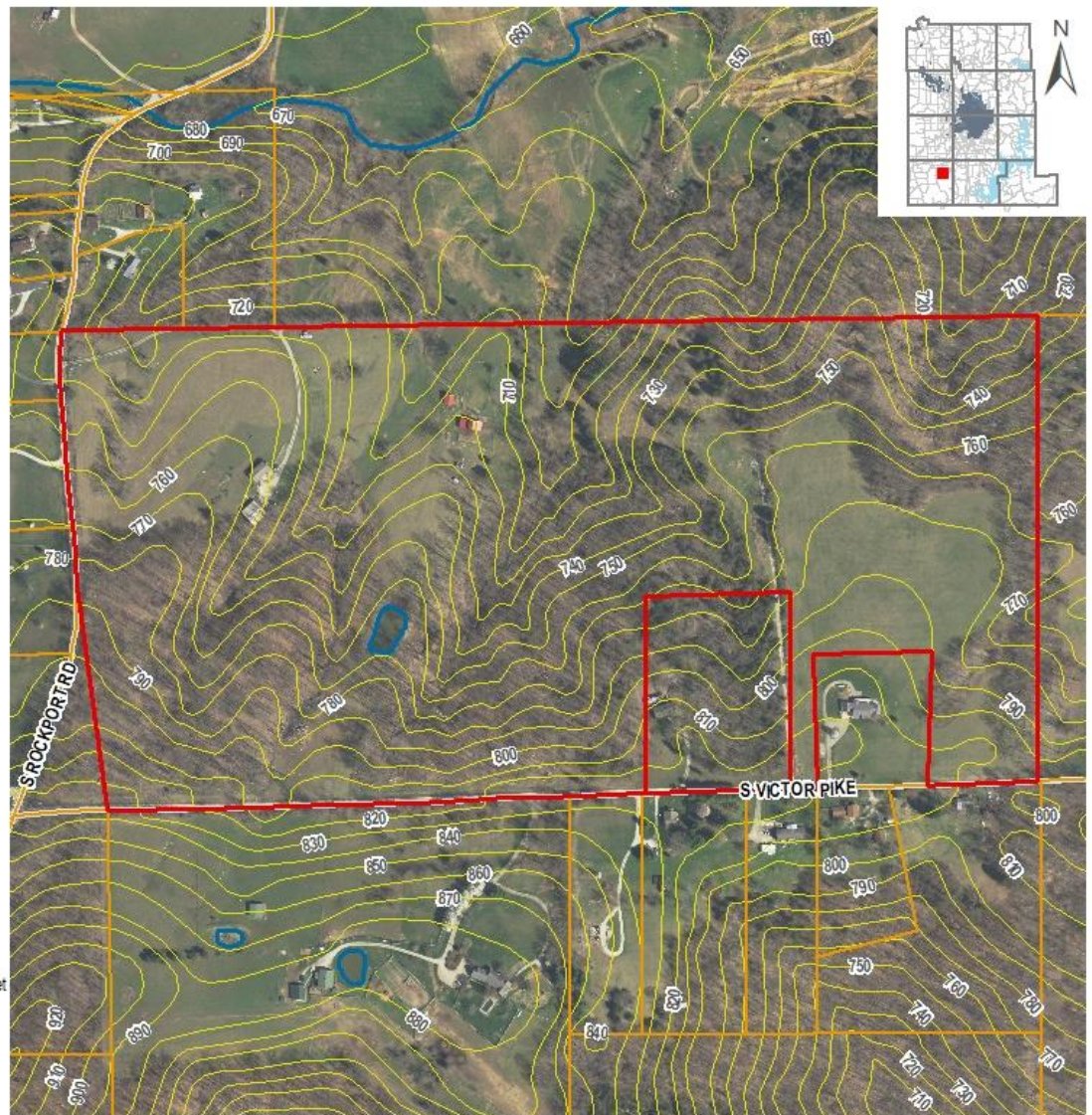
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 10/31/2018

### **SITE CONDITIONS**

The 5.0 acre property currently contains a home, and pool. The 73.5 acre parcel is platted and contains a home (1970) detached garage, large pole barn and several older agricultural structures. There is a small pond on the property. There is no known karst or FEMA floodplain on the site. Site currently has two working septic systems in place. Much of the site is forested land that was logged under a permit in 2016 or pasture.

### **Site Conditions Map**







-  Petitioner
-  Parcels
-  10-Foot Contours
-  Roads
-  Hydrologic Features






Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 10/31/2018



## Slope Map

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

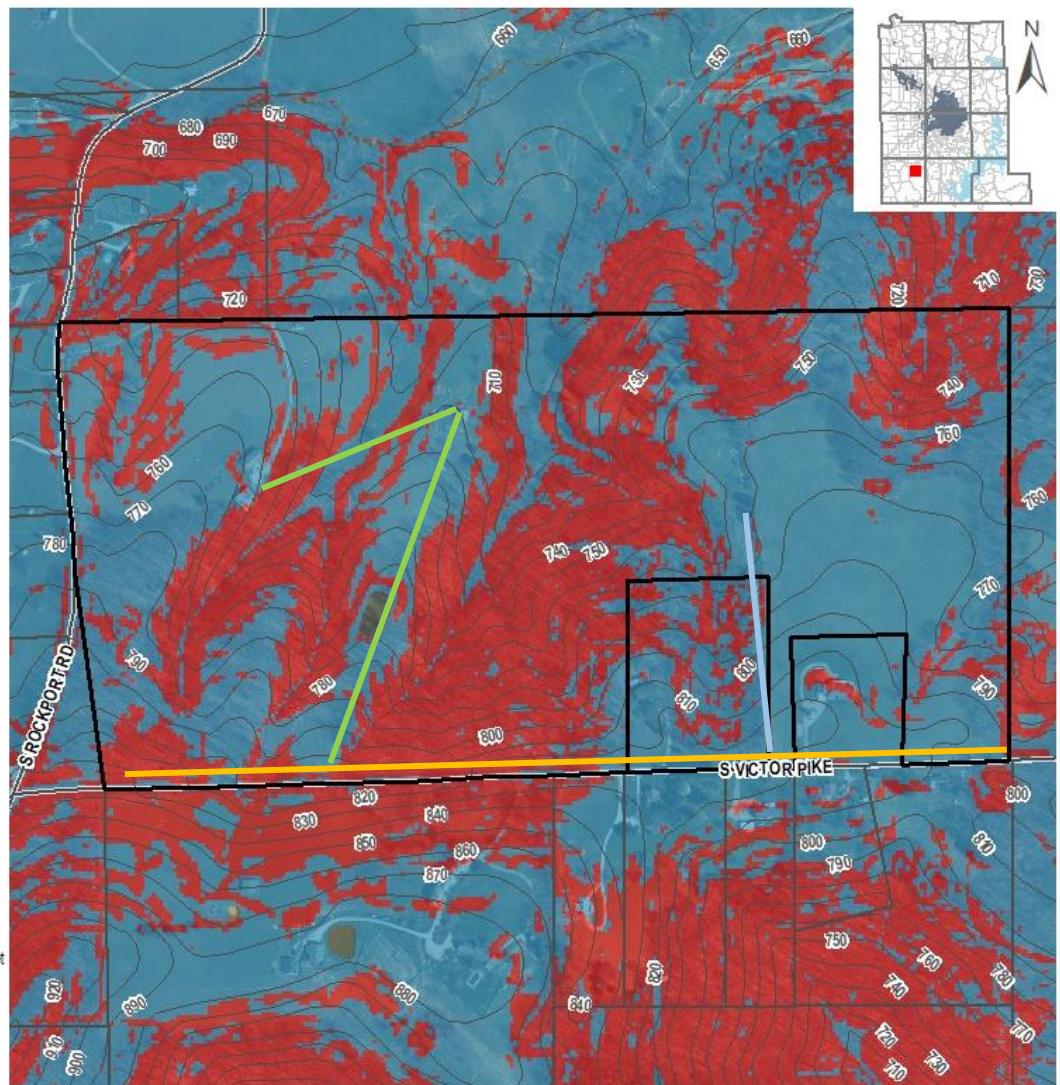
### Utility Lines

-  Exempt: serves other properties
-  Exempt: within REMC easement
-  Requires utility waiver

0 110 220 440 660 880 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
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## INFRASTRUCTURE and ACCESS

There are existing septic systems in use for the proposed Tracts 1 and 2. The septic permits were applied for September 21, 2018 and have been delayed in the Health Department as of the publication of this report. Driveway permit applications were approved by Monroe County Highway Department. Tract 1 will use the existing driveway on S Rockport Rd and Tract 2 will use the existing driveway on S Victor Pike. Road right of way to be dedicated totals 2.99 acres. Sidewalks were not required on this subdivision. In the southwest corner on the plat there is a tree preservation area proposed to meet the street tree standards from 856-43(B)(1). Ninety-one trees are required to be preserved.

The petition site contains three separate overhead power lines. Two of these appear to be exempt from burying and are labeled shown in **gold** and **light blue** on the slope map above and will not be discussed in the findings of fact for the underground utility waiver. The other 1600' of line shown in **green** on the slope map requires burying because they do not exist in a current roadway, right-of-way, or easement that serves another property. The petitioner has requested a waiver to this provision as there is concern for riparian area disturbance and some steep slopes disturbance.



## SITE PICTURES



Figure 1. Facing east: view of existing driveway off of S Rockport RD.



Figure 2. Facing east: standing on driveway and overlooking the agricultural structures. Utility line pole is visible.





Figure 3. Facing south: existing home on the 73.5 acre lot with detached garage.



Figure 4. Facing north: view of the intersection of S Victor Pike and S Rockport RD.





Figure 5. Facing north: view of the utility line that runs north/south through the 73.5 acre lot from S Victor Pike and across the pond. A utility waiver is requested for this line.



Figure 6. Facing north: view of the utility line that is within an REMC easement that intersects with S Victor Pike





Figure 7. Facing east: view of S Victor Pike and proposed utility easement intersect.



Figure 8. Facing west: view of S Victor Pike and existing driveway for 5 acre lot.



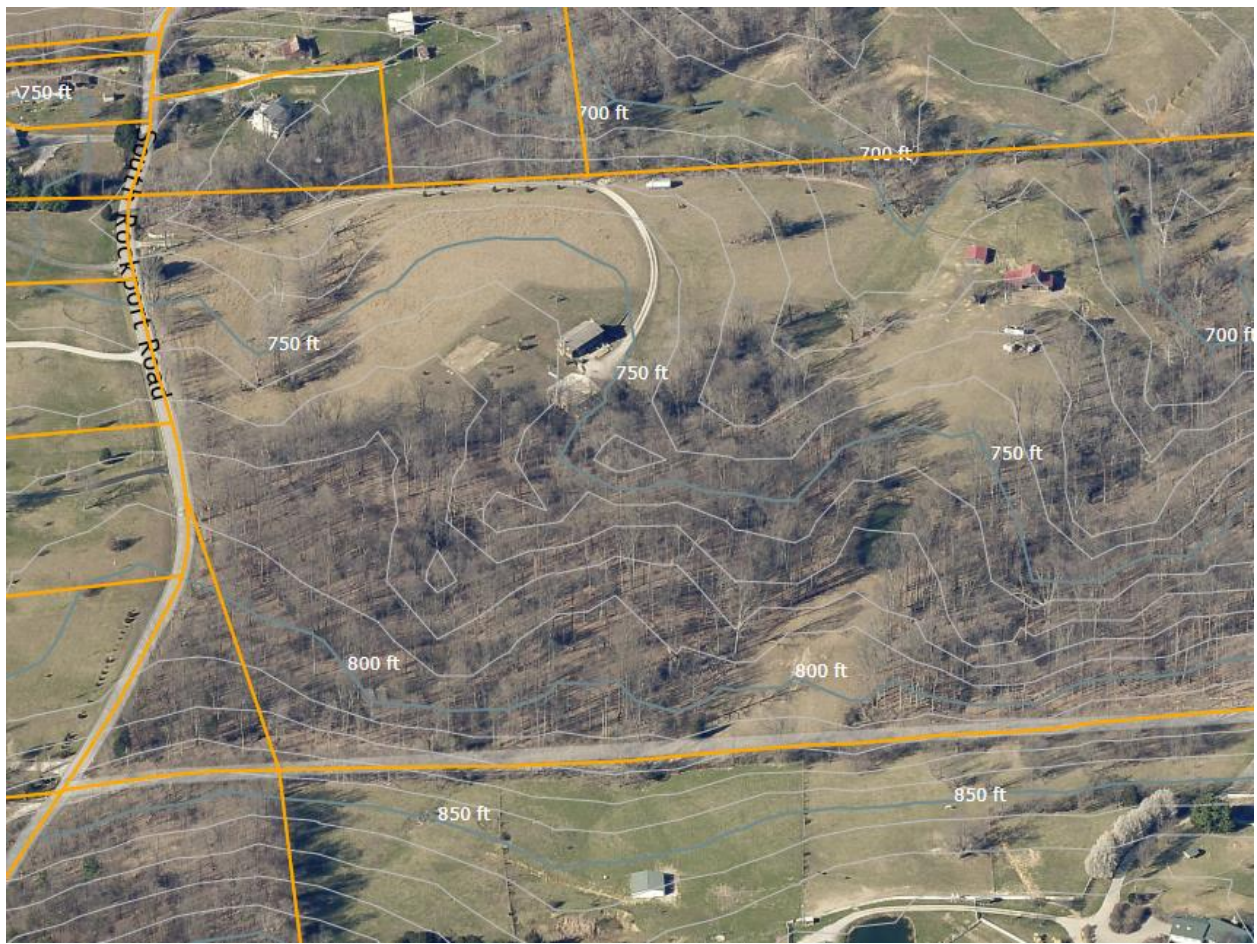


Figure 9. Pictometry view 2017 of western portion of petition site.

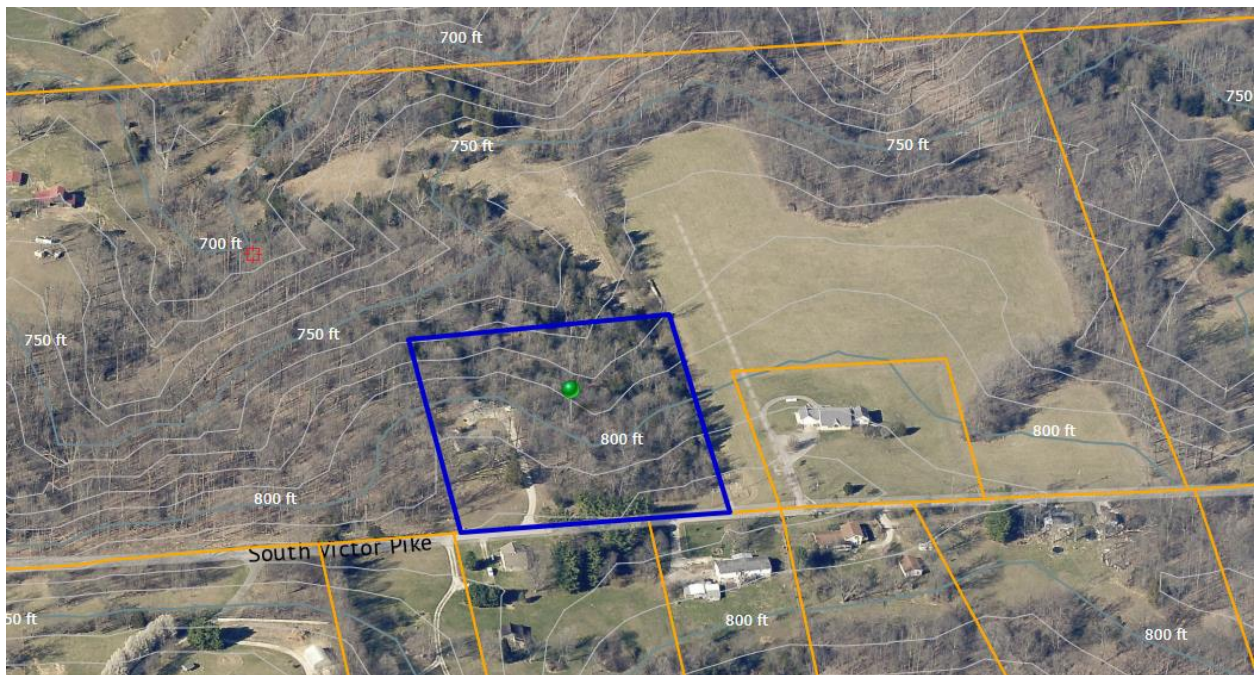


Figure 10. Pictometry view 2017 of eastern portion of petition site.





Figure 11. Pictometry view of electric line and the proximity to the petitioner's driveway across S Rockport RD.

## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located within the **Farm and Forest** designation of the Comprehensive Plan. The Comprehensive Plan states the following for this designation:

### **Farm and Forest Residential**

Much of Monroe County is still covered by hardwood forests, in no small part because of the presence of the Hoosier National Forest, Morgan-Monroe State Forest, Army Corps of Engineers properties, and Griffy Nature Preserve. Much of the low lying floodplains and relatively flat uplands have been farmed for well over 100 years. These areas are sparsely populated and offer very low density residential opportunities because of both adjoining Vulnerable Lands and the lack of infrastructure necessary for additional residential density. This category encompasses approximately 148,000 acres including about 40,000 acres of our best agricultural property located primarily in the Bean-Blossom bottoms and western uplands of Richland Township and Indian Creek Township. It includes private holdings within the state and federal forests.

Farm and Forest Residential also includes the environmentally sensitive watersheds of Monroe Reservoir, Lake Lemon, and Lake Griffy and several other large vulnerable natural features in Monroe County. There are approximately 78,000 acres of watershed area in this portion of the Farm and Forest Residential category. These natural features provide a low density residential option while protecting the lakes and

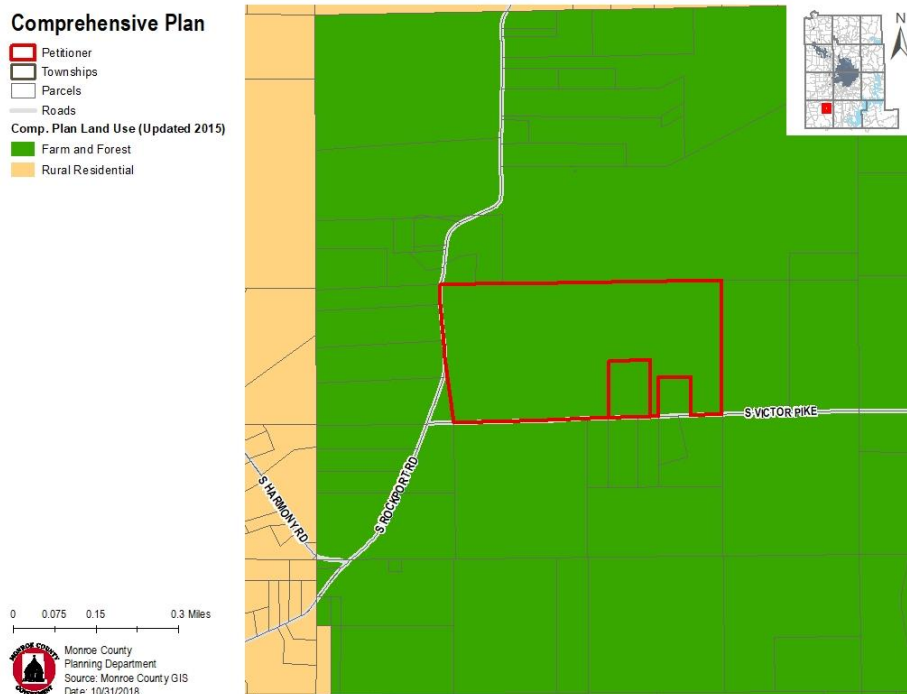
the water supply resources of the County. The Farm and Forest areas comprise most of the Vulnerable Land in Monroe County.

