

# **MONROE COUNTY PLAN REVIEW COMMITTEE**



**February 11, 2021  
5:30 pm**

**Monroe County Government Center  
Planning Department**

**Zoom Link: [https://monroecounty-  
in.zoom.us/j/81947218756?pwd=NmFoWk1BTtNsakREUFBxdUNpYXNxQT09](https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTtNsakREUFBxdUNpYXNxQT09)**

**If calling by phone (312) 626-6799**

**Meeting ID: 819 4721 8756**

**Passcode: 977192**

**A G E N D A**  
**MONROE COUNTY PLAN REVIEW COMMITTEE**

Teleconference Link: <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNzQT09>

February 11, 2021  
5:30 p.m.

**OLD BUSINESS:**    **None.**

**NEW BUSINESS:**

<b>1. 2011-PUO-04</b>	<b>Southern Meadows Planned Unit Development Outline Plan</b> <b>Preliminary Hearing. Waiver of Final Hearing.</b> Two (2) 39.1 +/- acre parcels in Sections 20 & 21 of Perry Township at S Rogers ST & S College DR, Parcel #53-08-20-100-055.002-008 & #53-08-21- 200-108.002-008. Planner: dmyers@co.monroe.in.us <b>Zoned MR.</b>	<b>PAGE 3</b>
-----------------------	---	---------------

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****February 11, 2021**

<b>CASE NUMBER</b>	2011-PUO-04
<b>PLANNER</b>	Drew Myers
<b>PETITIONER</b>	SOMO Development Company, LLC c/o Kendall Knoke, Smith Design Group, Inc.
<b>REQUEST ADDRESS</b>	Southern Meadows - Planned Unit Development Outline Plan 4600 block of S College DR (Parcel No. 53-08-20-100-055.002-008 & 53-08-21-200-108.002-008)
<b>ACRES</b>	37.02 +/-
<b>ZONE</b>	Medium Density Residential (MR)
<b>TOWNSHIP</b>	Perry
<b>SECTION</b>	20 & 21
<b>PLATS</b>	Unplatted
<b>COMP PLAN DESIGNATION</b>	MCUA Mixed Residential & Open Space; MCUA Phase II – Neighborhood Development (N2)

**EXHIBITS**

1. Written Statement & Outline Plan
2. Proposed Site Plan
3. Paired Townhome Schematics
4. W That Road Extension Development Plan

**PUBLIC MEETING OUTLINE (subject to change):**

1. Plan Review Committee – February 11, 2021 (Recommendation)
2. Plan Commission Administrative – March 2, 2021
3. Preliminary Hearing - Plan Commission Regular Session – March 23, 2021
4. Plan Commission Administrative – April 6, 2021
5. Final Hearing - Plan Commission Regular Session – April 20, 2021
6. Final Decision - County Commissioners - TBD

**RECOMMENDATION**

TBD

**SUMMARY**

The petition site is comprised of a 37.02 +/- acre property located in Section 20 and 21 of Perry Township at the 4600 block of S College DR. On January 21, 2020, the Monroe County Plan Commission approved a preliminary plat for a 90-lot single family residential subdivision that met the requirements of the MR Zoning District known as the Southern Meadows Subdivision. A new developer, SOMO Development Company, has now purchased the property and the approved preliminary plat.

The new petitioner is requesting to amend the zoning map from Medium Density Residential (MR) to a Planned Unit Development called “Southern Meadows PUD”. The PUD outline is proposing the construction of 190 paired townhomes, where each townhome will sit on its own lot with its own yard and will share a wall on one side with its neighbor. This PUD outline is proposing to also permit lots large enough of unattached single family dwellings, but none are planned at this time.

