

# **MONROE COUNTY PLAN REVIEW COMMITTEE**



**June 13, 2019  
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

June 13, 2019

5:30 p.m.

**OLD BUSINESS:**       **None.**

**NEW BUSINESS:**

**1. 1905-REZ-02       J & J Rentals Rezone from Agriculture Rurla Reserve (AG/RR)       PAGE 3**  
**To Light Industrial (LI)**  
One (1) 25.38 +/- acre parcel in Section 29 of Perry Township at 6570 S Old State Road 37.  
**Zoned AG/RR.**

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

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

The meeting will be open to the public.

**MONROE COUNTY PLAN REVIEW COMMITTEE****June 13, 2019**

**PLANNER** Tammy Behrman  
**CASE NUMBER** 1905-REZ-02 J & J Rentals Rezone  
**PETITIONER** J & J Rentals (Jeff Mckamey) c/o Chelsea Moss; Abrams-Moss Design Group LLC  
**ADDRESS** 6570 S Old State Road 37  
**REQUEST** Rezone from Agriculture Rural Reserve (AG/RR) to Light Industrial (LI) and waiver request from final hearing  
**ACRES** 25.38 +/- acres  
**ZONE** AG/RR  
**TOWNSHIP** Perry  
**SECTION** 29  
**PLATS** -  
**COMP PLAN**  
**DESIGNATION:** MCUA Employment and MCUA Open Space

**EXHIBITS**

1. Petitioner Cover Letter
2. Petitioner Site Plan -existing
3. Petitioner Site Plan -proposed

**PRELIMINARY 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 petitioner desires to rezone a 25.38 acre lot from Agriculture / Rural Reserve (AG/RR) to Light Industrial (LI). Should the rezone be approved then the petitioner intends to submit a commercial site plan for review that will require at least one design standards variance. Site Plan review would be required for any commercial use onsite that will include input on traffic analysis from the Highway Department, the Drainage Engineer for stormwater detention along with meeting the requirements for parking, landscaping, and Chapter 815 site plan requirements;

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

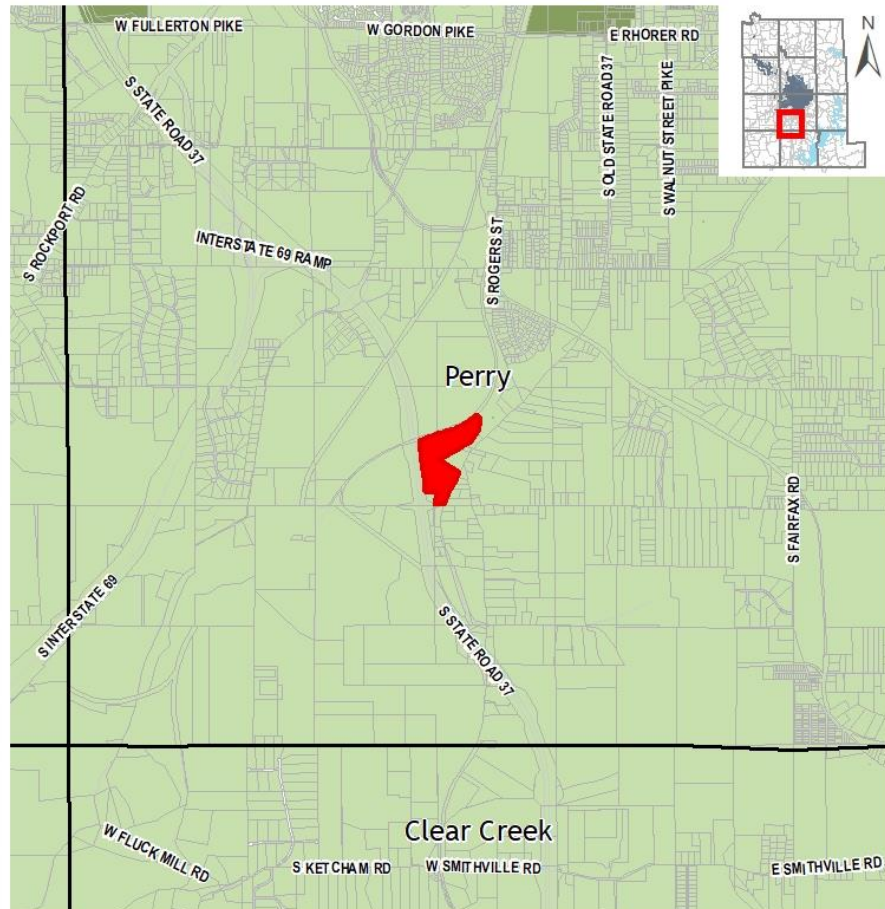
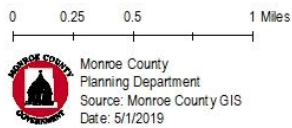
The Business Industrial Overlay (BIO) is on the northern portion of the property would remain as that portion is not considered Buildable Area due to floodplain and slope restrictions.