A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting. With a few exceptions like The Pointe development on Monroe Reservoir, these areas do not have sanitary sewer services and have limited access on narrow, winding roadways. Those portions not already used for agriculture are usually heavily forested and have rugged topography. They offer unique and sustainable residential opportunities that cannot be replaced.

In reviewing rezoning, subdivision and site development proposals, the County Plan Commission shall consider the following:

- a) Public services or improvements are not expected for these areas within the horizon of this Plan because those improvements require significant investment in roadways, sanitary sewer, private utilities, and public services for which County financial resources do not exist.
- b) New residential density places additional stress on nearby vulnerable natural features that cannot be mitigated by sustainable practices without additional public expense.
- c) Low density residential opportunities and their associated lifestyle are scarce resources that are sustained only by our willingness to protect that quality of life opportunity for residents who have previously made that lifestyle choice and for future residents seeking that lifestyle.
- d) To maintain Farm and Forest 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. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadway shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings

traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation which exists at the time this Plan is adopted as a result of subdivision. Roadways classified as state Highways, major collectors, or local arterials are exempt from this requirement.



**FINDINGS OF FACT - Subdivisions**  
**850-3 PURPOSE OF REGULATIONS**

- (A) To protect and provide for the public health, safety, and general welfare of the County.

**Findings**

- Approval of the subdivision would reconfigure two (2) lots that meet the requirements for the Agriculture/Rural Reserve (AG/RR) zoning;
- The petitioner is proposing to create a 35.10 +/- acre lot and a 41.43 +/- acre lot for this minor subdivision;
- Applications for septic permits for the existing systems have been submitted for proposed Tracts 1 and 2;
- Driveway applications with preliminary approval from Department of Public Works have been prepared for access off of S Rockport RD and S Victor Pike for the two existing driveways;
- Electric and water already supply the existing structures on the proposed lots;
- Utility Easements have been designated on the plat;
- A drainage easement has been designated on the plat where no further development in the form of structures may be constructed;
- A utility waiver has been applied for to allow a 1600' utility line to remain above ground;

- (B) To guide the future development and renewal of the County in accordance with the Comprehensive Plan and related policies, objectives and implementation programs.

**Findings**

- See Findings 1
- The recommended Comprehensive Plan Land Use for the site is Farm and Forest;
- Approval of the subdivision would reconfigure two (2) lots that meet the requirements for the Agriculture/Rural Reserve (AG/RR) zoning designation in the Monroe County Zoning Ordinance, Chapter 802;
- “The average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands” such as steep slopes as stated in the Comprehensive Plan;

- (C) To provide for the safety, comfort, and soundness of the built environment and related open spaces.

**Findings**

- Applications for septic permits for the existing systems have been submitted for proposed Tracts 1 and 2;
- Driveway applications with preliminary approval from the Department of Public Works have been prepared for the existing access points off of S Victor Pike and S Rockport RD;
- Contiguous buildable area slope requirements have been designated on the plat;
- Drainage easements have been delineated on the plat;
- A drainage easement has been designated on the plat where no further development in the form of structures may be constructed;

- (D) To protect the compatibility, character, economic stability and orderliness of all development through reasonable design standards.

**Findings**

- The property is zoned Agriculture/ Rural Reserve (AG/RR);
- The immediate surrounding properties are also zoned Agriculture/Rural Reserve (AG/RR) with some Mineral Extraction (MR) zoning to the southeast;
- Approval of the subdivision would reconfigure two (2) lots that meet the minimum lot size requirement for the Agriculture/Rural Reserve (AG/RR) zoning designation in the Monroe County Zoning Ordinance, Chapter 802;
- All existing structures meet the setback requirements of the Agriculture/Rural Reserve (AG/RR) zone with the proposed configuration;
- Applications for septic permits for the existing systems have been submitted for proposed Tracts 1 and 2;

- (E) To guide public and private policy and action to ensure that adequate public and private facilities will be provided, in an efficient manner, in conjunction with new development, to promote an aesthetically pleasing and beneficial interrelationship between land uses, and to promote the conservation of natural resources (e.g., natural beauty, woodlands, open spaces, energy and areas subject to environmental constraints, both during and after development).

**Findings**

- A drainage easement has been designated on the plat where no further development in the form of structures may be constructed;
- Applications for septic permits for the existing systems have been submitted for proposed Tracts 1 and 2;
- All existing structure meet the setback requirements of the Agriculture/Rural Reserve (AG/RR) zone with the proposed configuration;
- Approval of the subdivision would reconfigure two (2) lots that meet the requirements for the Agriculture/Rural Reserve (AG/RR) zoning designation in the Monroe County Zoning Ordinance, Chapter 802;

- (F) To provide proper land boundary records, i.e.:

- (1) to provide for the survey, documentation, and permanent monumentation of land boundaries and property;

**Findings:**

- The petitioner has submitted a preliminary plat drawn by a registered surveyor.
- The preliminary plat was reviewed by the Monroe County Surveyor's Office and has met all comments.
- 

- (2) to provide for the identification of property; and,

**Findings:**

- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site.

(3) to provide public access to land boundary records.

### **Findings**

- The land boundary records are found at the Monroe County Recorder's Office and, if approved, this petition will be recorded there as a plat. The plat must comply with Chapter 860 - Document Specifications to be recorded.

## **FINDINGS OF FACT – WAIVER OF UNDERGROUNDING UTILITIES**

The petitioner is requesting a waiver from the *Improvement, Reservation and Design Standards* outlined in 856-41 (Utilities), which reads:

All utilities, including but not limited to gas, sewer, electric power, telephone and CATV shall be located underground throughout the subdivision.

Existing utility lines located above ground on public roads, rights-of-way or in easements serving other property are exempt from this provision.

Existing utility lines servicing residential and residential accessory structures shall be removed and placed underground unless waived.

Waivers from these provisions for existing utility lines may be granted subject to the waiver modifications in Chapter 850-12, Sections A through D, excluding sections 5, 8, and 9. Waivers may be granted via the following process:

1. for Subdivisions of more than 4 Lots by the Plan Commission
2. for Subdivisions of 4 Lots or Less by the Plat Committee

All utility lines and other facilities existing and proposed throughout the subdivision shall be shown on the preliminary plat. Underground service connections to the street property line of each platted lot shall be installed at the Subdivider's expense. At the discretion of the Commission, the requirement for service connections to each lot may be waived in the case of adjoining lots that are to be retained in single ownership and that are to be developed for the same primary use.

Section 850-12 of the Monroe County Subdivision Control Ordinance states: "The Commission may authorize and approve modifications from the requirements and standards of these regulations (including the waiver of standards or regulations) upon finding that:

### **1. Practical difficulties have been demonstrated:**

#### **Findings:**

- Approximately 1600 +/- linear feet of overhead utility lines would be relocated underground in order to achieve compliance with the current standard (Green line shown in slope map or as shown on the plat);
- The overhead utility line originates on the north side of S Victor Pike on a pole within the right of way, from there extends north, crosses a farm pond then goes over to some agricultural buildings. The line then runs southwest over a ravine to an existing house;

- Four electric poles are used to support the utility line;
- The ravine and pond where the utility line crosses are to be placed in a riparian conservation easement if the plat is approved according to the County Drainage Engineer comments;
- There are areas considered riparian in nature that the utility line traverses over currently;
- The existing line could be removed and re-routed from the northeast corner of Tract 1 and be placed underground without disturbing riparian areas;

**2. The requested modifications would not, in any way, contravene the provisions of the Zoning Ordinance, the Comprehensive Plan or the Official Map of the County;**

**Findings:**

- The Subdivision Control Ordinance calls for utilities to be placed underground in Minor subdivisions, except on public roads, in rights-of-way, or in easements serving other property;
- The existing overhead utility line (green) does not appear to serve another property other than the proposed Tract 1 or meet any of the other requirements exempting the utility from the undergrounding requirement;

**3. Granting the modifications waiver would not be detrimental to the public safety, health, or welfare and would not adversely affect the delivery of governmental services (e.g. water, sewer, fire protection, etc.):**

**Findings:**

- See Findings 1 & 2;
- Occupants of the petition site could be served by re-routing electric up the driveway;
- Any future power lines needed for further development would have to be buried;
- The petitioner has proposed to place this existing line in a 20' utility easement;
- Vacating lots out of a plat would also vacate any easements associated with the plat;
- If the overhead utility line waiver is approved, it will apply to the existing lines only;
- Advantages and disadvantages exist in undergrounding electric lines both of which involve safety hazards.

**4. Granting the modifications would neither substantially alter the essential character of the neighborhood nor result in substantial injury to other nearby properties;**

**Findings:**

- Waiver approval would permit existing conditions to persist and would only apply to the approved plat;
- Burying in steep slope or adjacent to the pond area may make the lines be more vulnerable to damage from water intrusion;
- An alternative utility access to the existing line could be designed for Tract 1 buildings;

**5. The conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties;**

**Findings:**

- See findings under items 1 thru 4 above;
- There appears to be a suitable line to connect to across the street from the petitioner's driveway on S Rockport RD;
- The amount of line for the alternative location would require approximately 1200 linear feet of utility being buried alongside the existing driveway to service the home and would not affect any proposed riparian easements;

**6. Granting the requested modifications would not contravene the policies and purposes of these regulations;**

**Findings:**

- See findings 2 & 3 above.

**7. The requested modifications are necessary to ensure that substantial justice is done and represent the minimum modifications necessary to ensure that substantial justice is done;**

**Findings:**

- The improvement is required due to the proposed subdivision of the property;
- The Subdivision Control Ordinance calls for utilities to be placed underground in all Minor subdivisions, except on public roads, rights-of-way, or existing easements that serve other property;
- The 1600' of existing overhead utility (green on the slope map) appears to serve only the petitioner's parcel as it travels north from S Victor Pike and then turns southwest;
- The installation of utilities underground is consistent with the policies and purposes of all relevant regulations.

**8. The practical difficulties were not created by the Developer, Owner, Subdivider or Applicant; and,**

**Findings:**

- See findings 1 thru 7;
- The petitioner has owned this property since before 2001 and these agricultural structures serviced by the line were built prior to building code records (1899 according to the property report card);

**9. The practical difficulties cannot be overcome through reasonable design alternatives;**

**Findings:**

- See findings 1 thru 7;
- The installation of utilities underground is consistent with the policies and purposes of all relevant regulations;
- Burying the line where it is currently located would disturb areas considered riparian;

In approving modifications, the Commission may impose such conditions as will in its judgment substantially secure the objectives of these regulations.



**EXHIBIT 1: Petitioner's Utility Waiver Request**



Eric L. Deckard, LS

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1604 S. Henderson St.  
Bloomington, IN 47401  
Ph. 812.961-0235  
Fax 812.323-7536

October 31st, 2018

To Members of the Monroe County Planning Commission

RE: William Cramer Minor Subdivision 7689 S. Rockport Road

I have been asked personally by William & Mary Cramer to request a utility waiver.

These are my findings and recommendations.

- 1). There is an existing utility line that is serving two existing barns and the house located on Tract 1 of this proposed subdivision. My client wishes to have the existing utility line to remain at its current location above ground and is hereby requesting a waiver for the utility to remain in place.
- 2). The existing line is +/- 1600 feet and enters the property from the south at S. Victor Pike and runs in a Northeasterly direction over a pond to a transformer on utility pole located between the two barns. This line then heads west toward the house.
- 3). It is our recommendation that a 20 foot utility easement be placed around the existing utility and if the utility is hereby moved at that time the utility will be placed under ground.

If there are any questions, please contact this office at (812)961-0235

Sincerely,

Eric L. Deckard L.S.

A handwritten signature in black ink, appearing to be "E. Deckard", written over a horizontal line.

**(page 1)**





(page 2)

AREA FOR COUNTY  
RECORDER

INDIAN CREEK TWP.  
TOWNSHIP 7 N  
RANGE 2 W  
SECTION 11

DEVELOPER, APPLICANT AND OWNER  
WILLIAM J. & MARY C.A. CRAMER  
INSTRUMENT NUMBER 2001021523  
7689 S. ROCKPORT RD, INDIANA 47403  
MARK A. CRAMER  
INSTRUMENT NUMBER 2001021523  
8060 S. Victor Pike Bloomington, Indiana 47403

## SURVEY DESCRIPTION

A part of the Southeast quarter and a part of the Southwest quarter of Section 11,  
Township 7 North, Range 2 West, Monroe County, Indiana, being more particularly  
described as follows:

Beginning at a rebar set stamped "Deckard" marking the Northeast corner of the  
Northwest quarter of the Southeast quarter of said Section 11; thence South 01 degrees 20  
minutes 11 seconds East along the east line of said quarter quarter for a distance of  
1314.46 feet to a wing nail found marking the Southeast corner of said quarter quarter,  
passing through a rebar set stamped "Deckard" at 1279.31 feet; thence along the south  
line of said quarter quarter South 88 degrees 09 minutes 00 seconds West for a distance  
of 314.63 feet; thence leaving said south line North 00 degrees 50 minutes 03 seconds  
West for a distance of 353.16 feet to a rebar found stamped "Graham"; passing through a  
rebar found stamped "Graham" at 30.92 feet; thence South 88 degrees 47 minutes 28  
seconds West for a distance of 306.05 feet to a rebar found stamped "Graham"; thence  
South 01 degrees 30 minutes 03 seconds East for a distance of 376.59 feet to the south  
line of the Northwest quarter of the Southeast quarter of said Section 11, passing through  
a rebar set stamped "Deckard" at 322.28 feet; thence along the south line of said quarter  
quarter South 88 degrees 09 minutes 00 seconds West for a distance of 682.77 feet to the  
Southeast corner of the Northwest quarter of the Southeast quarter; thence South 88 degrees  
38 minutes 55 seconds West along the south line of said quarter quarter for a distance of  
1308.87 feet to a wing nail found marking the Southwest corner of the Northeast quarter  
of the Southwest quarter of said Section 11; thence South 88 degrees 38 minutes 52  
seconds West for a distance of 226.88 feet to the intersection of S. Victor Pike and S.  
Rockport Road; thence the following seven (7) courses along the centerline of S.  
Rockport Road: 1) North 19 degrees 26 minutes 01 seconds East for a distance of 419.34  
feet; 2) North 12 degrees 21 minutes 47 seconds East for a distance of 88.84 feet; 3)  
North 04 degrees 19 minutes 14 seconds East for a distance of 92.59 feet; 4) North 02  
degrees 15 minutes 23 seconds West for a distance of 134.28 feet; 5) North 05 degrees  
01 minutes 18 seconds West for a distance of 428.03 feet; 6) North 03 degrees 17  
minutes 17 seconds West for a distance of 96.62 feet; 7) North 09 degrees 19 minutes 48  
seconds East for a distance of 95.54 feet to a wing nail found on the north line of the  
Northwest quarter of the Southwest quarter of said Section 11; thence along said north  
line North 87 degrees 55 minutes 55 seconds East for a distance of 68.99 feet, passing  
thru a rebar set stamped "Deckard" set at 35.29 feet to the Northwest corner of the  
Northeast quarter of the Southwest quarter of said Section 11; thence along the north line  
of the south half of said Section 11 North 88 degrees 37 minutes 14 seconds East for a  
distance of 2613.34 feet to the Point of Beginning, containing 79.52 acres, more or less.

Subject to the rights-of-ways of S. Rockport Road, S. Victor Pike and all legal easements  
of record. Acreage less 35 foot dedicated of S. Rockport Road and S. Victor Pike is  
76.53 acres, more or less.

## CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any  
statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This  
qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown herein was performed either by  
me or under my direct supervision and control and to the best of my knowledge and belief  
was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 23rd day of October, 2018.

Eric L. Deckard  
Registered Surveyor LS 29900012  
State of Indiana



## WILLIAM CRAMER MINOR SUBDIVISION PRELIMINARY PLAT

A PART OF THE SOUTHEAST QUARTER AND A PART THE SOUTHWEST QUARTER OF SECTION 11  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
MONROE COUNTY, INDIANA

### DEDICATION OF PUBLIC RIGHTS-OF-WAY:

William J. Cramer, Mary C.A. Cramer, and Mark A. Cramer, (Owners) of the real estate shown and described herein do  
hereby certify, lay off and plat Tracts numbered 1 and 2 to be known as William Cramer Minor Subdivision. Rights-of-way  
not heretofore dedicated are hereby dedicated to Monroe County, Indiana. In accordance with this plat and certification, this  
plat shall be known as William Cramer Minor Subdivision.

The right-of-way to be dedicated for S. Rockport Road shall measure 35 feet perpendicular to and parallel with the existing  
centerline of S. Rockport Road. Any interest that said parties have within said right-of-way is hereby dedicated to Monroe  
County, Indiana.

The right-of-way to be dedicated for S. Victor Pike shall measure 35 feet perpendicular to and parallel with the existing  
centerline of S. Victor Pike. Any interest that said parties have within said right-of-way is hereby dedicated to Monroe County,  
Indiana.

There are building setbacks on this plat upon which no structures may be erected or maintained.

As owner(s) of the plat of William Cramer Minor Subdivision, for the 73.5 acre Lot in Monroe County, Indiana, we by this  
instrument declare these planned lots vacated.

Witness our hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mary C.A. Cramer (Owner)  
7689 S. Rockport Road  
Bloomington, Indiana 47403

William J. Cramer (Owner)  
7689 S. Rockport Road  
Bloomington, Indiana 47403

Mark A. Cramer (Owner)  
8060 S. Victor Pike  
Bloomington, Indiana 47403

STATE OF INDIANA )  
COUNTY OF MONROE ) SS:

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Mark A. Cramer, each  
separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the  
purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public: \_\_\_\_\_

County of Residence: \_\_\_\_\_ (Seal)

My Commission Expires: \_\_\_\_\_

STATE OF INDIANA )  
COUNTY OF MONROE ) SS:

Before me, the undersigned Notary Public, in and for said County and State, personally appeared William J. Cramer, Mary C. A.  
Cramer each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and  
deed, for the purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public: \_\_\_\_\_

County of Residence: \_\_\_\_\_ (Seal)

My Commission Expires: \_\_\_\_\_

### STORM & SURFACE DRAINAGE:

This is to certify that the subject property is located in zone "X", and does not appear to be located in a special flood hazard  
area, according to FHIRM, Panel Number 18105C03400 dated December 17th, 2010.

### COMMISSION CERTIFICATE:

Under the authority of Chapter 174, Act of 1947, as amended by the General Assembly of the State of Indiana, and the Monroe  
County Subdivision Control Ordinance, these parcels were created through the Minor Subdivision procedure and approved by  
the Monroe County Plan Commission on \_\_\_\_\_.