The petitioner states in their written statement (Exhibit 1) that many aspects of the previously approved Southern Meadows Subdivision will remain the same in this proposed Planned Unit Development (PUD). For example, the petitioner states that the roadways, sidewalks, water lines, and sanitary sewer will remain in the same locations. The proposed rail trail and offsite roadway improvements as outlined in the Southern Meadows Subdivision preliminary plat will still be built. The proposed PUD will alter the grading plan of the site, adjust the lot sizes and layout, the type of residential construction, update the proposed storm sewer plan, adjust the layout of the multi-use paths, and include the addition of public

alleys. The petitioner states that the development will be built in six (6) phases over five (5) years.

Approval of this outline plan amendment will amend the zoning map and allow for higher density development with respect to paired patio homes and detached single family homes. In addition, the petitioners have submitted for your reference a future major subdivision. If this petition for a Planned Unit Development Outline Plan is approved, they would concurrently file for a development plan and a major subdivision.

#### **BACKGROUND**

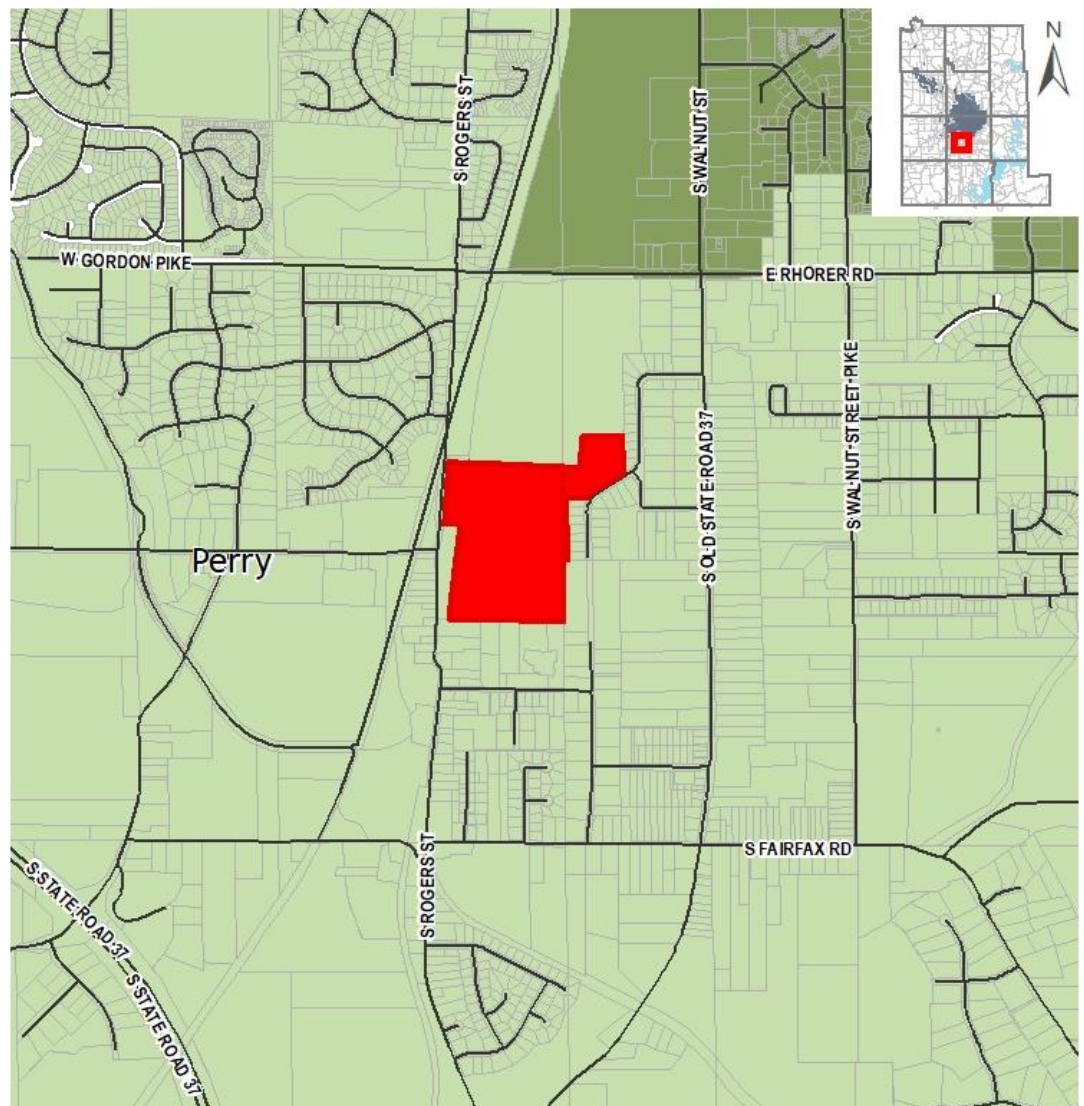
The Southern Meadows Major Subdivision petition was approved to create 98 parcels split into 6 phases on January 21, 2020. As part of the request and conditions of approval, the petitioner recorded an easement with Blind Squirrels LLC that allowed access through That Road primarily outside of the floodway (Exhibit 3). This access point is critical in allowing two points for ingress and egress for the Southern Meadows subdivision. It was later amended to transfer common area parcels to Blind Squirrels LLC. The amendment permits 95 parcels and was approved on August 18, 2020 at the Plan Commission Regular Session; of those, 90 lots are for single family residential use.