## LOCATION MAP

The petition site is located in Perry Township Section 29 at 6570 S Old State Road 37.

### Location Map

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

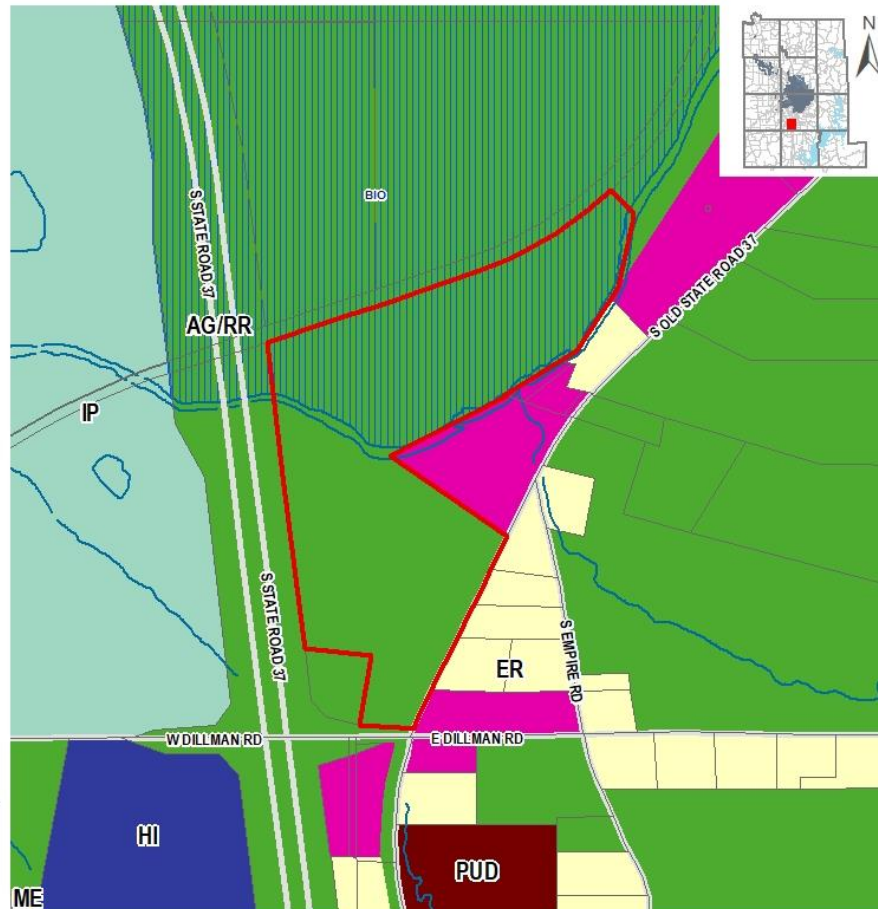


## ZONING

The property is zoned Agriculture / Rural Reserve (AG/RR). The Business Industrial Overlay (BIO) is over the northern portion of the lot that is not defined as Buildable Area due to floodplain and steep slope restrictions. The immediately adjoining properties encompassing the petition site are Pre-Existing Business (PB), Estate Residential (ER) and Agriculture / Rural Reserve (AG/RR). Other nearby zones are Heavy Industrial (HI) and Institutional / Public (IP) that houses the CBU Dillman Waste Water Treatment Plant. Uses nearby include some residential to the southeast, a wastewater treatment facility to the west, a utility substation to the southwest and garden center to the north.