Monroe County Plan Commission:

Shale Johnson (President) \_\_\_\_\_

Larry Wilson (Secretary) \_\_\_\_\_

DECKARD  
LAND SURVEYING  
1000 N. 10TH ST.  
BLOOMINGTON, IN 47403  
TEL: 317-346-1111  
WWW.DSINCH.COM



WILLIAM CRAMER  
MINOR SUBDIVISION  
A PART OF SECTION 11, T7N, R2W

ACRES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24

APPROVED	FILED	RECORDED	INDEXED
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11-30  
2  
2  
06/20/18  
BNDY.SHT

**MONROE COUNTY PLAT COMMITTEE****November 15, 2018**

**PLANNER:** Jordan Yanke  
**CASE NUMBER:** 1809-SSS-06 / Sexton Sliding Scale Subdivision  
**PETITIONER:** Michael Sexton c/o Deckard Land Surveying, Inc.  
**ADDRESS:** 871 E Sample Road  
**REQUEST:** Plat Vacation and Sliding Scale Preliminary Plat to Subdivide One Parcel into Three Parcels. No Waiver Requests.  
**ZONING:** Agriculture/Rural Reserve (AG/RR)  
**ACRES:** 23.24 +/-  
**TOWNSHIP:** Washington  
**SECTION(S):** 34  
**PLAT(S):** Sexton/Sample Type “E” Administrative Subdivision  
**COMP PLAN**  
**DESIGNATION:** Rural Residential

**EXHIBITS**

- 1) Petitioner Letter
- 2) Preliminary Plat
- 3) Sexton/Sample “Type E” Administrative Subdivision

**RECOMMENDATION**

Staff gives a recommendation of **Approval** to the Plat Committee based on the findings of fact and subject to the Monroe County Public Works Department reports.

**SUMMARY/DISCUSSION**

The petition site is one parcel totaling 23.24 +/- acres. The parcel is currently Tract 1 of the Sexton/Sample “Type E” Administrative Subdivision platted in 2018. The petitioner is requesting to vacate the tract from the 2018 plat and subdivide the parcel into three lots as a new Sliding Scale Subdivision. The objective is to create an additional building site on Lot 2 and Lot 3 in the proposed subdivision (see Exhibit 2). The proposed lots meet development standards and Subdivision Control Ordinance provisions.

Proposed Lot 1 is denoted as the Parent Parcel Remainder. The Subdivision Control Ordinance requires that the designated Parent Parcel Remainder (Lot 1) not be further subdivided for a period of twenty-five (25) years from the date of recording of the Final Plat unless connected to a public sewage disposal system or further subdivision of the property is authorized by ordinance. No waivers were requested with the subdivision application.

## LOCATION MAP

The petition site is located in Washington Township. The property gains access via W Sample Road. The Monroe County Thoroughfare Plan classifies W Sample Road as a Local Road.

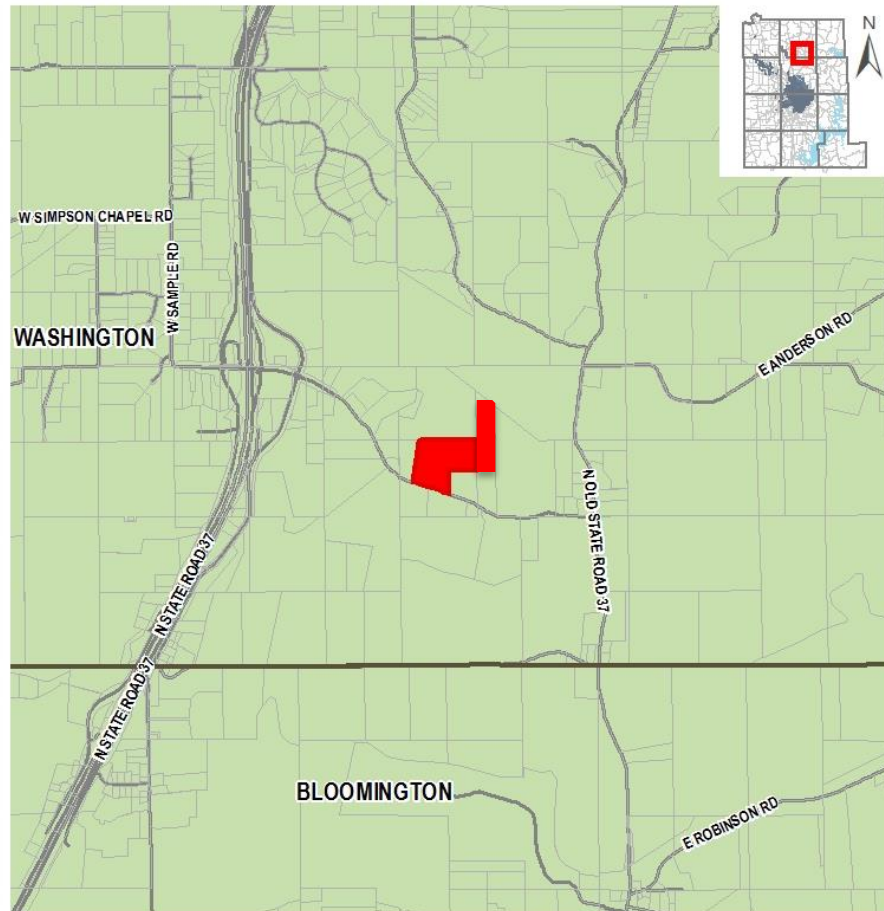
### Location Map

- Petitioner
- Townships
- Roads
- Parcels

0 0.2 0.4 0.8 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 11/6/2018

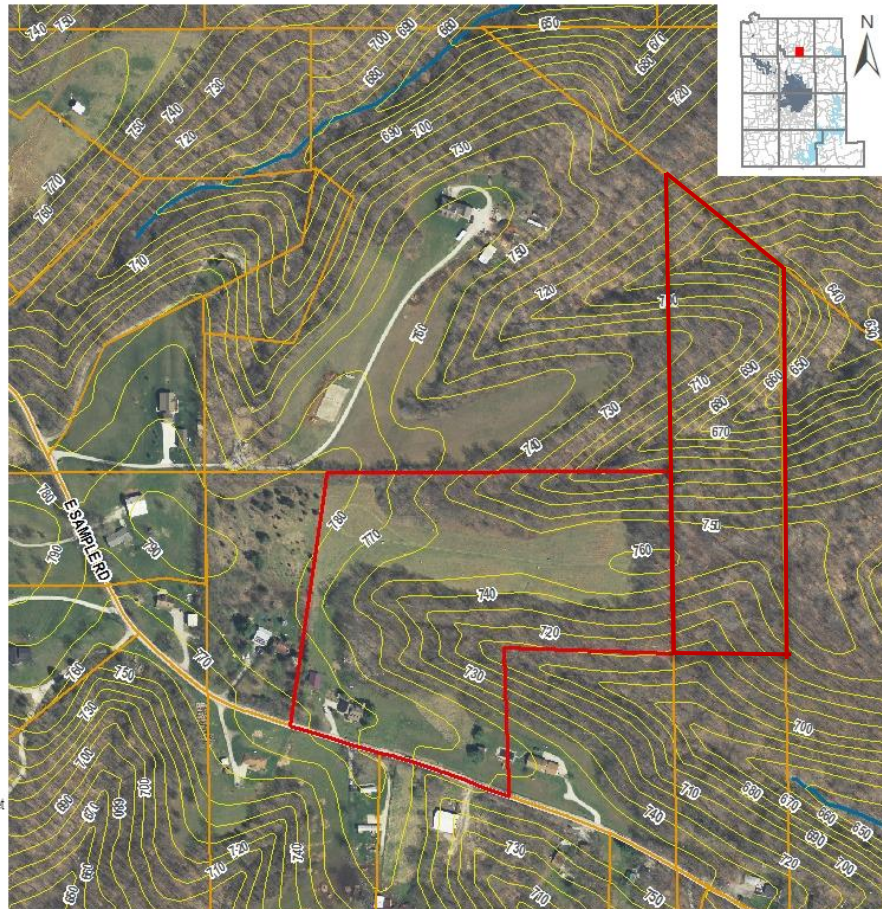
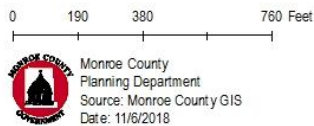


## SITE CONDITIONS

The petition site is comprised of one parcel with an existing residence and accessory structures. Much of the property is heavily wooded.

**Site Conditions Map**

-  Petitioner
-  Parcels
-  10-Foot Contours
-  Roads
-  Hydrologic Features







# Slope Map

-  Petitioner
-  Parcels
-  2-Foot Contours
-  Roads

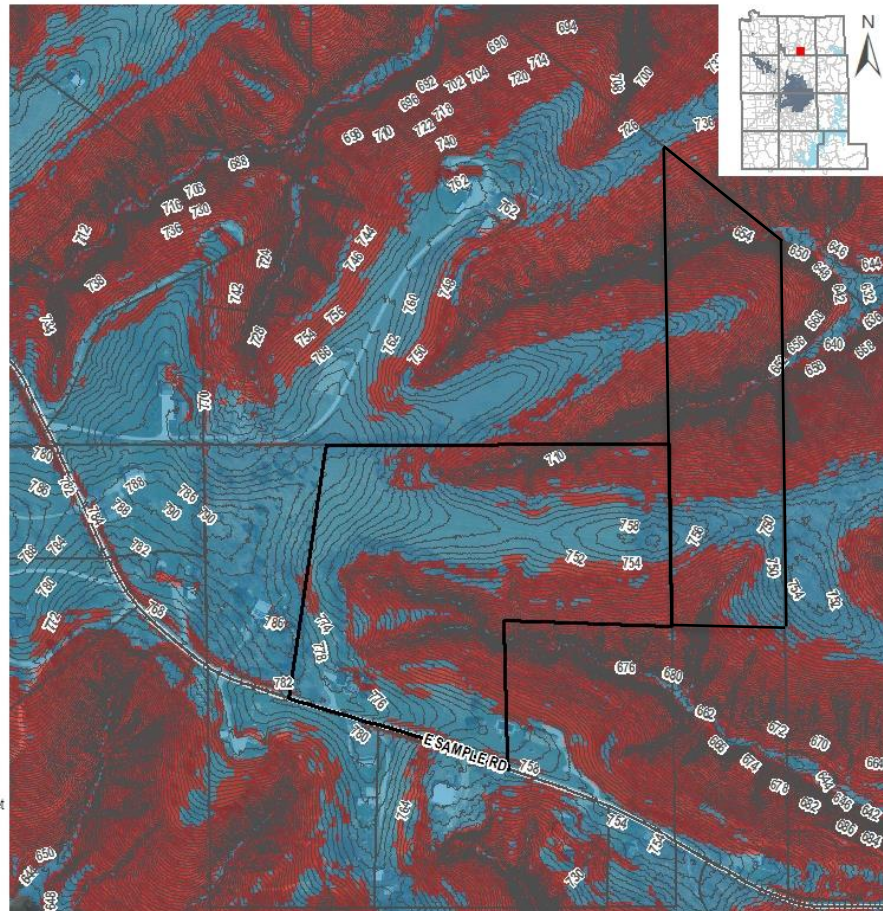
## Percent Slope (2010)

-  0 - 15
-  > 15

0 95 190 380 570 760 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 11/6/2018





## SITE PICTURES



Figure 1: View of petitions site's existing driveway access to proposed Lot 1 and the existing residential dwelling, facing north.



Figure 2: View of petition site's frontage along E Sample Road, facing east.





Figure 3: View of petition site's frontage along E Sample Road, facing west.



Figure 4: View of ingress, egress, and utility easement serving proposed Lot 2 and Lot 3 from E Sample Road, facing east.













Figure 5: Aerial view of the petition site.

## ZONING MAP

The site is zoned Agriculture/Rural Reserve (AG/RR). The adjacent parcels are zoned Agriculture/Rural Reserve (AG/RR).

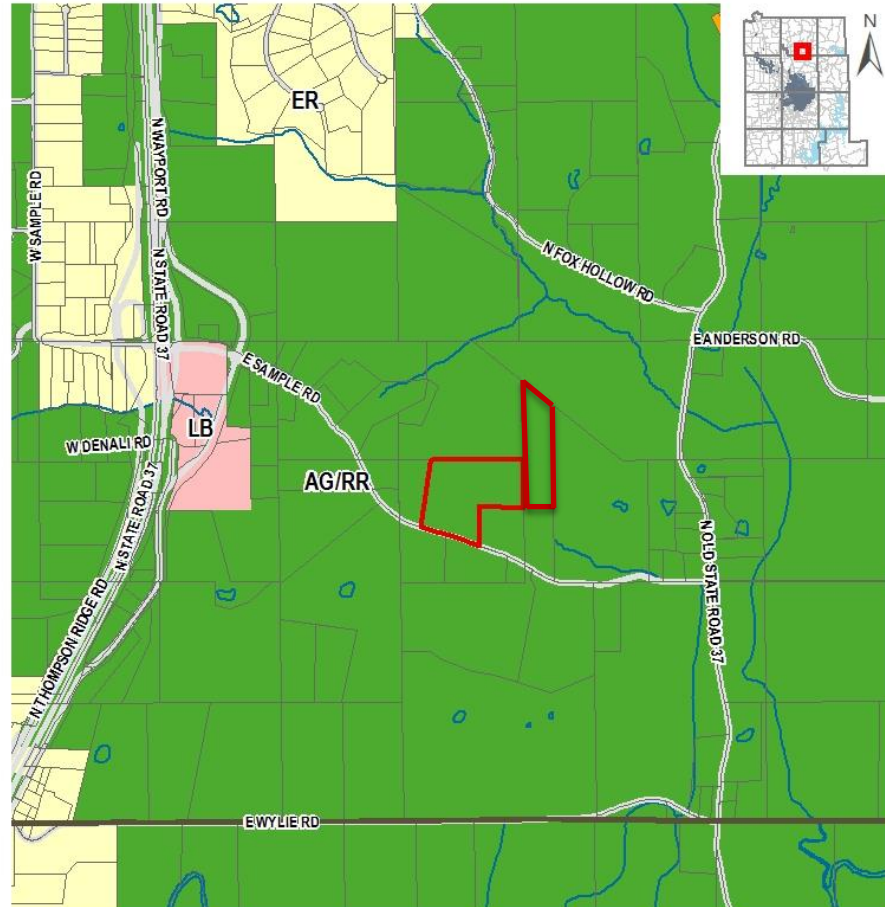
### Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  ER - Estate Residential
-  LB - Limited Business
-  SR - Suburban Residential

0 0.125 0.25 0.5 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 11/6/2018



## **INFRASTRUCTURE AND ACCESS**

An existing driveway serves proposed Lot 1, while an existing driveway within an ingress, egress, and utility easement serves proposed Lot 2 and Lot 3. Both access points are from E Sample Road, classified as Local Road in the Monroe County Thoroughfare Plan. There are no waiver requests with the petition.

## **COMPREHENSIVE PLAN**

The petition site is located within the Rural Residential designation 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

- Petitioner
- Townships
- Parcels
- Roads

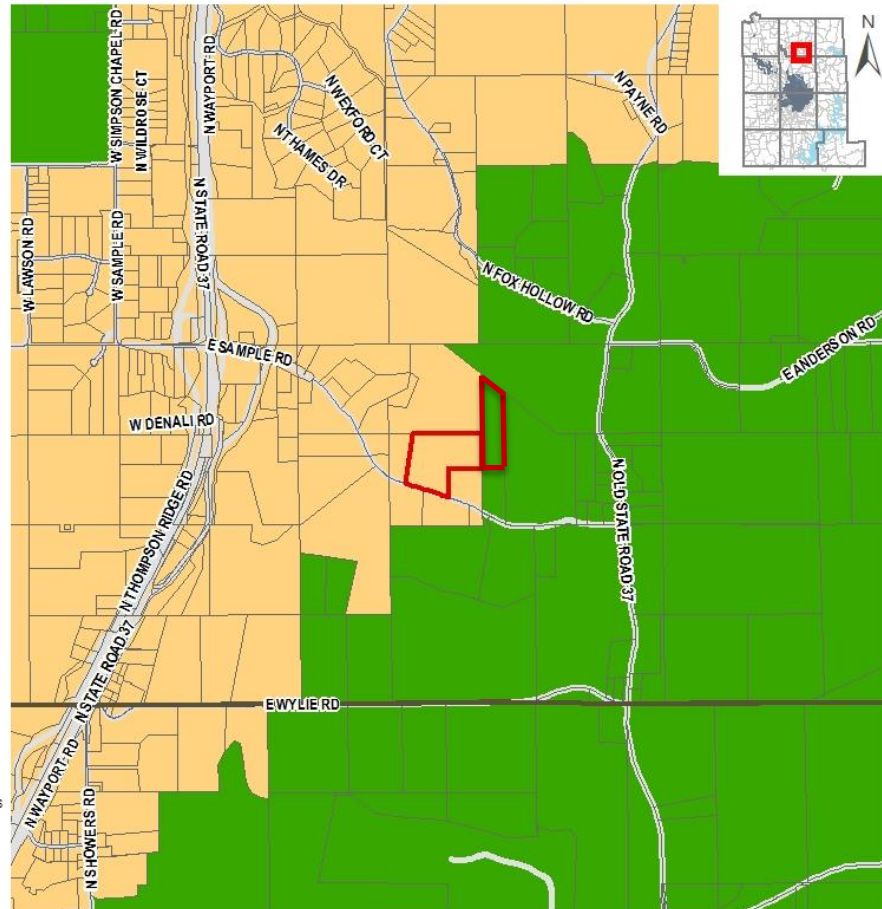
Comp. Plan Land Use (Updated 2015)

- Farm and Forest
- Rural Residential

0 0.175 0.35 0.7 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 11/6/2018



**FINDINGS OF FACT - SUBDIVISIONS**  
**850-3 PURPOSE OF REGULATIONS**

- (A) To protect and provide for the public health, safety, and general welfare of the County.**

**Findings:**

- The petition site is zoned Agriculture/Rural Reserve (AG/RR);
- Minimum lot size in AG/RR is 2.5 acres;
- The existing parcel meets minimum lot size and width development standards for the AG/RR zone;
- There is an existing residence and accessory structures on the petition site;
- The intended use associated with the subdivision is permitted in the Agriculture/Rural Reserve (AG/RR) Zoning District;
- Approval of the subdivision would create three (3) lots that meet or exceed development standards for the zoning designation;
- Two additional development sites are being created with the subdivision;
- Septic permits have been submitted;
- Driveway permit applications have been submitted;
- There is no FEMA Floodplain on the property;
- The site appears to contain no known sinkholes;

- (B) To guide the future development and renewal of the County in accordance with the Comprehensive Plan and related policies, objectives and implementation programs.**

**Findings:**

- See findings under (A)
- The recommended Comprehensive Plan Land Use for the site is Rural Residential. The proposed subdivision's character is consistent with the Rural Residential designation;
- The proposed subdivision is located off of E Sample Road, a Local Road;

- (C) To provide for the safety, comfort, and soundness of the built environment and related open spaces.**

**Findings:**

- See findings under (A) and (B).

- (D) To protect the compatibility, character, economic stability and orderliness of all development through reasonable design standards.**

**Findings:**

- See findings under (A),(B), and (C);
- The adjacent properties appear to be mostly used for residential purposes;

- (E) **To guide public and private policy and action to ensure that adequate public and private facilities will be provided, in an efficient manner, in conjunction with new development, to promote an aesthetically pleasing and beneficial interrelationship between land uses, and to promote the conservation of natural resources (e.g., natural beauty, woodlands, open spaces, energy and areas subject to environmental constraints, both during and after development).**

**Findings:**

- See findings under (A), (B), (C), and (D).

- (F) **To provide proper land boundary records, i.e.:**

- (1) **To provide for the survey, documentation, and permanent monumentation of land boundaries and property;**

**Findings:**

- The petitioner has submitted a preliminary plat drawn by a registered surveyor;

- (2) **To provide for the identification of property; and,**

**Findings:**

- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site.

- (3) **To provide public access to land boundary records.**

**Findings**

- The land boundary records are found at the Monroe County Recorder's Office and, if approved, this petition will be recorded there as a plat. The plat must comply with Chapter 860 - Document Specifications to be recorded.