## LOCATION MAP

The petition site is located in Sections 20 & 21 of Perry Township, Parcel #: 53-08-21-200-108.002-008 & 53-08-20-100-055.002-008.

### Location Map

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



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 7/25/2019

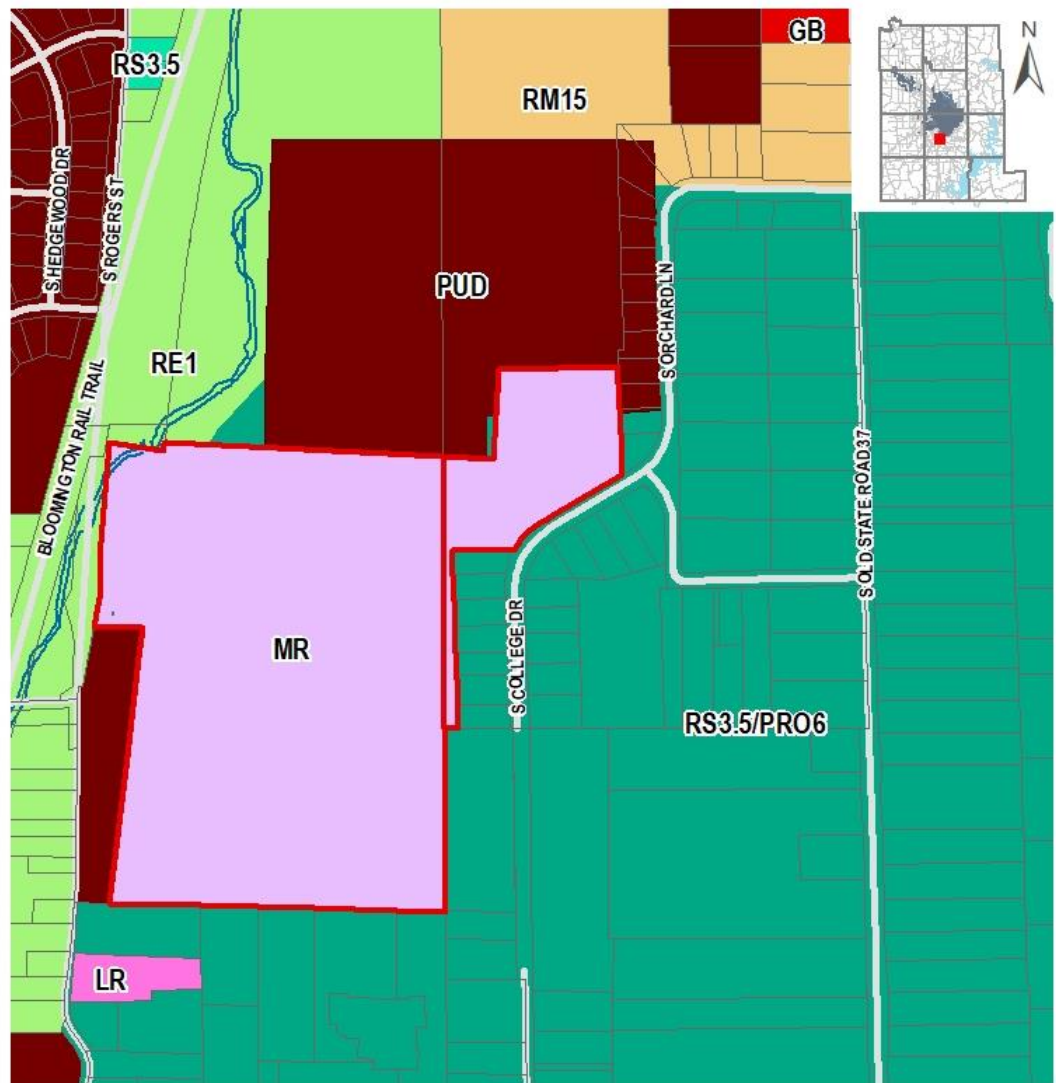
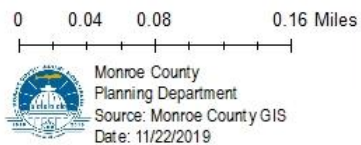
## **ADJACENT USES / ZONING**