### 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
  -  IP - Institutional/Public
  -  ME - Mineral Extraction
  -  PB - Pre-Existing Business
  -  PUD - Planned Unit Development



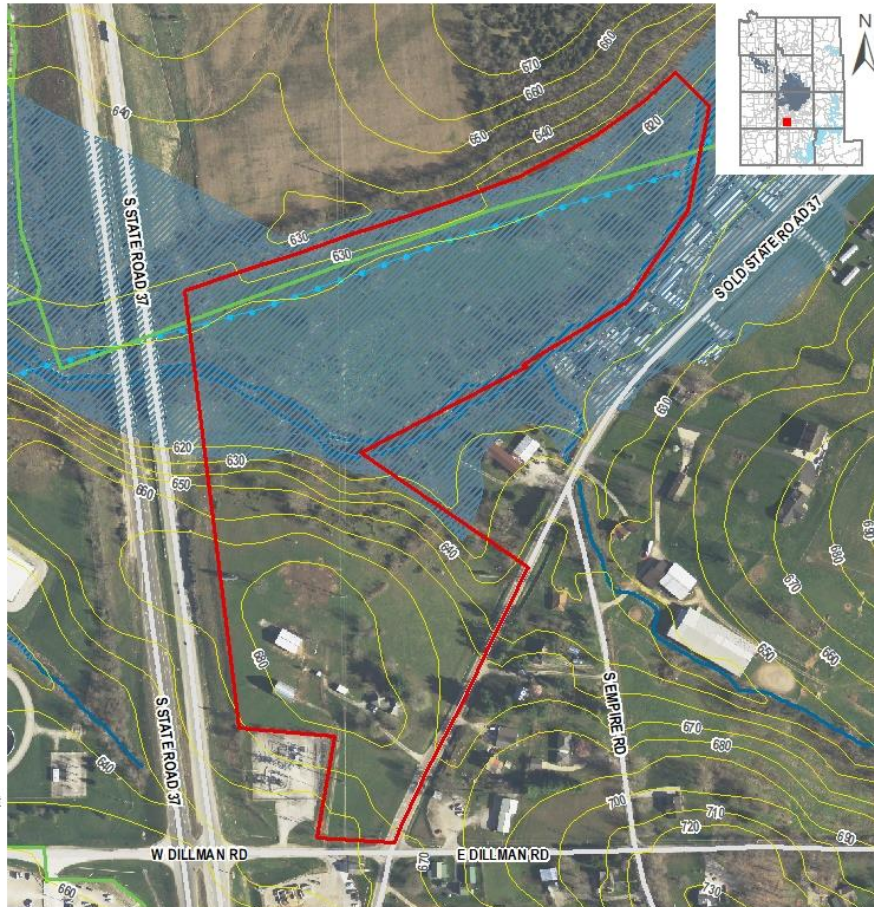


## SITE CONDITIONS

The petition site is relatively flat to the south and contains several permitted structures including rental home, pole barns, sheds and detached garage. There are no known karst features on site. Access is currently derived from E Dillman Road designated as minor collector and S Old State Road 37, a minor arterial. The site drains to the north and into Clear Creek designated as FEMA floodplain. CBU water is accessible from either the east or west. A 100' utility easement for overhead powerlines runs north/south through the middle of the property as well as a gas line. There are four billboards on site. More information to be provided.