## EXHIBIT 1: Petitioner Letter



Eric L. Deckard, LS

1604 S. Henderson St.  
Bloomington, IN 47401  
Ph. 812.961-0235

October09, 2018

To Members of the Monroe County Plat Committee

RE: Michael Sexton; 871 E. Sample Road, Bloomington, IN 47408

I have been asked personally by Nick and Michael Sexton to submit a Preliminary Sliding Scale Subdivision to be known as Sexton Sliding Scale Subdivision.

This subdivision is proposing dividing the land now owned by Michael Sexton into three separate Lots. These three lots adhere to all the requirements for the Sliding Scale method of subdividing the property, including buildable area requirements and 55% of the parent parcel will remain. Lot 1 in this proposal will continue to be accessed by an existing driveway from E. Sample Road and Lots 2 and 3 will be accessed again from an existing driveway off of E. Sample Road and enter into the subject property from the north.

If there are any questions, please contact this office at (812)961-0235

Sincerely,

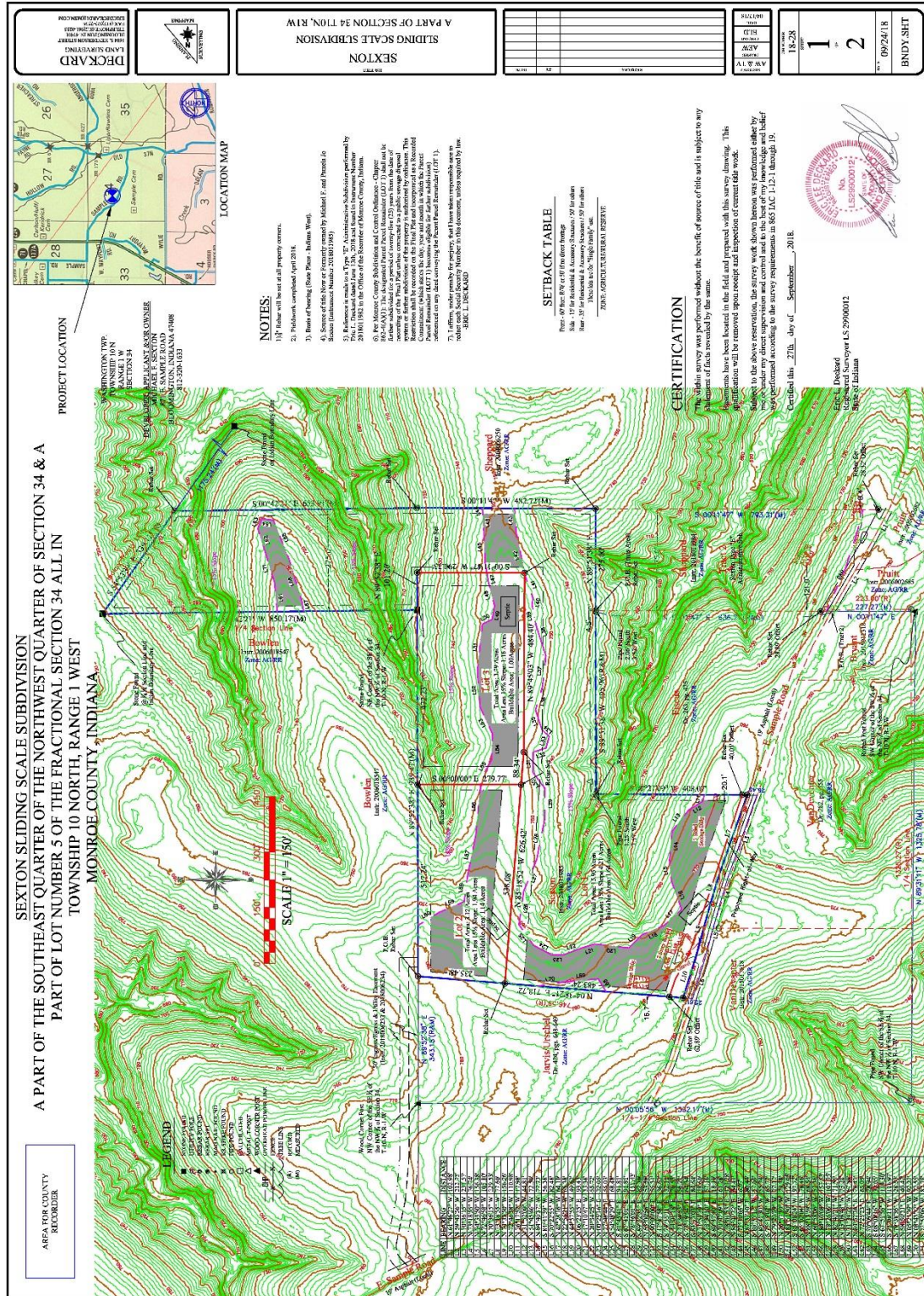
Eric L. Deckard L.S.

A handwritten signature in black ink, appearing to read "Eric L. Deckard", written over a horizontal line.

RECEIVED  
OCT 09 2018  
MONROE COUNTY PLANNING



# EXHIBIT 2: Preliminary Plat







[illegible]





**MONROE COUNTY PLAT COMMITTEE****November 15, 2018**

**PLANNER:** Jackie Nester  
**CASE NUMBER:** 1810-SPP-04, 1810-PUD-05 & 1810-PUD-06  
Lakes Neighborhood Major Preliminary Plat Amendment One Phase One and Two  
Lakes Neighborhood Development Plan Phase One Amendment Six  
Lakes Neighborhood Development Plan Phase Two  
**PETITIONER:** 3051 S Sare Road, LLC  
C/O Smith Brehob & Associates, Inc.  
**ADDRESS:** S Sare RD (Parcel Nos. 53-08-14-200-020.529-008; 53-08-14-200-020.512-008; 53-08-14-200-020.511-008; 53-08-14-200-020.508-008; 53-08-14-200-020.507-008; 53-08-14-200-020.000-008; 53-08-14-200-020.510-008)  
**REQUEST:** Major Subdivision Preliminary Plat and Development Plan to Subdivide a 20.85 Acre +/- Parcel into 17 Lots  
**ZONE:** Planned Unit Development (PUD) – Lakes Neighborhood  
**ACRES:** 20.85 Acres +/-  
**TOWNSHIP:** Perry  
**SECTION:** 14  
**COMP. PLAN DESIGNATION:** MCUA Mixed Residential

**EXHIBITS:**

1. Petitioner Letter/Waiver Request of Second Hearing
2. Overall Development Plan
3. Development Plan for Parcel 2
4. Email from Paul Satterly regarding Parcel 2 Development Plan

**RECOMMENDATION**

**Approve** recommendation #1a, 1b, 1e, 1f, and #2 Major Subdivision Preliminary Plat Amendment and PUD Development Plan, based on the findings of fact, subject to the Monroe County Public Works Department reports and approval of the requested PUD Outline Plan Amendment (1810-PUO-04).

Recommendation withheld for requests #1d for lack of drainage information for creation of Parcel 6.

Deny recommendation #1c based on findings of fact.

**PLAT COMMITTEE**

TBD

**BACKGROUND/DISCUSSION**

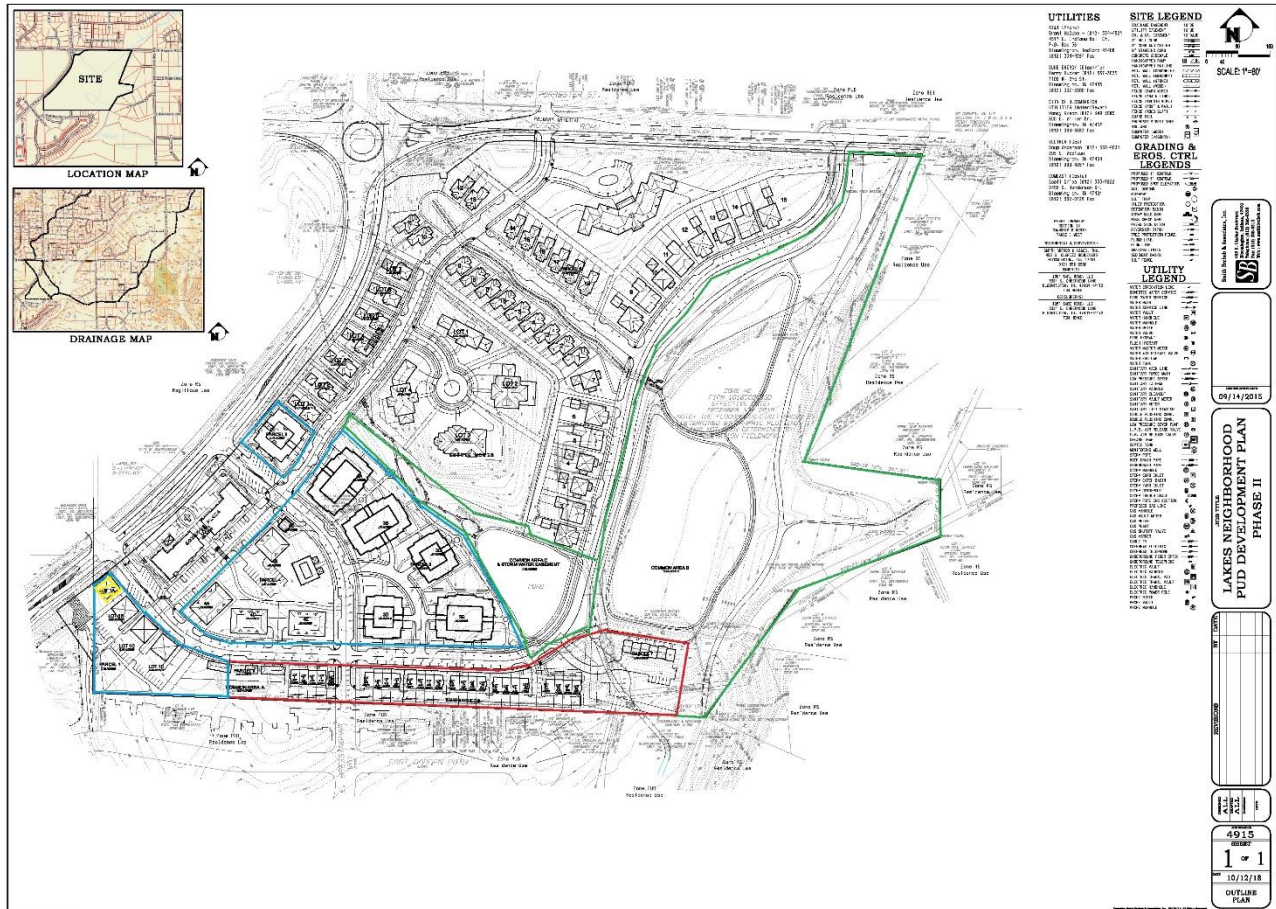
The site is within the Planned Unit Development (PUD) zoning district for Lakes Neighborhood. The petition is requesting a rename of the subdivision from the Lakes Neighborhood to “Verona Park.” The petition site is the Lakes Neighborhood PUD, phases I and II. This petition coincides with an outline plan amendment (1810-PUO-04). The total development, approved in 2015, is 49.7 acres (See link: [Ordinance No. 2015-04](#)). The preliminary plat amendment is for 20.85 +/- acres. The request for the preliminary plat amendment includes the following changes:

1. Subdividing 6 Lots to create 17 new lots
  - a. Subdivide parcel 3 into 3A, 3B, 3C, 3D, and 3E.
  - b. Subdivide parcel 4 into 4A, 4B, 4C, 4D, and 4E.
  - c. Subdivide Lot 4 into Lot 4 and Lot 25.
  - d. Subdivide Common Area A to create Parcel 6.
  - e. Subdivide Common Area B to create Parcel 7 to create a building site on the old dam site.
  - f. Change the lot lines between Common Area C and Parcel 3 to accommodate refined design of the ponds in this area
2. Development Plan for Parcel 2

Request #1: Subdividing 6 lots into 17 new lots

Approval of the proposed preliminary plat amendment would subdivide 6 existing parcels into 17 lots total. The proposal would allow for lots in phase I and II to be subdivided and developed. The petitioner has submitted a development plan amendment for phase I, and a new development plan for phase II development (See Illustration 2 for phasing). The request pertains to Areas G & H in illustration 1 below.

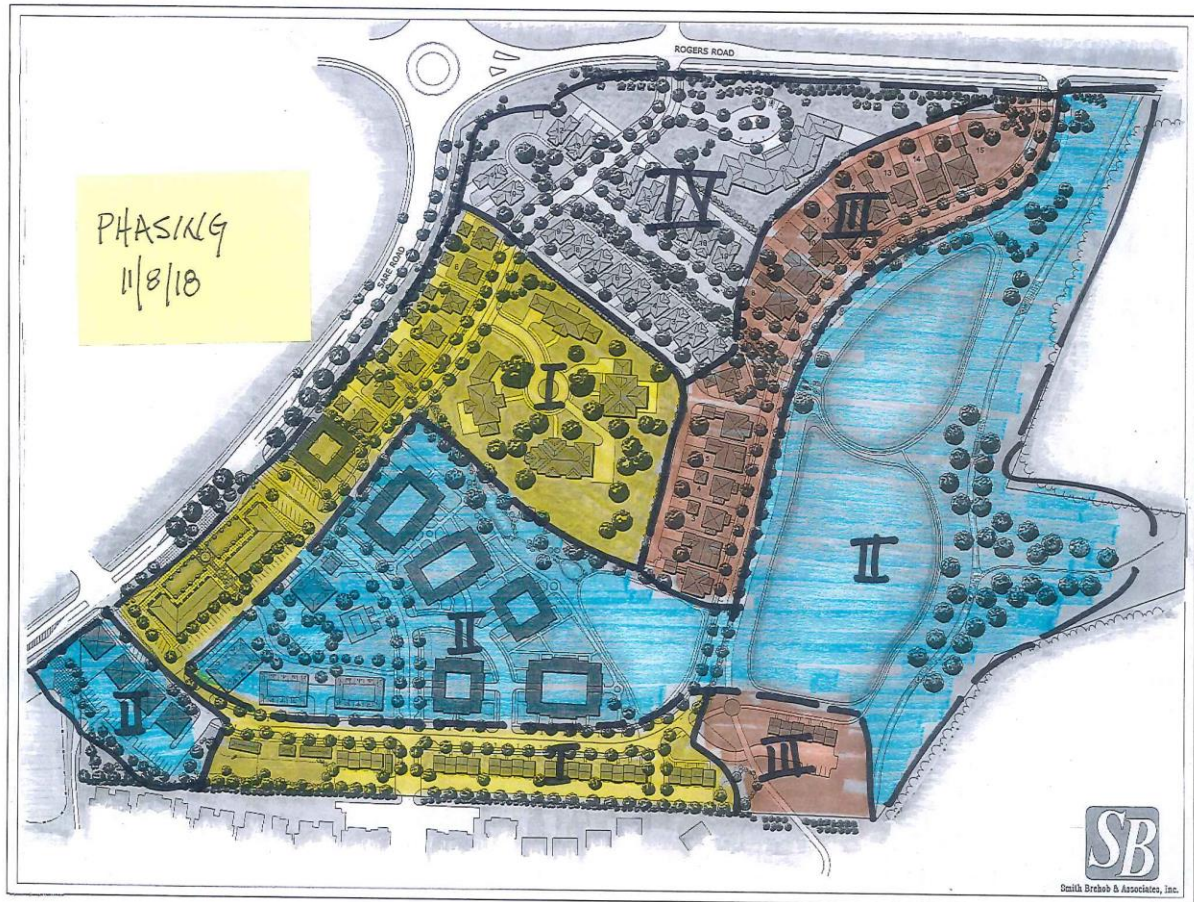
*Illustration 1: Area illustrations*



Area	Residential Use	Acreage	Maximum Number of Proposed Units
A: Commons Plaza	Commercial + Multifamily	1.54	26 units*
B: Greens Commons	n/a	18.54	--
C: Lakeside Homes	Single Family	4.72	17
D: Streamside Homes	Single Family	3.95	22
E: Americana Homes	Single Family	1.71	8
F: Estate Homes	Single Family	4.29	4
G: Boathouse Apartments	Multifamily	8.88	120 units*
H: Townhomes	Multifamily	2.73	24
I: Rogers Road Residences	Multifamily (OR Single Family)	2.64	27 (18)
			248**
Total		49.66 acres	4.99 units/acre



Illustration 2: Newly proposed Phasing

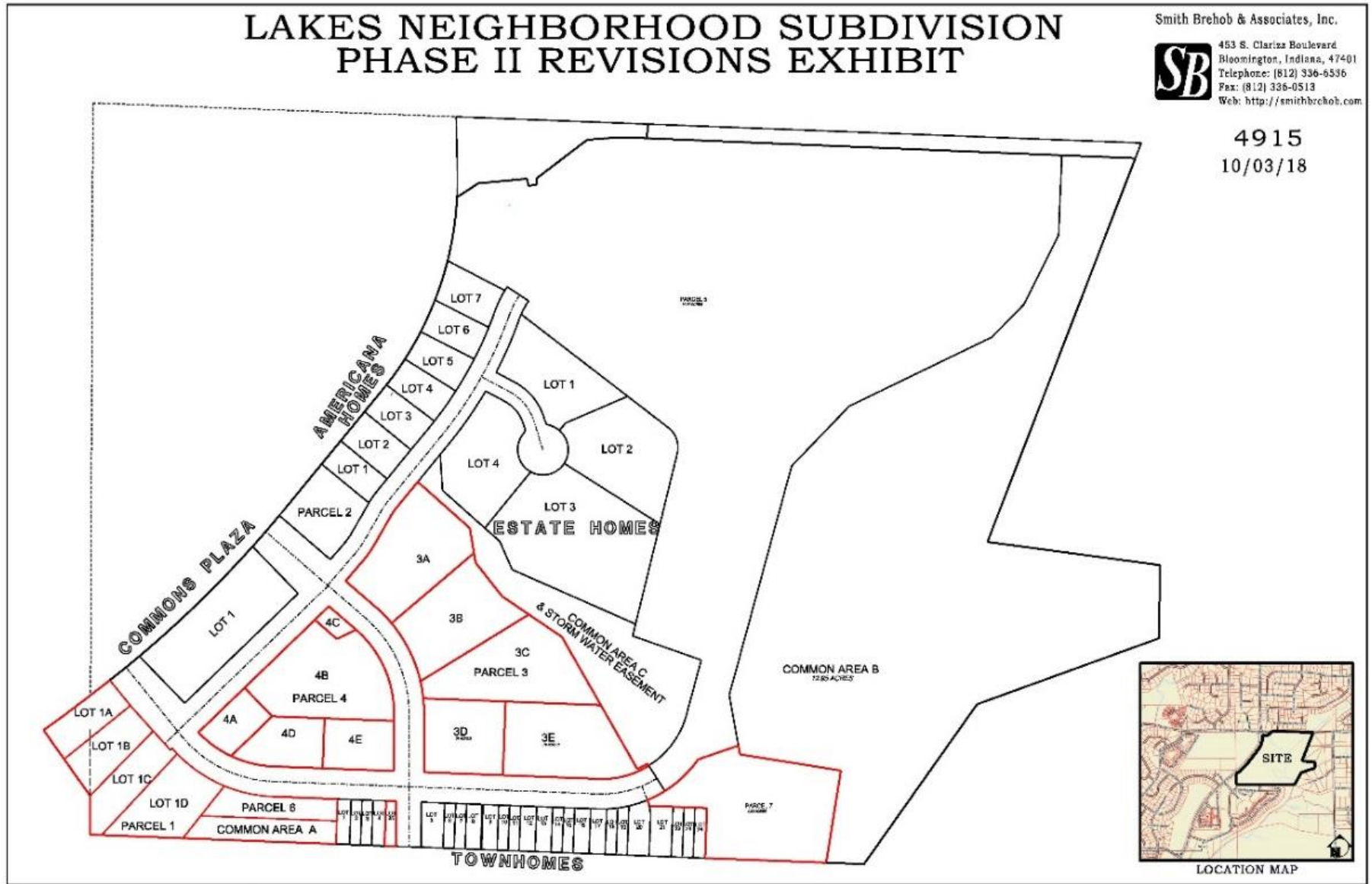


The petitioner requests 17 new lots, outlined in red in illustration 3. Parcel 3 is requested to be subdivided into 3A, 3B, 3C, 3D, and 3E. Parcel 4 will be subdivided into 4A, 4B, 4C, 4D, and 4E. Lot 4C is going to be a utility building. Common Area A is requested to be subdivided to create Parcel 6 to add 5 additional townhome units. The proposed parcel 6 would require regrading and resizing of the existing detention basin used to capture stormwater runoff. The reduction in size of the Common Area A detention basin would be 0.07 acres (proposed = 0.31 acres; existing = 0.38 acres). The final request is to subdivide Common Area B into Parcel 7, to add 6 additional townhomes on top of the old Howard Lake dam. There will be no increase in density overall, but rather the petitioner is requesting moving density from Area G (Boathouse Apartments) to Area H (Townhomes).