The petition site includes areas zoned Medium Density Residential (MR). The petition site is currently vacant, but recently received preliminary plat approval by the Plan Commission for a 90-lot major subdivision.

The majority of the site is zoned MR. Chapter 802 defines MR as:

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

## Current Zoning Map



Adjacent property zoning and uses are:

- **North:** Planned Unit Development (PUD), **Use(s):** Southcrest Mobile Home Park.
- **East:** Single Dwelling Residential 3.5 (RS3.5/PRO6), **Use(s):** Privately owned - SFRs
- **South:** Single Dwelling Residential 3.5 (RS3.5/PRO6), **Use(s):** Privately owned – SFRs and Clear Creek Elementary School.
- **West:** Planned Unit Development (PUD) and Estate Residential (RE1), **Use(s):** Clear Creek Urban – mixed use and privately owned – SFRs.
- **Northwest:** Planned Unit Development (PUD) **Use(s):** Clear Creek Estates Subdivision - SFRs.

## PROPOSED DEVELOPMENT STANDARDS

The petitioner notes in Exhibit 1, all other provisions given in the Monroe County Zoning Ordinance and Subdivision Control Ordinance (as in effect at the time this PUD Outline Plan is approved) apply except as amended in the following sections.

## USE COMPARISON

The proposed land uses for the entire PUD are as follows:

**TABLE 1:** Permitted Use Comparison

	MR	Proposed PUD
Single-Family Attached Structure	P	P
Single-Family Detached Structure	P	P
Accessory Use	P	P
Home Occupation	P	P

## DESIGN STANDARDS COMPARISON

Staff reviewed both existing design standards associated with the petition site and the proposed design standards. The petition site will be subdivided, therefore Lot Area Requirements will be applicable. Note that this is a way to compare to other surrounding density, but does not mean that the development will utilize the entire acreage of each area since there is a requirement that 25% of the acreage be set aside as open space for the entire PUD.