### Site Conditions Map

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



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/1/2019

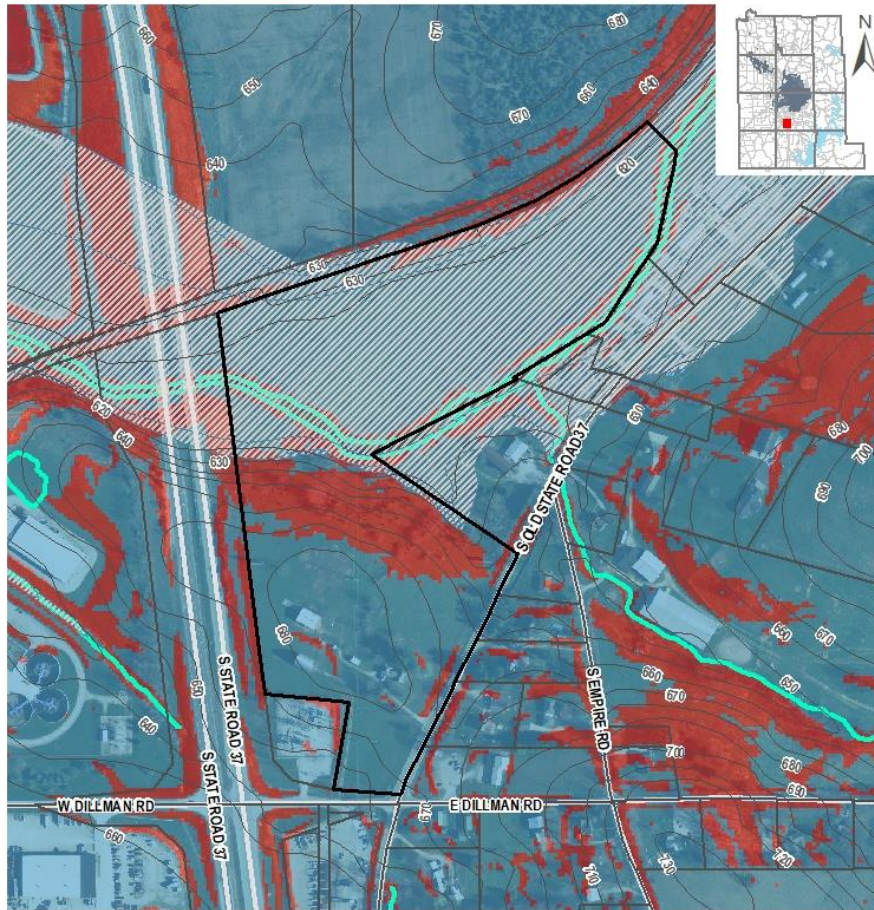
## Slope Map

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

0 85 170 340 510 680 Feet

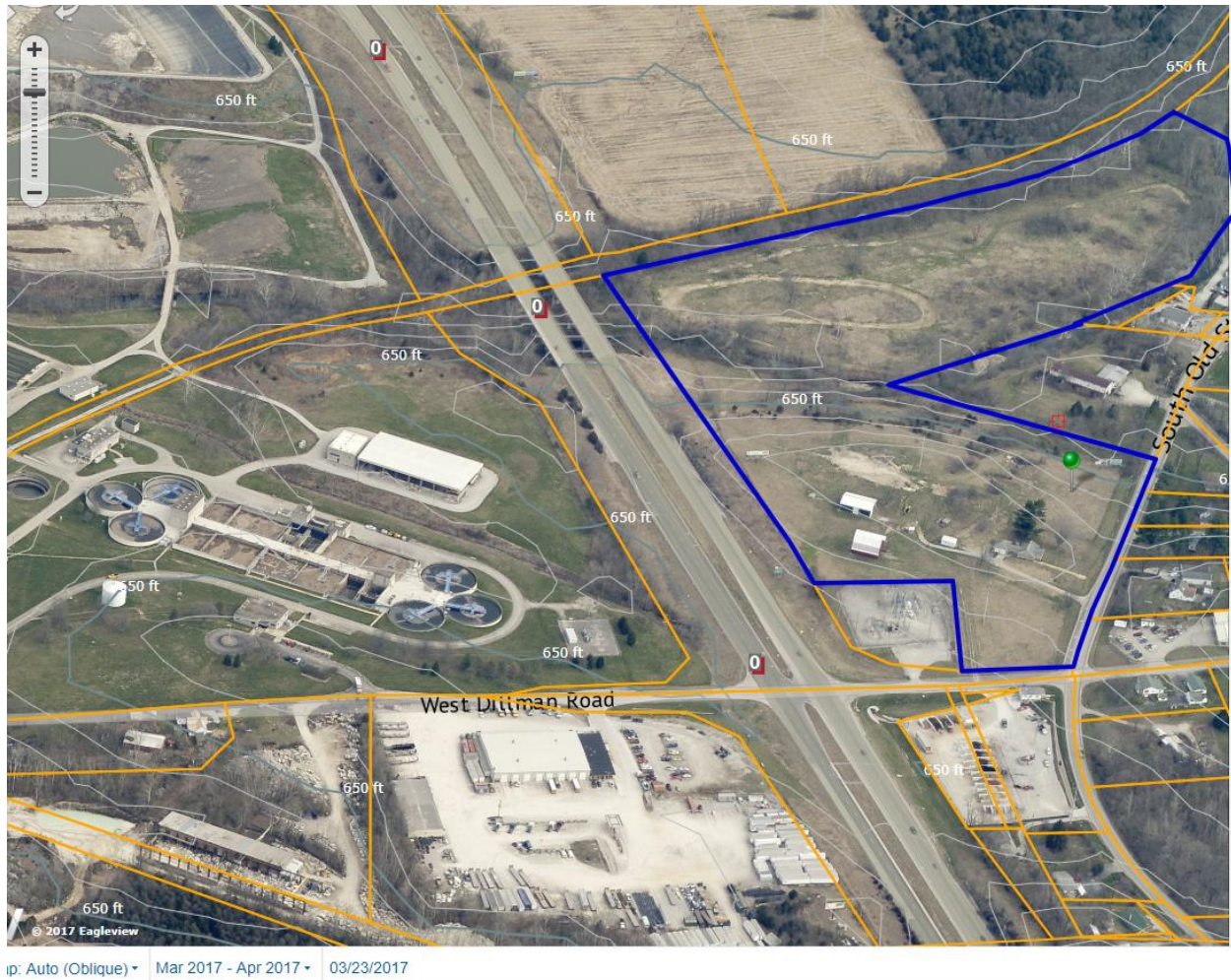


Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/1/2019





## SITE PICTURES



**Figure 1. Pictometry view facing north.**





**Figure 2. Pictometry view facing north.**

## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located in the **Employment** district in the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. The immediate surroundings are also Employment or Conservation Residential.