The resulting density changes would be as follows:

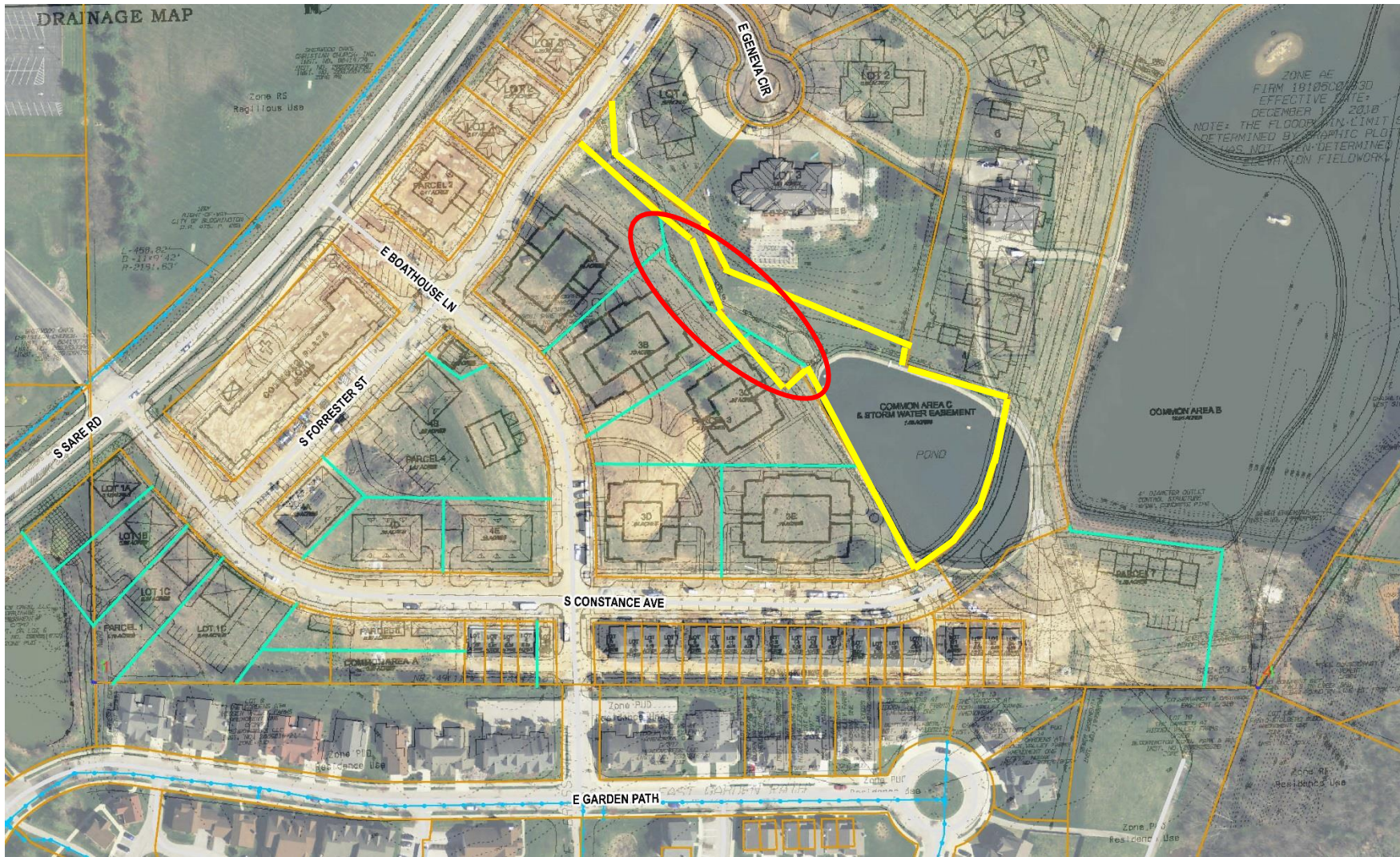
Area	Max Number of Proposed Units	Current <b>Approved</b> Number of units
<b>G: Boathouse Apartments</b>	<b>108</b>	<b>120</b>
<b>H: Townhomes</b>	<b>36</b>	<b>24</b>

Illustration 3. Outline of the new parcels in red.





The original approval for Common Area C was for 1.55 Acres in the configuration shown in yellow below. The new proposal, outlined in teal (and circled in red) around Common Area C, would be 1.59 acres. The petitioner's letter states the change will accommodate refined design of the ponds in this area.





## SITE PHOTOS



Photo 1. View of Parcel 3, where there is a request to subdivide the parcel into 3A, 3B, 3C, 3D, and 3E



Photo 2. View of Parcel 4 and request to subdivide into 4A, 4B, 4C, 4D, and 4E.





Photo 3. View of Common Area A (proposed Parcel 6 with 5 townhomes proposed)



Photo 4. View from old Howard Lake Dam facing NW, request #1 to create Parcel 7



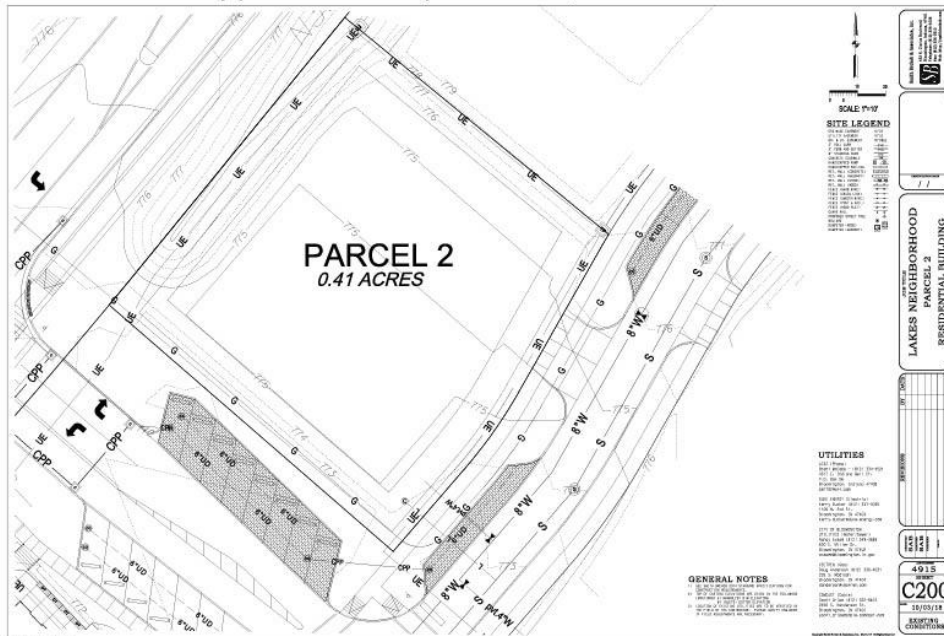
Photo 5. View of Common Area C and Parcel 3, where there is a request to change the boundaries for refined pond design.



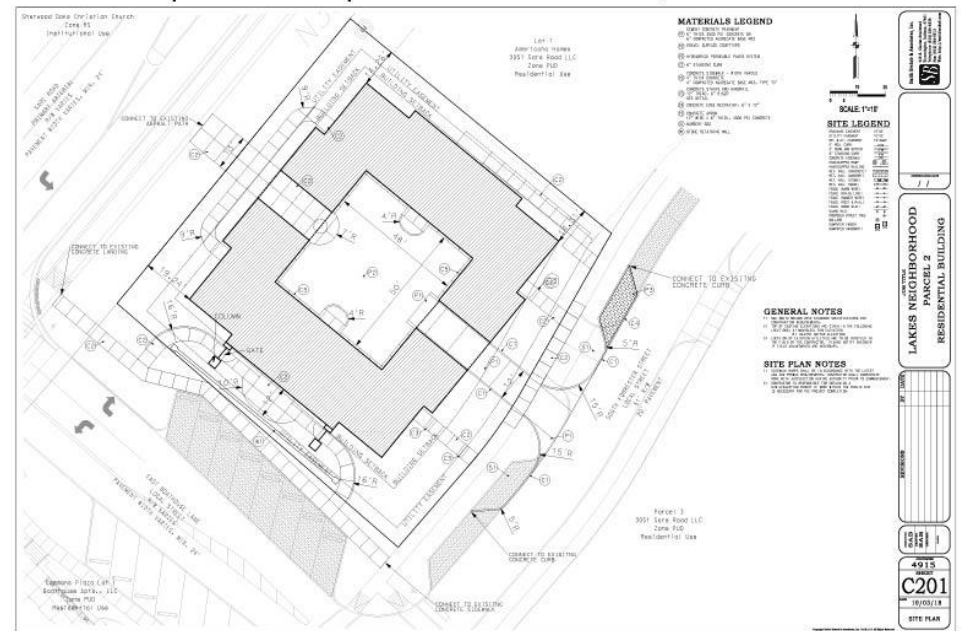
## 2. Development Plan for Parcel 2

The petitioner is proposing a development plan for Parcel 2 that would allow for dual access into the apartment complex. This proposal is tied closely to the request in the Planned Unit Development Outline Plan Amendment 1810-PUO-04 for gravel instead of asphalt. For this proposal, the petitioner is requesting approval of the development plan. The illustration below shows the original approval as compared to the current proposal. The full development plan can be found in Exhibit 3. In addition, comments from Paul Satterly regarding this petition are in Exhibit 4.

Approved Development Plan, Parcel 2



## Proposed Development Plan Amendment, Parcel 2



## SITE PHOTOS



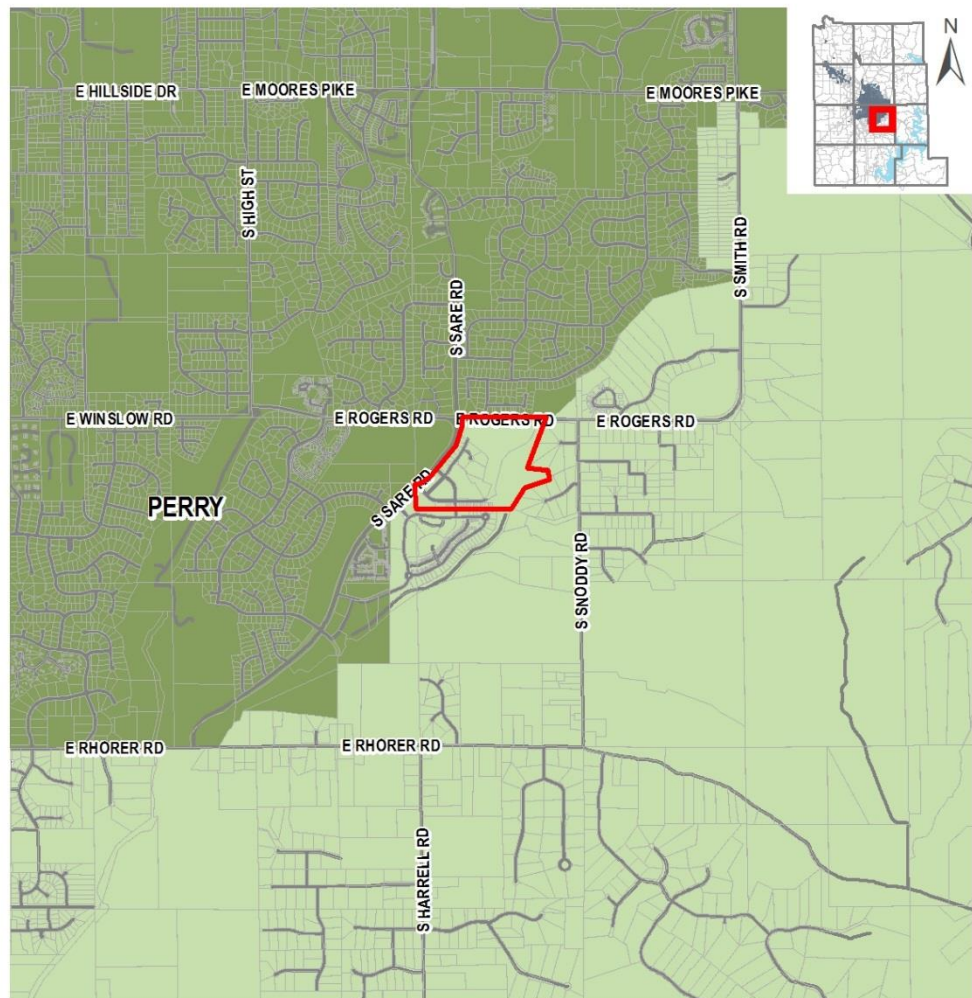
Photo 6. View of Parcel 2. Petitioner has submitted a development plan (See Exhibit 3).

## LOCATION MAP

The petition site is designated as the Lakes Neighborhood Planned Unit Development (PUD), located in Section 14 of Perry Township.

### Location Map

-  Townships
-  Roads
-  Parcels
- Incorporated Areas**
-  Bloomington



0 0.2 0.4 0.8 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 10/24/2018

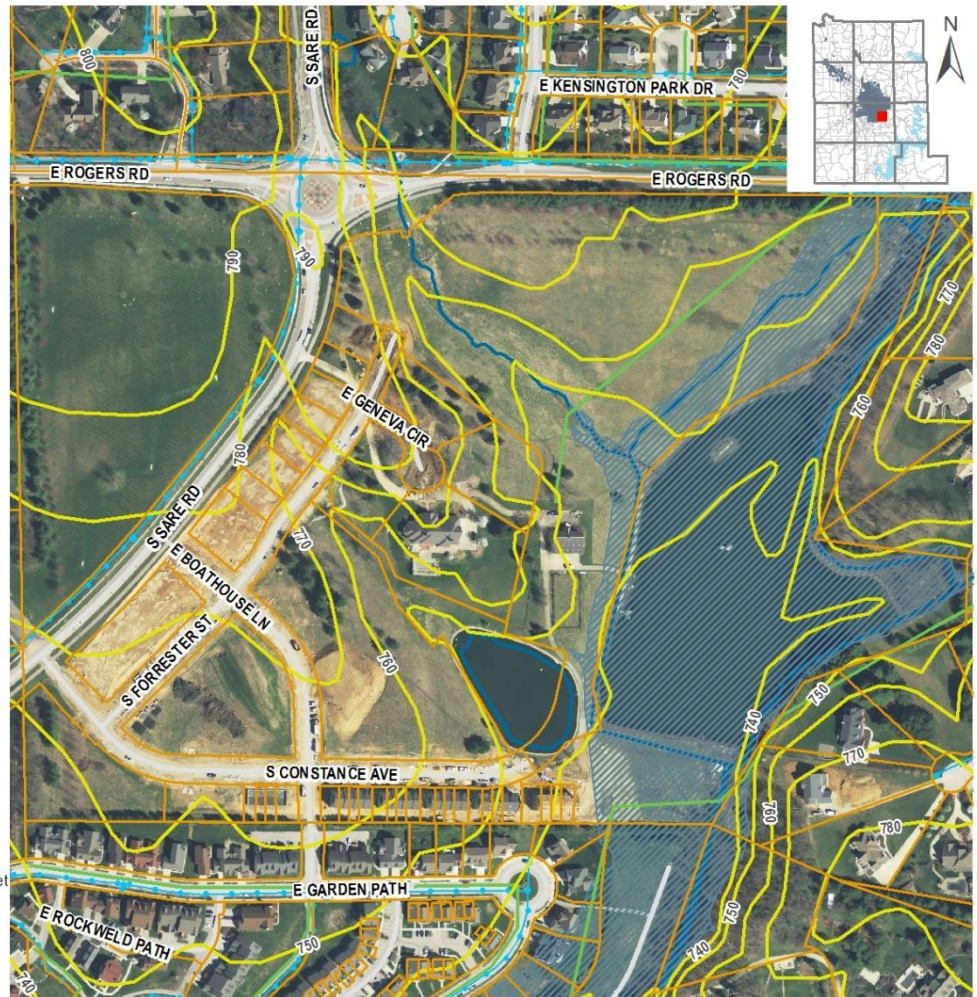


## SITE CONDITIONS

The site is relatively flat with two streams running through the property. The owner and representative received approval from IDNR to breach the old Howard Lake Dam and restore the Jackson Creek to run to the east of the two newly created ponds (to be completed). Phase I of the original approved plans has been completed except for the stream restoration and a few remaining public improvements. The 100 year floodplain level has since changed and is reflected on the latest plans.