**NOTE: If the minimum lot size of 0.05 acres is approved, the petitioner could be granted a maximum of 296 lots even though they are proposing less lots.**

### HEIGHT, BULK, AREA, and DENSITY

- *Maximum Gross Density: 8 units/acre for the entire PUD*
- *Minimum Lot Area: 0.05 acres*
- *Minimum Lot Width at Building Line: 20 feet*
- *Setbacks:*
  - *Minimum Front Yard Building Setback: 25 feet from right of way line*
  - *Minimum Side Yard Building Setback: 5 feet from property line (0 foot side setback on one lot line if designated on a subdivision plat)*
  - *Minimum Rear Yard Building Setback: 10 feet from property line or alley right of way line*
- *Maximum Building Height (as defined in the Monroe County Zoning Ordinance Chapter 802): 45 feet*
- *Minimum Open Space Area: 25% of the total area of the entire PUD must be open space as defined in the Monroe County Zoning Ordinance Chapter 811 "Permanent open space shall be defined as parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership" and located in platted common area*
- *Monroe County Zoning Ordinance Chapter 803-4 (E) shall apply with the following addition noted in **bold** below.*
  - *Any building or structure constructed after October 2, 2015 must be located within a buildable area. The following shall not be included in the buildable area:*
    - *Special Flood Hazard Area as specified in Chapter 808;*
    - *Wetlands as specified in Chapter 801;*
    - *Slopes 15% or greater as specified in Chapter 825 Area 2 Regulations. **However, slopes 15% or greater that did not exist under the natural, undisturbed, pre-***

*civilization condition and were created by human activity shall be included in the Buildable Area;*

- *Sinkhole Conservancy Areas as specified in Chapter 829;*
- *Drainage Easements as specified in Chapter 856;*
- *Riparian Conservancy Areas as specified in Chapter 801;*
- *Rights-of-way as specified in Chapter 801;*
- *Easements for access;*
- *Pole of a flag lot as specified in Chapter 801; and,*
- *Setbacks as specified by Ordinance.*
- *Public Right of Way*
  - *Public rights-of-way created within the PUD shall require right of way dedication as specified by the Monroe County Thoroughfare Plan, Monroe County Zoning Ordinance Chapter 755 with Appendix A, and the Monroe County Highway Department*

**TABLE 2:** Design Standards Comparison

	<b>Ch. 804 MR</b>	<b>Proposed PUD</b>
<b>Lot Area Requirements</b>		
Gross Density	4.80/ac.	8.00/ac.
Min. Lot Area (acres)	0.21	0.05
Min. Lot Width (feet)	60	20
Max. Height (feet)	35	45
<b>Yard and Open Space Requirements</b>		
Min. Front Yard (from R/W)	25	25
Min. Side Yard	5	5*
Min. Rear Yard	10	10
Min. Open Space Area (percent)	60	25**

\* 0 foot side setback on one lot line if designated on subdivision plat

\*\* 25% of the total area of the entire PUD must be open space as defined in the Monroe County Zoning Ordinance Chapter 11

## SITE CONDITIONS

The site is currently vacant. There is FEMA Floodplain on the site, which will be put into a common area (Common Area 53 & 54). There are also 11 known karst areas present on the property (illustrated by the yellow circles, not to scale and may include multiple in one circle). The slope map is shown below following the site conditions map.