### **The Comprehensive Plan describes Employment as follows:**

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

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

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

## A. Transportation

### Streets

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

Arterial connections may

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

### Freight

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

### Bike, Pedestrian, and Transit modes

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

## B. Utilities

### Sewer and water

Employment-generating uses provide a fiscal benefit to the community that may warrant additional investments in and possible geographic expansion of sewer systems. Some areas designated for employment uses in the Land Use Plan are located outside of current sewer service areas, most notably the area between Clear Creek and State Road 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 ( $\pm 30$  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.





## **FINDINGS OF FACT - REZONE**

According to Section 831-3. Standards for Amendments of the Zoning Ordinance: 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 site and much of the surrounding area as MCUA Employment;
- The current uses of the site single family residential with accessory structures on site;
- In Employment areas, 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;
- MCUA Phase II proposed zoning designates this lot South Side Employment (E2), which says, “employment-oriented development should preserve landscape character and be sensitively buffered from nearby residential districts, and benefit from Tax Increment Finance district opportunities”;

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

#### **Findings:**

- The site is currently zoned Agriculture / Rural Reserve (AG/RR);
- The site has a home, two pole barns and two sheds;
- The immediately adjoining uses are currently either commercial, agriculture, utility or residential;
- There is a 100’ overhead powerline easement and a gas line that runs north/south through the property;
- A waste water treatment facility is in the nearby vicinity to the west;
- The site drains to the north into Clear Creek, designated as FEMA Floodplain;
- Access to the site is from an existing driveway located on N Dillman Road, a designated minor collector road;
- LI zoning has no minimum lot size requirement but all other design standard criteria must met for any commercial development;
- There are four billboards on the site (more research needed);

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

#### **Findings:**

- Capacity letters will be provided for site plan approval;
- There are sensitive lands to the north in the form of floodplains, riparian areas and steep slopes;

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

#### **Findings:**

- Values may vary significantly dependent upon future planning and zoning in the area;
- Some surrounding commercial properties may have difficulty expanding due to the restrictions of FEMA floodplains;
- See Findings under (A);

**(E) Responsible development and growth.**

**Findings:**

- If the rezone were to be approved, the petitioner would be able to file a commercial site plan;
- Access to the site is from an existing driveway located on E Dillman RD, a minor collector;
- Site Plan review would be required for any commercial use onsite that will include input on traffic analysis from the Highway Department, the Drainage Engineer for stormwater detention along with meeting the requirements for parking, landscaping, and Chapter 815 site plan requirements;
- See Findings under (A) through (D);

## EXHIBIT 1: Petitioner Letter



9215 West Mallory Road  
Bloomington, Indiana 47404  
812-955-0539  
info@abram-moss.com

April 29, 2019

Monroe County Plan Commission  
Monroe County Planning Department  
501 North Morton Street, Suite 224  
Bloomington, Indiana 47404

**RE:** Request for Zoning Map Amendment  
J & J Rentals New Storage Facility  
6570 Old State Road 37, Bloomington, Indiana 47401  
AMDG-2018008

**RECEIVED**

**MAY 01 2019**

**MONROE COUNTY PLANNING**

Monroe County Plan Commission:

On behalf of our client, J & J Rentals (Jeff McKamey), we petition the Plan Commission to rezone the property located at 6570 Old State Road 37, Bloomington, Indiana from Agriculture/Rural Reserve (AG/RR) to Light Industrial (LI).

Our client plans to develop the property for use as convenience storage. The southern portion of the property will be developments with storage units, drives, and parking. An existing barn will be repurposed as an office space for the convenience storage operation. The northern portion of the property consists of steep slopes and floodplain areas. This portion of the site will not be developed since the site conditions exclude it from the buildable area of the property.

The requested rezone aligns with the Monroe County Comprehensive Plan, conforms to the conditions and uses of nearby properties, and provides for desirable use of the land.