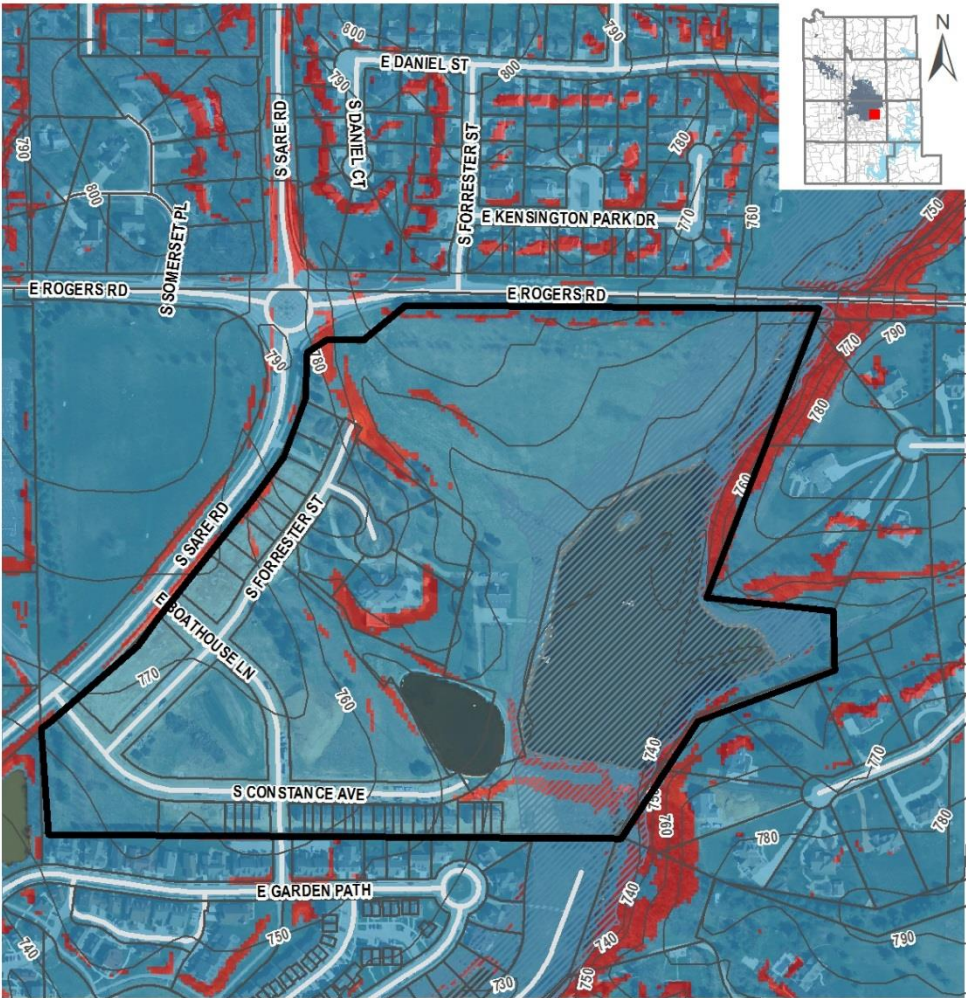
### Site Conditions Map

- Parcels
- 10-Foot Contours
- Sanitary Pipe
- Water Pipe
- Roads
- FEMA Floodplain
- Hydrologic Features



Slope Map

- Parcels
- 10-Foot Contours
- Roads
- FEMA Floodplain
- Percent Slope (2010)
  - 0 - 15
  - > 15



0 95 190 380 570 760 Feet

Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 10/24/2018





Photo 9. Bird's Eye View of the property facing west as of 3/22/2017

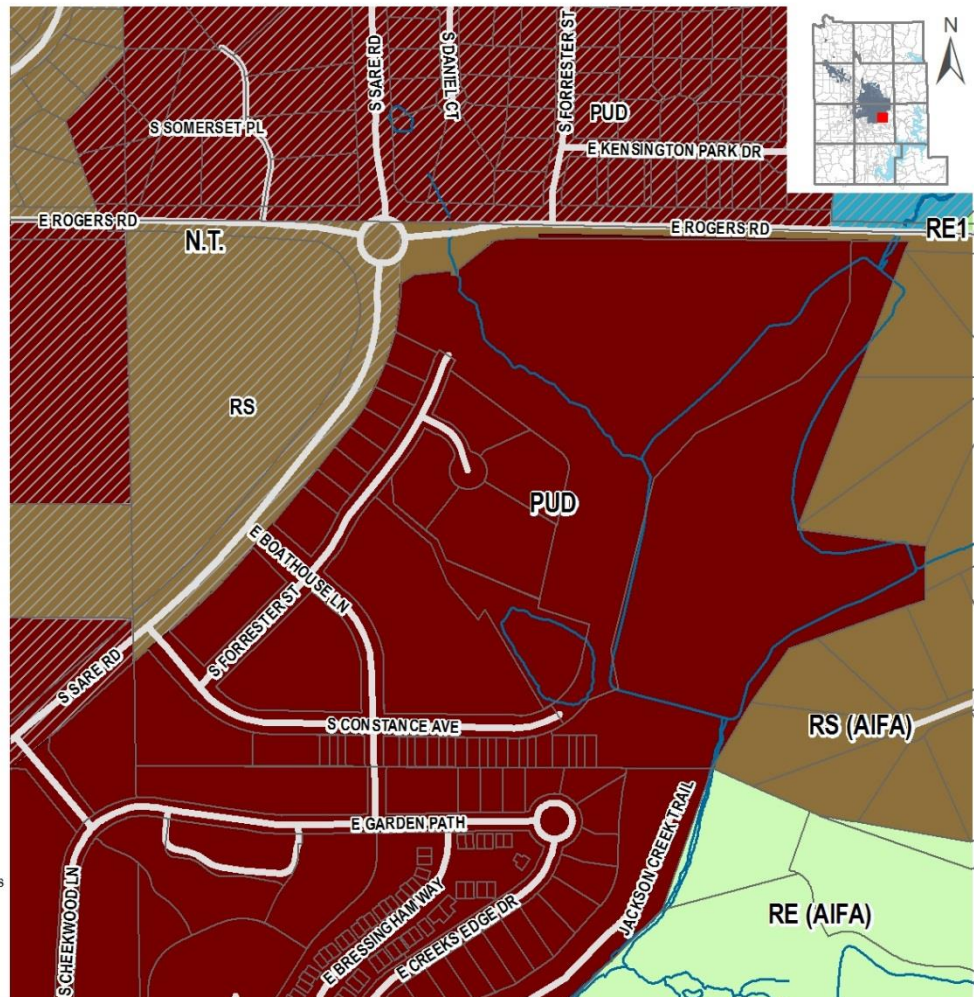
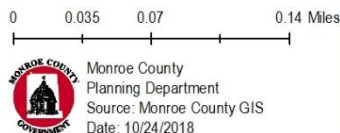


## ADJACENT USES/ZONING

The site is zoned Planned Unit Development (PUD) (Lakes Neighborhood). Neighboring properties are zoned PUD (Meadow Creek), Single Dwelling Residential (RS – AIFA), and City of Bloomington jurisdiction.

### Current Zoning Map

-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
  - N.T. - No Tag (Outside Juris.)
  -  PUD - Planned Unit Development
  -  RE - Residential Estate
  -  RE1 - Estate Residential 1
  -  RS - Single Dwelling Residential
- Bloomington Zoning**
  -  IN, Institutional
  -  PUD, Planned Unit Development
  -  RS, Residential Single Family



## INFRASTRUCTURE AND ACCESS

The petition site, upon completion of improvements, will maintain frontage along S Sare Road, a Local public road. The internal drives in the development will remain private. The petition site is served by City of Bloomington Utilities (CBU) sanitary sewer and has access to water utilities.

## COMPREHENSIVE PLAN DISCUSSION

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

### 5.1.1 Mixed Residential

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

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

#### A. Transportation

##### Streets

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

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

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

#### B. Utilities

##### Sewer and water

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

## Power

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

## Communications

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

## C. Open space

### Park Types

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

### Urban Agriculture

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

## D. Public Realm Enhancements

### Lighting

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

### Street/Site furnishings

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

## E. Development Guidelines

### Open Space

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

### Parking Ratios

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

### Site design

Front setbacks should range from 10 to 20 feet, with porches, lawns or landscape gardens between the sidewalk and building face. Buildings should frame the street, with modest side setbacks (5 to 8 feet),



creating a relatively continuous building edge. Garages and parking areas should be located to the rear of buildings, accessed from a rear lane or alley. If garages are front-loaded, they should be set back from the building face. Neighborhoods should be designed with compatible mixtures of buildings and unit types, rather than individual subareas catering to individual market segments.

#### Building form

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





#### Materials

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

#### Private Signs

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

## Comprehensive Plan

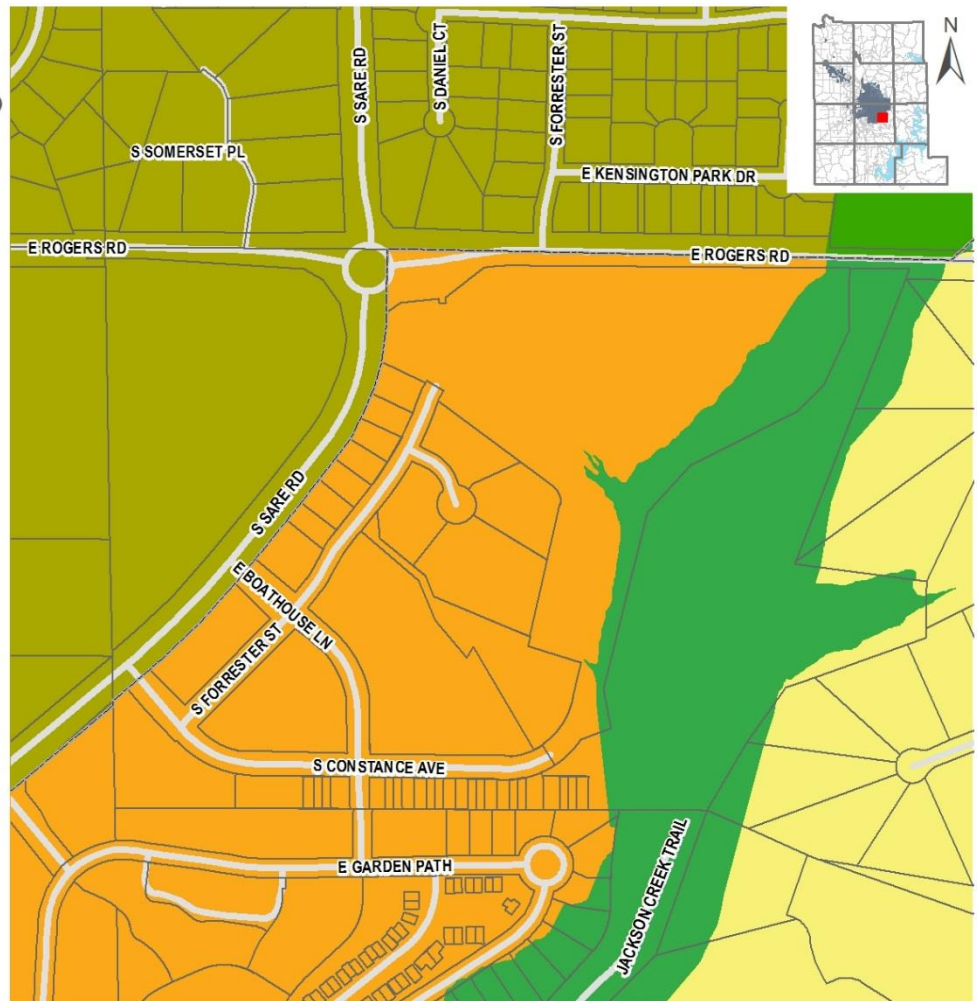
-  Townships
-  Monroe Co. Urbanizing Area (MCUA)
-  Parcels
-  Roads

### Comp. Plan Land Use (Updated 2015)

-  MCUA Mixed Residential
-  MCUA Open Space
-  MCUA Suburban Residential

### Bloomington Growth Policies Plan

-  Conservation Residential
-  Parks/Open Space
-  Urban Residential



0 0.0325 0.065 0.13 Miles






Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 10/24/2018

The Urbanizing Area Plan – Phase II Implementation Report and Zoning Framework has the petition site designated **Urban Infill Neighborhood (N1)**, which is described as follows:

### **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.

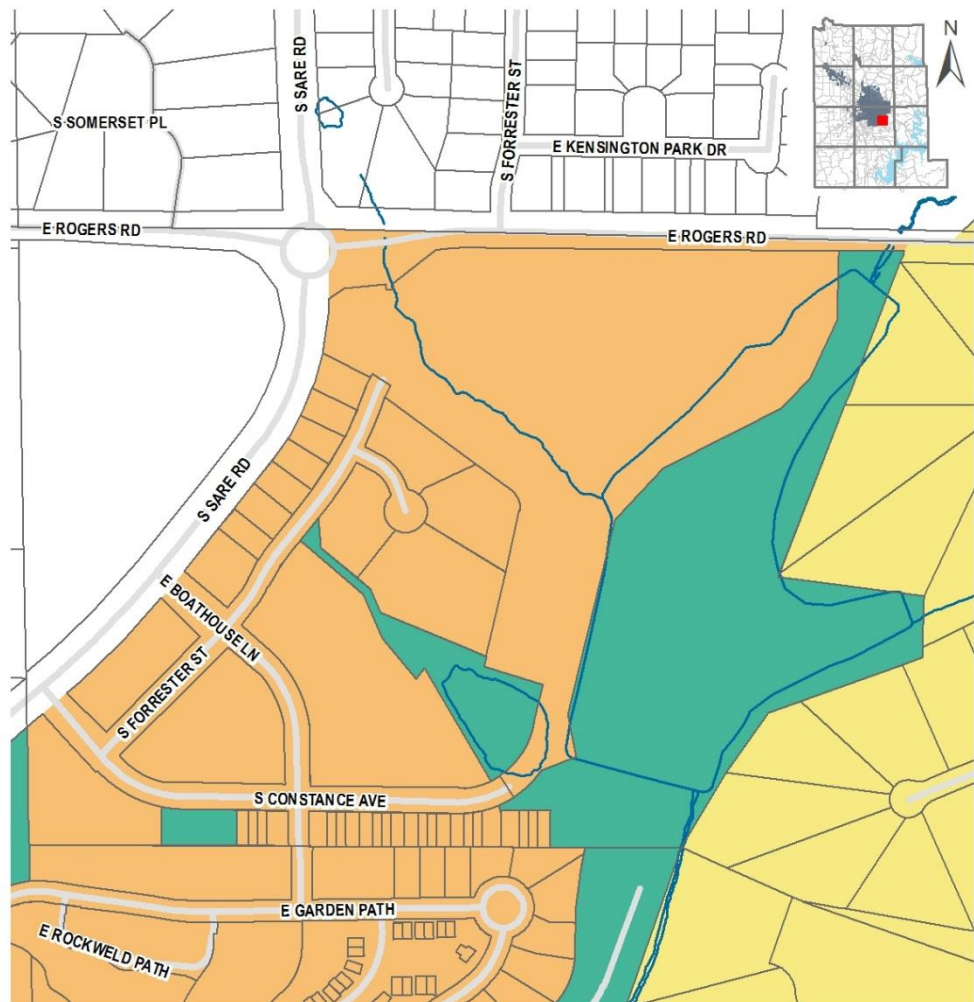
#### **Proposed Zoning Map (2016)**

-  Parcels
-  Roads
-  Hydrologic Features
- Proposed Zoning**
-  N1 - Urban Infill Neighborhood
-  N3 - Conservation Development
-  OS - Open Space

0 0.03 0.06 0.12 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 10/24/2018





## **FINDINGS OF FACT - Subdivisions**

### **850-3 PURPOSE OF REGULATIONS**

- (A) To protect and provide for the public health, safety, and general welfare of the County.

#### **Findings**

- The petition site is the Lakes Neighborhood, which was an approved development in 2015 (Lakes Neighborhood Ordinance No. 2015-04). The petitioner requests the name of the development be changed to “Verona Park;”
- The site is zoned Planned Unit Development (PUD) (Lakes Neighborhood);
- The preliminary plat proposal is for 22.27 +/- acres. The proposal includes creating and amending lot lines for 17 new parcels (Request #1), and development plan approval for Parcel 2 (Request #2);
- Approval of the preliminary plat would result in the creation of 17 new lots, but no additional density. Instead, the petitioner proposes shifting 12 units from Area G, the Boathouse Apartments, to Area H, Townhomes. The total density in Area H will change from 24 to 36 units (Request #1);
- The approval of the development plan would allow for the petitioner to proceed with the design as proposed. Paul Satterly, Public Works, has submitted comments for this proposal in Exhibit 4;
- The petitioner would have to meet Monroe County Building code for any new proposed development;
- The petitioner has not submitted drainage calculations for this proposal;
- Included in this proposal is a pedestrian trail, which will be built in Phase II under the existing ordinance 2015-04;
- Sidewalks are mostly in for Phase I of the development;
- The petitioner did receive IDNR approval for the stream and pond restoration, which will be part of Phase II of the development;

- (B) To guide the future development and renewal of the County in accordance with the Comprehensive Plan and related policies, objectives and implementation programs.

#### **Findings**

- See findings under Section (A);
- The Comprehensive Plan designates the site as a Mixed Residential district in the Monroe County Urbanizing Area Plan;
- The Monroe County Urbanizing Area Plan Phase II proposed zoning for the site as Urban Infill Neighborhood (N1);
- This proposal does fit within the scope of the comprehensive plan for this area;

- (C) To provide for the safety, comfort, and soundness of the built environment and related open spaces.

#### **Findings**

- See findings under Section (A);
- The petition site includes common areas as open space and/or conservancy/drainage easements;
- The use of the subdivision is mixed use;
- Surrounding uses in the area are residential;

- (D) To protect the compatibility, character, economic stability and orderliness of all development through reasonable design standards.

**Findings**

- See findings under Sections (A) and (C);
- Surrounding properties are zoned Planned Unit Development (PUD – Meadow Creek) and Single Dwelling Residential (RS – AIFA). This property adjoins City of Bloomington jurisdiction to the north and west;
- The proposed changes apply to Phase I and Phase II. To date, Phase I construction under the approved plans has been substantially completed;
- The proposed use is compatible with the area;

- (E) To guide public and private policy and action to ensure that adequate public and private facilities will be provided, in an efficient manner, in conjunction with new development, to promote an aesthetically pleasing and beneficial interrelationship between land uses, and to promote the conservation of natural resources (e.g., natural beauty, woodlands, open spaces, energy and areas subject to environmental constraints, both during and after development).

**Findings**

- See findings under Sections (A) and (C);

- (F) To provide proper land boundary records, i.e.:

- (1) to provide for the survey, documentation, and permanent monumentation of land boundaries and property;

**Findings:**

- The petitioner has submitted a preliminary plat drawn by a registered surveyor.

- (2) to provide for the identification of property; and,

**Findings:**

- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site. County Surveyor will also review the plat for survey accuracy;

- (3) to provide public access to land boundary records.

**Findings**

- The land boundary records are found at the Monroe County Recorder's Office and, if approved, a final plat will be required to be recorded as the result of the proposed preliminary plat;

## **FINDINGS OF FACT – DEVELOPMENT PLAN**

### **811-4 (E) 4: The Development Plan shall conform to the Outline Plan as approved:**

- The property is zoned PUD, and the proposed development plan will be consistent with the approved outline plan;

### **815-4 Site Plan, General Standards for Review:**

#### **A. Compatibility with surrounding land uses;**

##### **Findings:**

- Compatibility of proposed uses with surrounding land uses was determined when the PUD was originally approved in 2015;
- The request to subdivide Lot 4 into Lot 25 would meet the lot size of other lots nearby. However, the detached townhome proposal would not be compatible with surrounding attached townhomes and would result in interference with the existing Lot 4 townhome.

#### **B. Availability and coordination of sanitary sewer, water, storm water drainage, and other utilities as deemed appropriate;**

##### **Findings:**

- The stream restoration and pond construction has been approved by IDNR;
- The proposal for Parcel 6, which splits Common Area A into two and adds additional townhomes ([Request #1](#));
- The development for Common Area A will need to show drainage calculations before the development plans can be approved. To date, drainage calculations have not been submitted;
- All other utilities will serve the development;

#### **C. Management of traffic in a manner which creates conditions favorable to the health, safety, convenience and harmonious development of the community, particularly considering each of the following factors:**

- a. The design and location of proposed street and highway access points and sidewalks to minimize safety hazards and congestion;

##### **Findings:**

- a. The sidewalk and internal street configuration will not be changing from the original approved development plan;
- a. Access to proposed Parcel 7 would be off a private driveway from Constance Ave;
- a. Request for the development plan would allow for access of off the private drives into the apartment complex. One entry would be for pedestrians while the other entry would be for automobiles;
- b. The capacity of adjacent streets and highways to safely and efficiently handle traffic projected to be generated by the proposed development;

##### **Findings:**

- See findings under Section (C)(a);
- The traffic study originally completed for this proposal ([Ordinance No. 2015-04](#)) would still



be applicable to this proposal given the net density will stay the same;

- c. The coordination of entrances, streets, sidewalks and internal traffic circulation facilities in the site plan with existing and planned streets and adjacent developments;

**Findings:**

- See findings under Section (C)(a);

- D. Compliance with the performance standards set forth in Section 802-4 of this ordinance and any general standards provided in this ordinance.

**Findings:**

- A licensed engineer in the state of Indiana has certified that this proposal will meet the performance standards set forth in 802-4;

**EXHIBIT 1: Petitioner Outline Plan Statement/Waiver Request of Second Hearing (Pg. 1 of 5)**

**Smith Brehob & Associates, Inc.**



*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

October 3, 2018

Stephen L. Smith P.E., P.L.S.  
Steven A. Brehob, B.S. Cn.T.  
Todd M. Borgman, P.L.S.  
Don J. Kocarek, R.L.A.  
Katherine E. Stein, P.E.

Monroe County Plan Commission  
c/o Jackie Nester, Planner  
Monroe County Planning Department

Re; Lakes Neighborhood  
PUD Outline Plan Amendment  
Development Plan and Amendment  
Preliminary Plat amendment  
Gardens at Hidden Valley Farms Plat Amendment

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OCT 03 2018

MONROE COUNTY PLANNING

Dear Jackie and Plan Commissioners,

The Lakes Neighborhood is coming alive with completed residences, apartments, townhomes, streets and common area. A bold statement has been made along the Sare Road frontage. The plaza is complete with a unique outdoor fireplace, seating areas and the central fountain. Visioning, detailed planning and design of the multifamily portion of the village is now underway. Howard Lake has been drained and the Jackson Creek stream channel is being restored. The neighborhood is taking on a new name "Verona Park".

The vision for the continued development of the multifamily area of the neighborhood is a village characterized by a variety of unique architectural styles and details. Buildings will be close to the street with occasional balconies and unique window features, roof lines etc.

This unique design requires as much flexibility as possible in the design and construction process while staying consistent with the overall layout, density and vision of the Planned Unit Development.

Amendment to the PUD Outline Plan is being sought to fine tune the PUD, provide a framework for moving forward with the multifamily village and the remainder of the PUD. Development Plan, Preliminary Plat Amendments and a Final Plat Amendment are also proposed to fine tune various project details.

The approval processes that are detailed in this letter and application result from a few proposed changes to the project;

- Request to delegate final reviews to the Planning Staff
- Working diligently to create special areas with building forward and building placement with no net increase in units;
  - Placing buildings along Constance drive and narrowing the detention area
  - Setting a small townhouse unit at the corner of Constance Drive and East Boathouse Lane
  - Placing six units south of the pond area
- Expanding the PUD area at the Smith Road frontage to allow a better integration with Meadow Creek to the south

453 S. Clarizz Boulevard  
Bloomington, Indiana 47401  
Telephone 812 336-6536  
www.smithbrehob.com

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**EXHIBIT 1: Petitioner Outline Plan Statement/Waiver Request of Second Hearing (Pg. 2 of 5)**

Smith Brehob & Associates, Inc.



Development Plan Amendment

Several other changes to the plan are also amendments to the existing Development Plan, these include;

1. Move one unit from Area G to fill in the open area at the southwest corner of South Constance Avenue and East Boathouse Lane. This is also Outline Plan Amendment #7 above. This will become lot #25.
2. Modify the common area detention Area A, making it long and narrow with the same volume, to provide building along the street and creating building parcel #6. Approval of buildings along the street in parcel 6.
3. Modify the development concept in area G at Sare Road and South Constance Avenue to provide interaction with Meadow Creek. This is also Outline Plan Amendment #4 above.
4. Create Parcel #7 for the six units south of the ponds.

Preliminary Plat Amendment

The changes described above cause several Preliminary Plat Amendments as follows:

1. Enlarge Parcel 1 on the plat to include area from Meadow Creek. This is also Outline Amendment #4 above and Development Plan Amendment #3 above.
2. Reconfigure Common Area A making it long and narrow to create building Parcel 6. This is also Development Plan Amendment #2 above.
3. Reconfigure Lot 4 in the Townhomes to Lot 4 and Lot 25 to provide another building lot. This is also Outline Amendment #7 above and Development Plan Amendment #1 above.
4. Create Parcel 7 to accommodate units on the old dam site. This is also Outline Amendment #6 above.
5. Subdivide Parcel 3 into Parcels 3a, 3b, 3c, 3d and 3e.
6. Subdivide Parcel 4 into Parcels 4a, 4b, 4c, 4d and 4e.
7. Subdivide Parcel 1 into Parcels 1a, 2a, 3a and 4a.
8. Move the lot line between Parcel 3 and Common Area C to accommodate the refined design of the ponds in this area.

Development Plan

Development Plan application is being made for a multifamily building on Parcel #2. This is an eight unit building with garages accessed via an internal courtyard.

The Gardens at Hidden Valley Farms Plat Amendment

Lot #6 at The Gardens is being reduced in size with lot area being changed to Parcel 1 at the Lakes Neighborhood Subdivision. This is also PUD Outline Plan Amendment 1 above and is being done to improve the connectivity with these two projects.

The following items are being submitted as a part of this application;

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MONROE COUNTY PLANNING



Smith Brehob & Associates, Inc.



- Platting lots to establish the opportunity for individual and unique building opportunities to respond and react to the topography, the project that has been built to date and the latest design ideas.

Outline Plan Amendment

The requested modifications to the PUD Outline Plan to enable this fine tuning of the PUD are as follows;

1. *Delegate review of final plans/development plans to the Plan Staff.* The quality and feel of the neighborhood is exemplified by the development to date and provides the Plan Commission confidence that the PUD is proceeding as planned. Detailed review by the Plan Commission is no longer necessary. Delegation of review to staff saves the Plan Commission from the minutia and provides the developer a more efficient approval process.
2. *Allow Area G units to be developed on the newly created Parcel 6 on the south side of South Constance Avenue.*
3. *Change the build to line in area G and the new lot 25 in area H from 15' to 5'-15'.* Area G is the heart of the village, the multifamily area of the neighborhood. Reduced setbacks and a range of setback from 5' to 15' will allow building placements to be individually designed to create the village atmosphere. These reduced setbacks are to also apply to the new Parcel #6 and Lot #25.
4. *Amend the boundary of the PUD to include a small portion of the Meadow Creek PUD to allow blending of these two neighborhoods.*
5. *Allow gravel/stone drive areas within the Area G buildings.* This is a change from the hard surface paving requirement. The gravel surface is an important design feature of these buildings. It also improves storm water flow and filtration.
6. *Move six units in Area G to the location of the old Howard Lake Dam.* The lake has been removed, the dam will be mostly removed, the Jackson Creek channel restored and two ponds will be constructed west of Jackson Creek. The area of the dam will be a very nice building site and the proposed building will help frame the green space..
7. *Move one unit from Area G to fill in the open area at the southwest corner of South Constance Avenue and East Boathouse Lane.* Planners and designers note that this area is too open for the village feel and should have a structure closer to the street corner to help establish the village.
8. *Modify the project phasing.* Make Area G Phase II so that it can proceed at this time. Make Phase III the completion of the channel reconstruction, construction of the two ponds and construction of the multiuse path from Meadow Creek to Rogers Road. Make Phase IV Area C and Phase V Areas D and I of the PUD.
9. *Add "office" as an allowable use in the building in Area G fronting on Sare Road and South Constance Avenue.* This is proposed to increase the activity along Sare Road and increase mixed use opportunities.

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MONROE COUNTY PLANNING

**EXHIBIT 1: Petitioner Outline Plan Statement/Waiver Request of Second Hearing (Pg. 4 of 5)**

**Smith Brehob & Associates, Inc.**



- Outline Plan Drawing
- Preliminary Plat/Development Plan Drawing
- Development Plans for Parcel 2
- Final Plat for The Gardens at Meadow Creek
- Application fee \$4185
- Deeds
- Owner authorizations
- Key Map and list

Waiver of Second Hearing

We respectfully ask the Plan Commission to make a final action at the first hearing and waive the second hearing.

Thank you for your assistance formulating these concepts for refinement of the PUD into this application for approval. We look forward to working with you over the next couple of months as this is processed through staff, Plan Commission and County Commissioners.

Truly yours,

Stephen Smith  
Smith Brehob and Associates  
Engineers for Verona Park

Encl  
Cc; Henke

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**OCT 03 2018**

**MONROE COUNTY PLANNING**

**EXHIBIT 1: Petitioner Outline Plan Statement/Waiver Request of Second Hearing (Pg. 5 of 5) (Changes illustrated in red)**

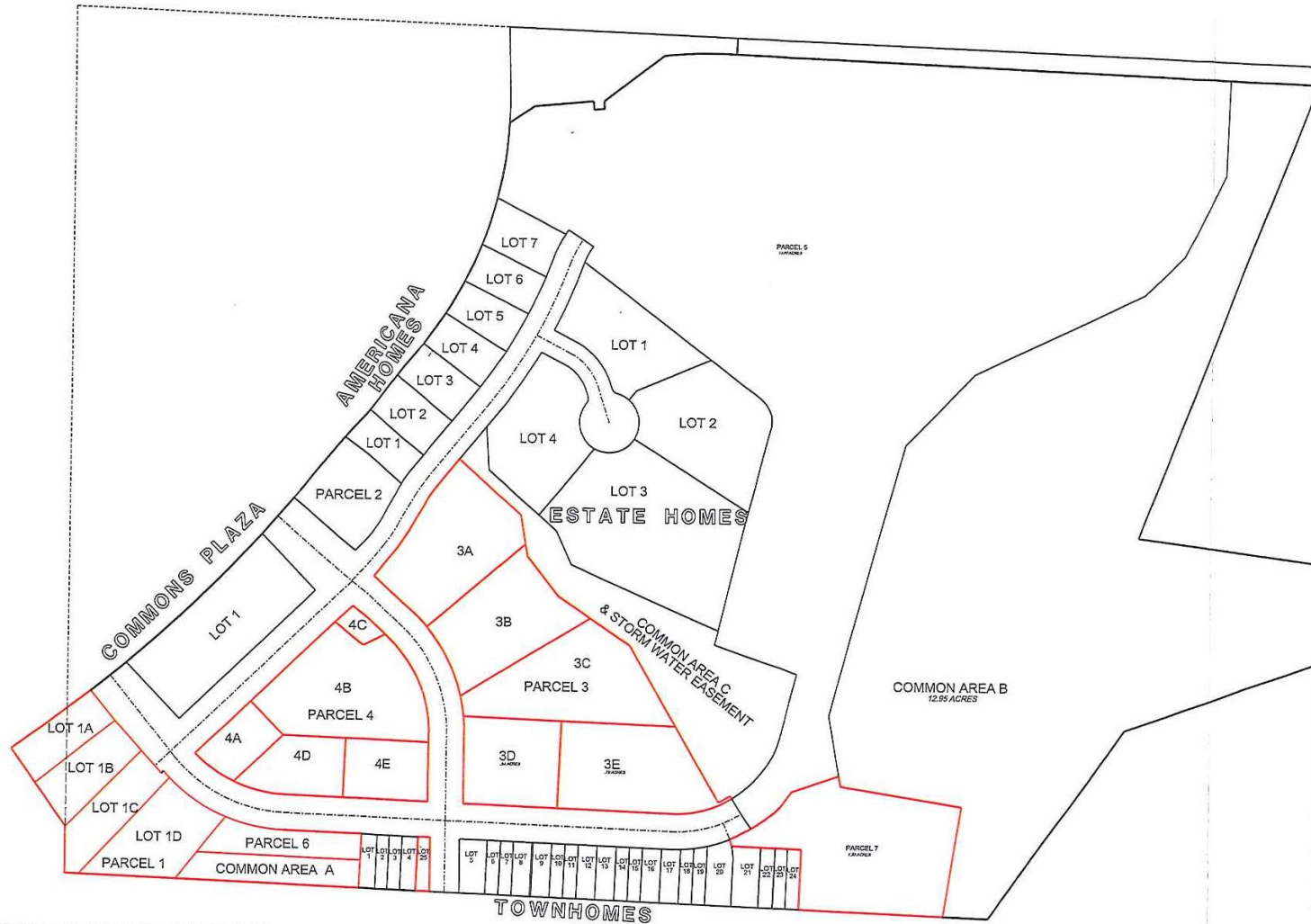
# LAKE NEIGHBORHOOD SUBDIVISION PHASE II REVISIONS EXHIBIT

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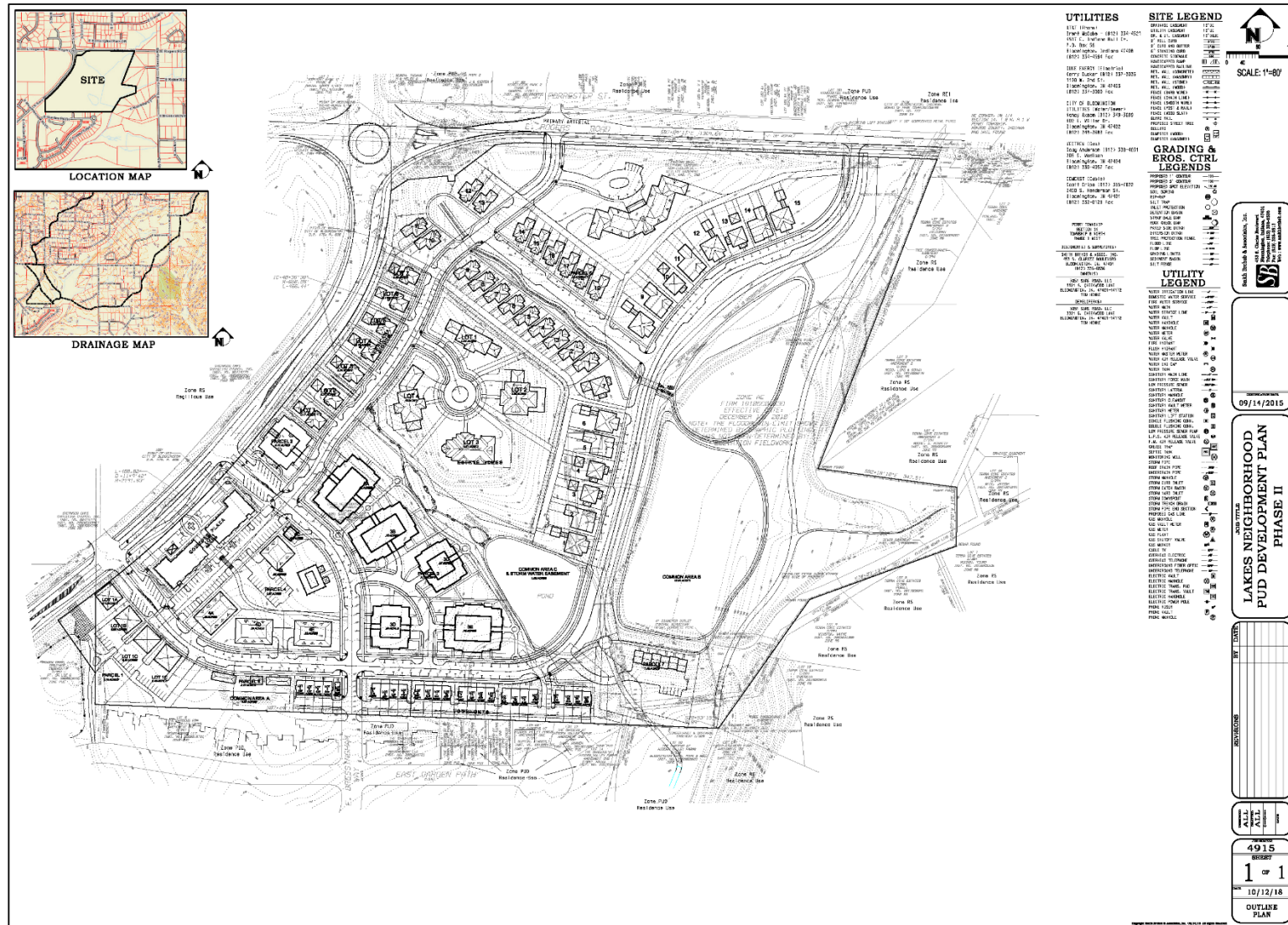
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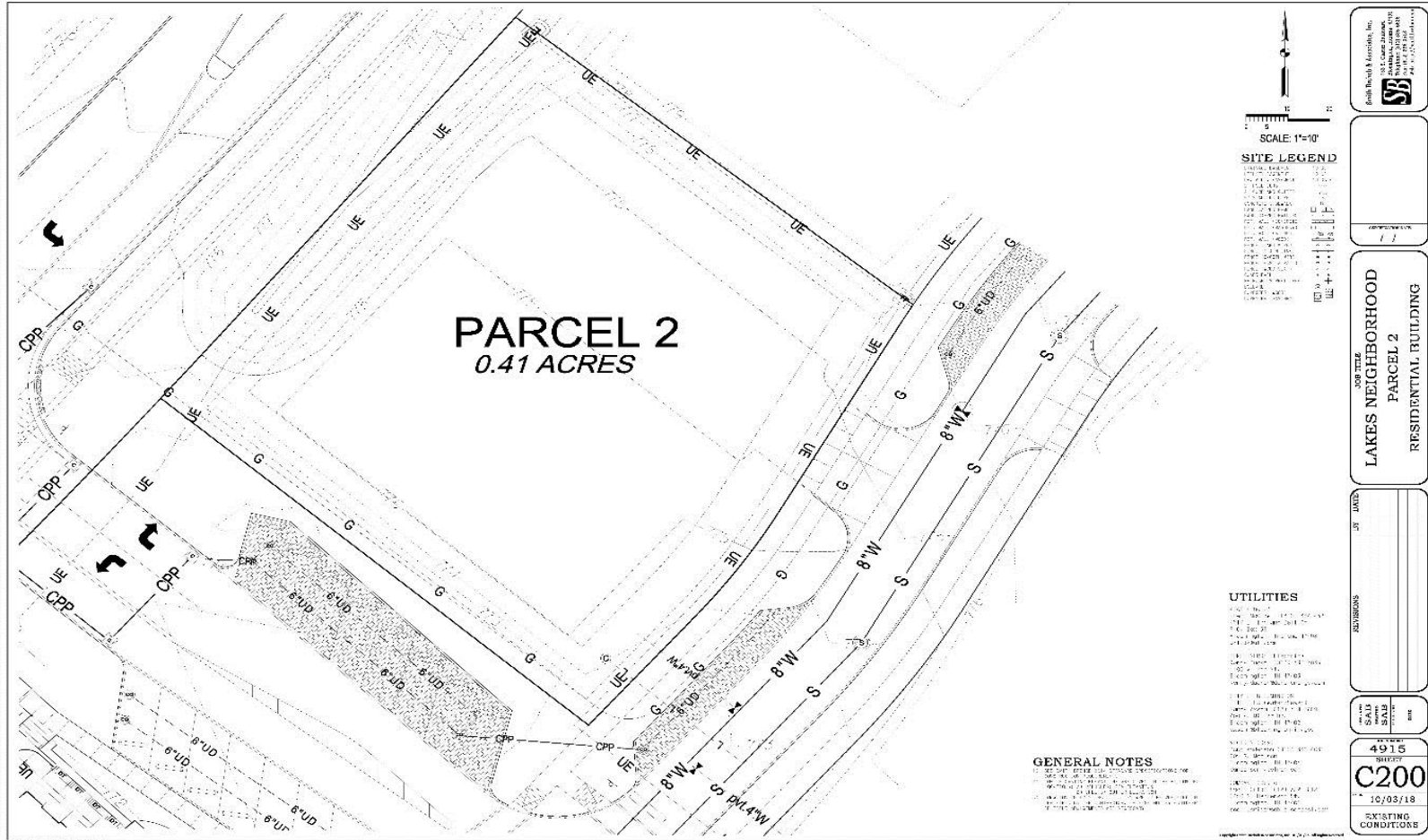
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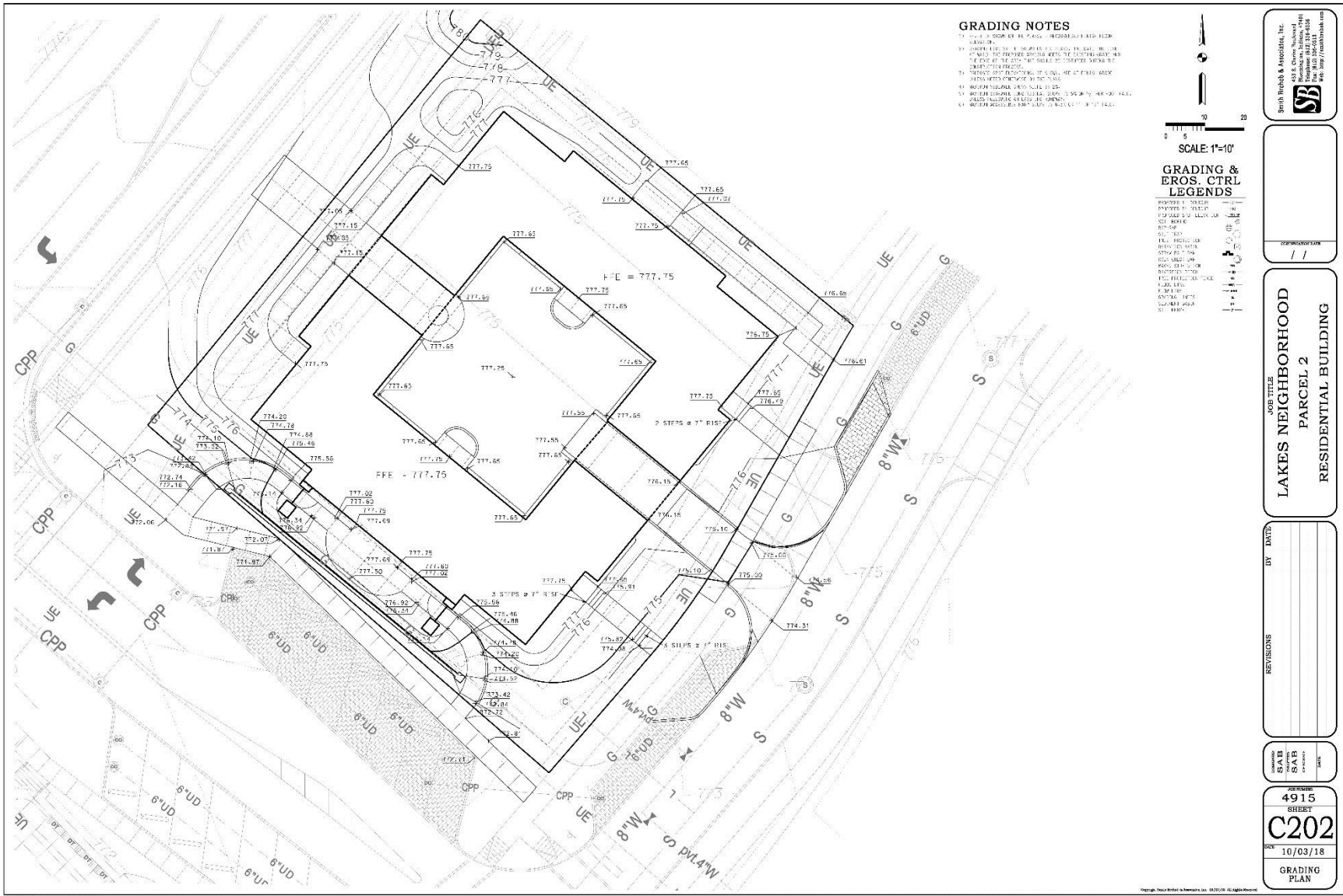