### Comprehensive Plan

In the 2015 Comprehensive Plan the recommended land use is "Employment" for the developable area on the parcel. The uses outlined in the requested LI rezone align with the Employment land use category at this location.

### Current Conditions

Properties directly to the north and south of the subject lot are zoned Preexisting Business (PB). Uses at these facilities include mulch/material sales, garden center/greenhouse, electric service facility, and a glass company. Additionally, areas of light and heavy industrial zoning exist to the North (along Production Drive), South (along Empire Mill Road), and West (along State Road 37). The requested rezone to LI conforms to the conditions and uses of the surrounding area.

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**Desirable Use**

This property is suitable to light industrial activity with easy access to State Road 37. It's proximity to the wastewater treatment plant (and the associated odors), proves undesirable for office, retail, or residential uses. The permitted uses for the LI zone are suitable to the property location, area, and amenities.

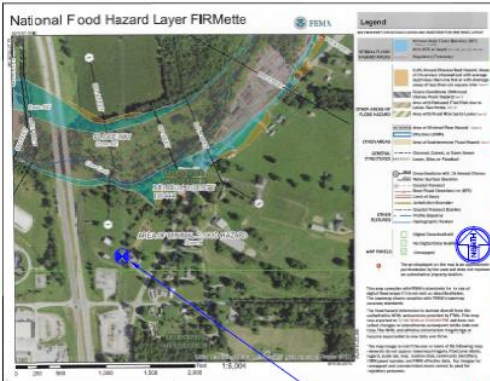
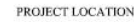
Based on the above details, we request that the rezone of the property located at 6570 Old State Road 37, Bloomington, Indiana to LI be granted. Please contact us if you have any questions or require additional information.

Respectfully,

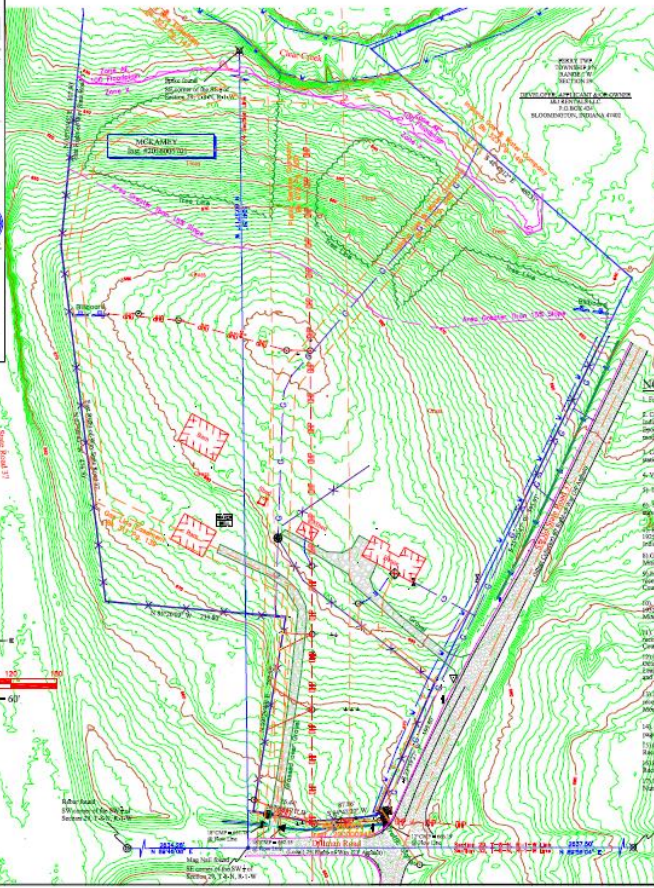
  
Chelsea Moss, PE



## EXHIBIT 2: Existing Petition Site Plan



FIRM MAP (MAP NUMBER 18105C0231D)



**NOTES:**  
1. Field work on

- [illegible]

### CERTIFICATION

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

Enclosures 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 reservations, 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 RRS LAC 1-12-1 through 18.

Eric L. Deckard  
Registered Surveyor LS 29600017  
State of Indiana

**DECKARD**  
LAND SURVEYING  
1604 E. HENDERSON STREET  
BLOOMINGTON, IN 47401  
TELEPHONE (317) 954-4233  
E-MAIL: DECKARD1@GMAIL.COM

JJ RENTALS LLC  
TOPOGRAPHIC SURVEY  
A PART OF SECTION 29 T8N R1W

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# EXHIBIT 3: Proposed Site Plan