## EXHIBIT 2: Overall Development Plan

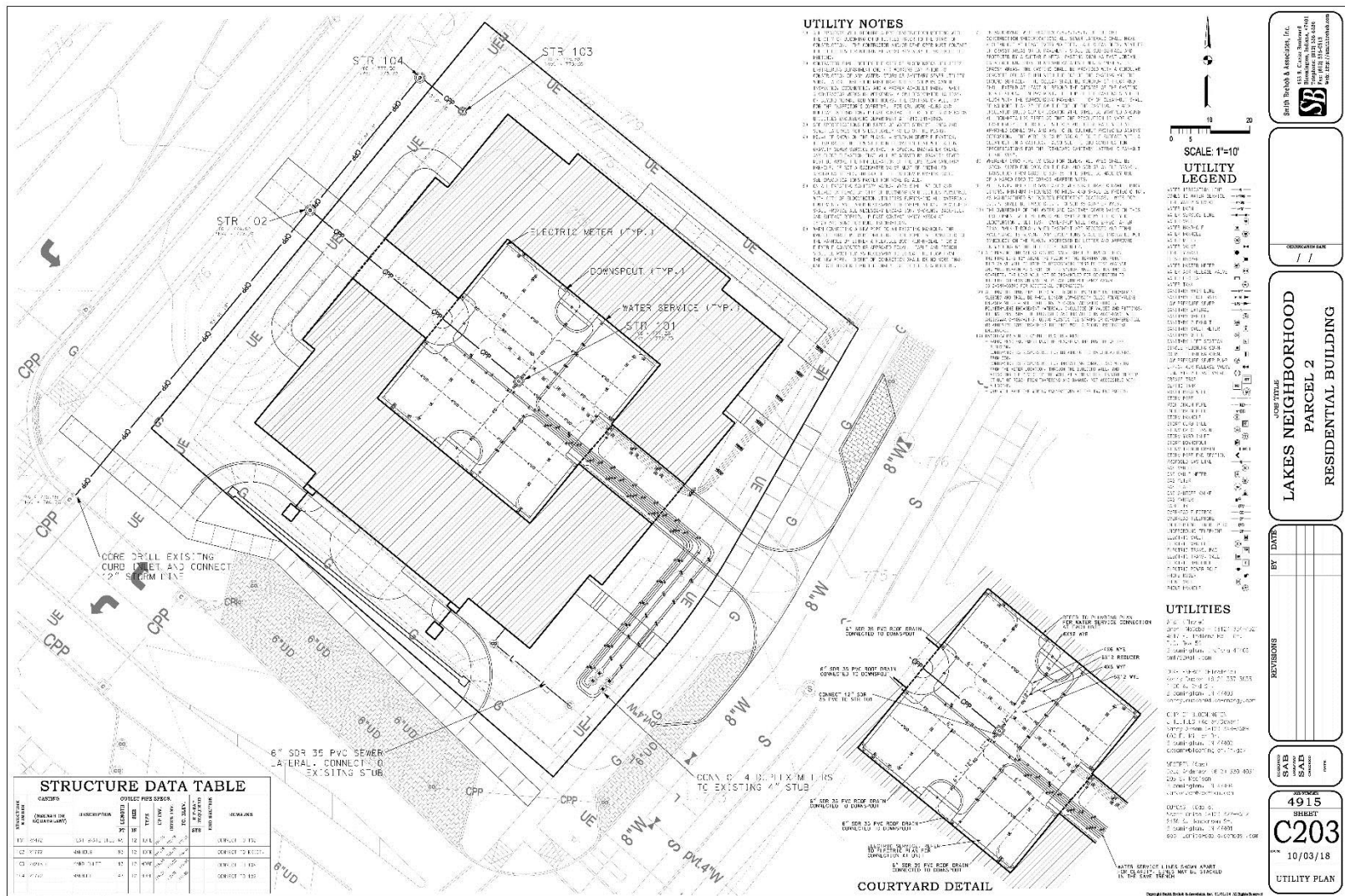


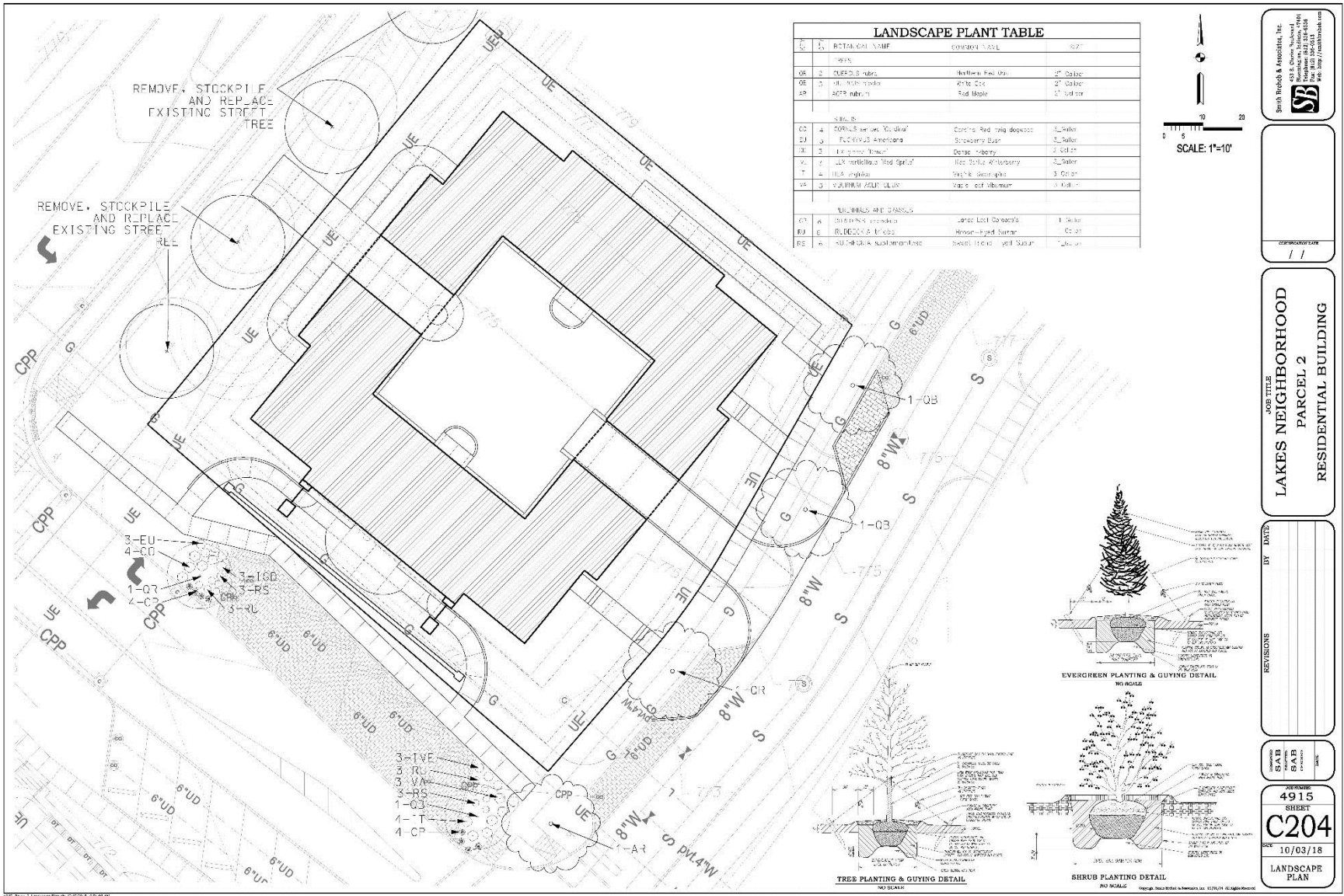
### EXHIBIT 3 Development Plan for Parcel 2

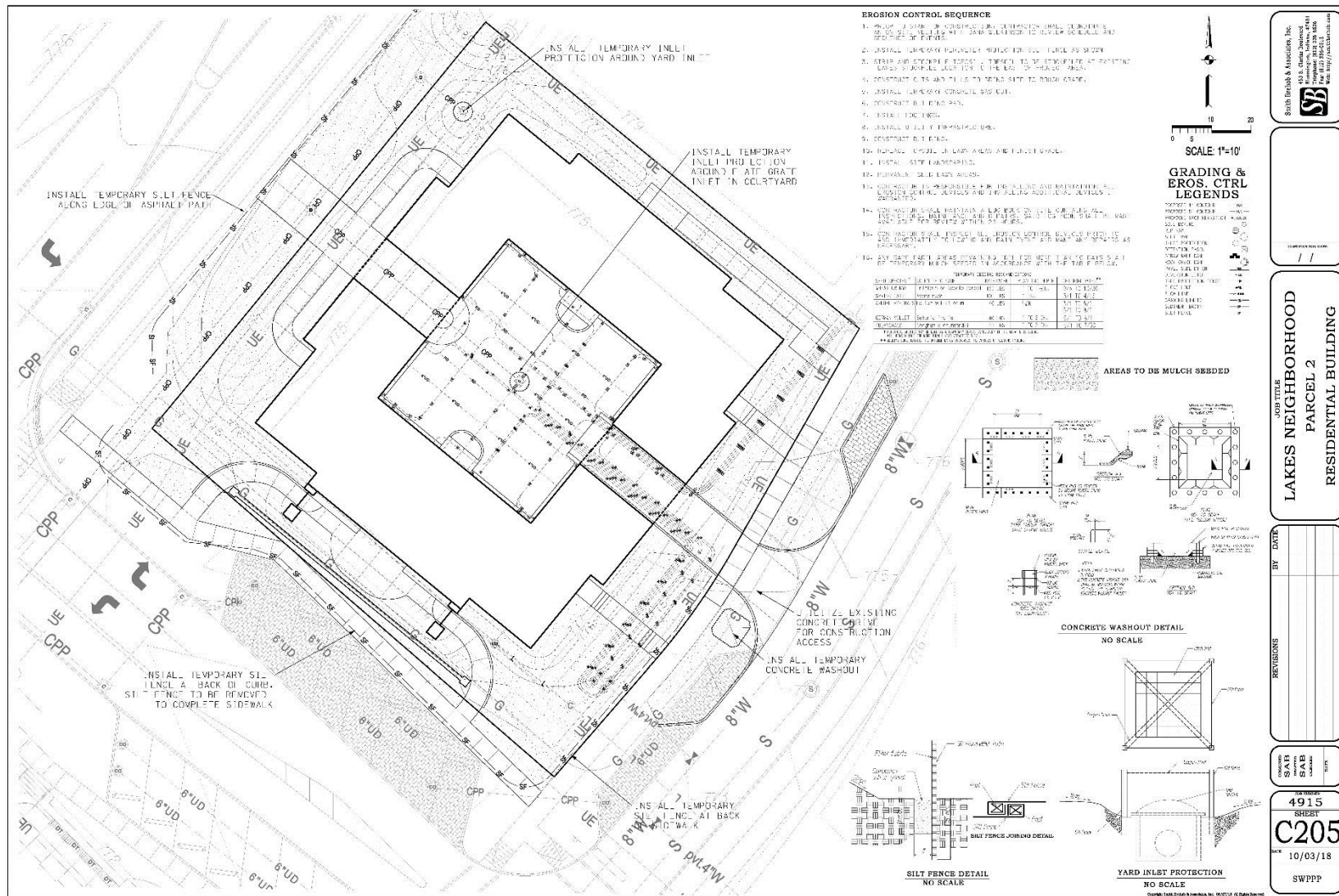








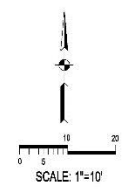




# **EROSION CONTROL SEQUENCE**

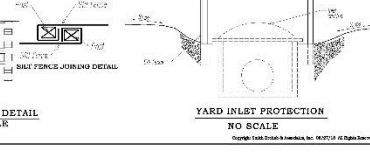
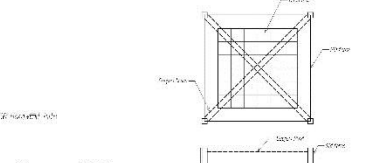
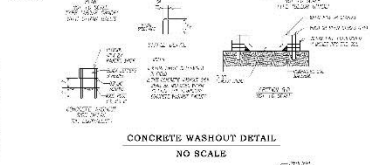
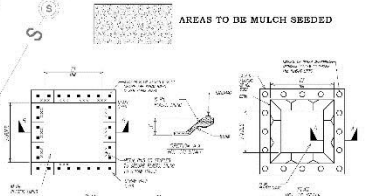
1. PREPARE EROSION CONTROL PLAN AND SUBMIT FOR REVIEW AND APPROVAL.
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NO.	DESCRIPTION	DATE	BY	CHKD
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16	INSTALL TEMPORARY EROSION CONTROL MEASURES	10/03/18	SWPPP	



## **GRADING & EROSION CONTROL LEGENDS**

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- 16. EROSION CONTROL MEASURES



South Branch & Associates, Inc.  
1000 S. State Street  
Suite 100  
Casper, WY 82401  
Phone: 307.234.1111  
Fax: 307.234.1112

**LAKES NEIGHBORHOOD  
PARCEL 2  
RESIDENTIAL BUILDING**

REVISIONS	BY	DATE

**C205**  
 4915  
 SHEET  
 10/03/18  
 SWPPP





## Exhibit 4: Email from Paul Satterly regarding Parcel 2 Development Plan

### 2. Development Plan for Parcel 2

**Jacqueline Nester**

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**From:** Paul Satterly  
**Sent:** Monday, October 22, 2018 8:48 AM  
**To:** Jacqueline Nester  
**Subject:** RE: Lakes Neighborhood Proposal

Jackie,

Instead of the gravel/stone parking area in the interior courtyard of the building, we recommend that brick or concrete pavers be used to accommodate the stormwater/filtration needs of the the project. Over time, the gravel/stone parking area will have maintenance issues and the gravel/stone will lose the filtration characteristics when it silts up and water ponding/potholes are likely. Dust will be an issue as well once the gravel/stone begins to wear.

Thanks,

Paul

**Paul B. Satterly, P.E.**  
**Highway Engineer**  
**Monroe County Public Works Department**

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**From:** Jacqueline Nester  
**Sent:** Thursday, October 18, 2018 2:05 PM  
**To:** Ben Ayers <bayers@co.monroe.in.us>; Paul Satterly <psatterly@co.monroe.in.us>; Dana Wilkinson <dwilkinson@co.monroe.in.us>  
**Subject:** Lakes Neighborhood Proposal

Hi Ben, Paul, and Dana (I will send to Terry once I have drainage calcs) –

The Lakes Neighborhood is proposing a few changes. I have attached the petitioner letter which starts to explain these changes. The “Read me” file shows all of the lots they are proposing a change and the comments associated with each should be a good starting point to understand what they are doing.

Here is a brief overview of the purpose of each separate filing you will find in this path: [S:\highway\Lakes Neighborhood](#)  
1810-PUD-05: this is an amendment to the phase one of the development that has already been approved (See attachment for the phase I and II illustration)

1810-PUD-06: They have proposed an overall development plan showing all of the building sites for phase I and II

1810-PUO-04: Outline Plan Amendment includes the changes to the Lakes ordinance to allow for all of the differing components (including adding the density to phase I)

1810-SPP-04: Shows the parcelization of the lots.

1810-SFP-35: Shows the changes to the subdivision to the south since they are requesting to build over the lot lines for lots 1A and 1B.

I added a few photos in this location to help also give context to the changes, but I encourage you to come speak with me and schedule a time to go out there: <S:\highway\Lakes Neighborhood\1810-PUO-04 Lakes Neighborhood Outline Plan Amend.>

Let me know if you have questions!! This will be going to the November 8 Plan Review Committee meeting, November 15 Plat Committee, December 4 Plan Commission Admin, and December 17 regular Plan Commission.

Thanks!!

**Jackie Nester**  
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