### Site Conditions Map

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









Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 7/25/2019

# Slope Map

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

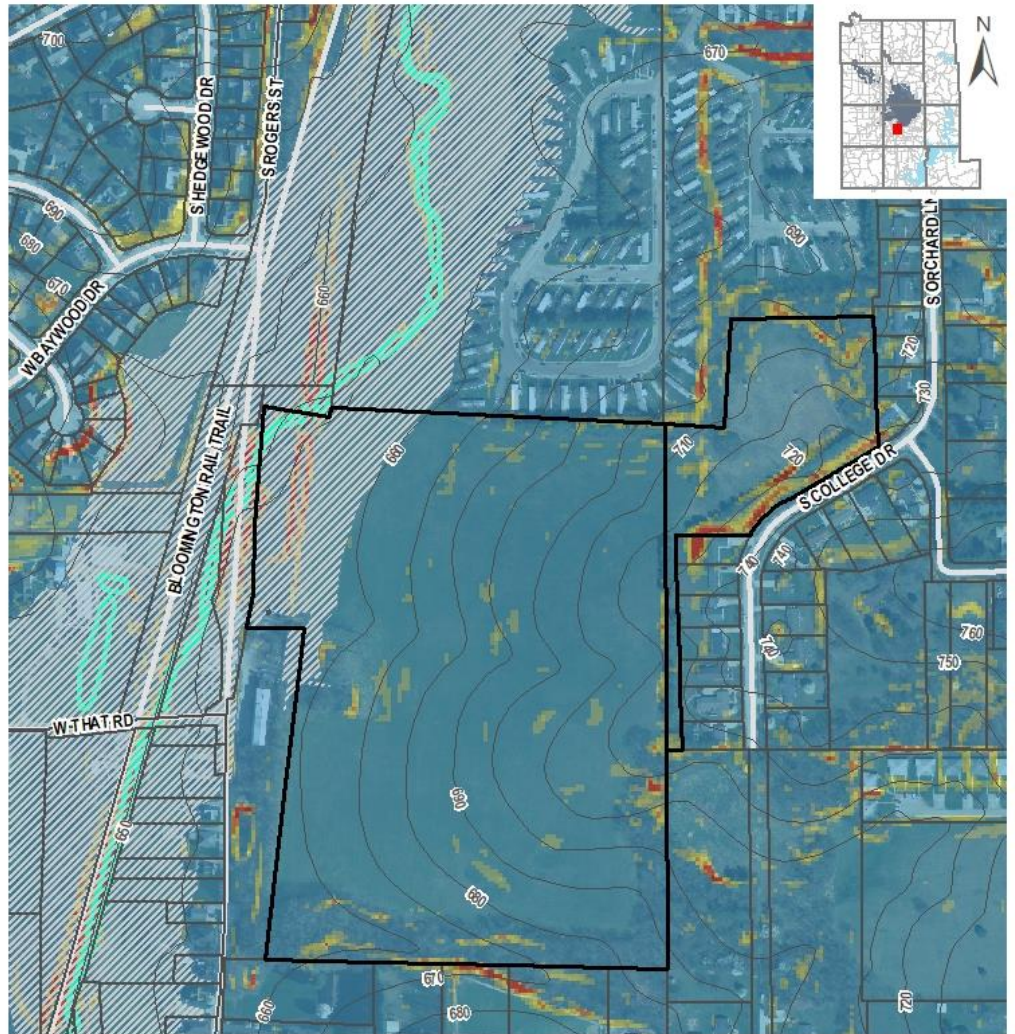
## Percent Slope (2010)

-  0 - 12
-  13 - 15
-  16 - 18
-  19 - 21
-  22 - 24
-  > 25

0 87.5 175 350 525 700 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 7/25/2019



## **INFRASTRUCTURE AND ACCESS**

The petitioner has provided planning staff with a CBU capacity letter and an electric will serve letter. A development plan for the W That Road extension and intersection at S Rogers ST through the Blind Squirrels, LLC property to west is also included with this proposal (Exhibit 4).

- Roads:  
The project will be served by S Rogers St (existing minor collector) via an existing access easement with the adjacent property owner and S College DR (existing local road). New public roadways will be established as shown on the attached site plan (Exhibit 2).
- Sidewalks:  
Minimum 4 feet wide sidewalks will be constructed along all new public roadways as shown on the attached site plan. A new multi-use path along a former rail corridor on the west side of the site will be constructed as part of the PUD. A multi-use path connection to Clear Creek Elementary to the south and the mobile home community to the north will also be constructed as part of the PUD.
- Sanitary Sewers:  
New sanitary sewers will be constructed in the new public roadways to serve the PUD.
- Stormwater Management:  
Stormwater will be managed in three detention areas along the west side of the property in accordance with all Monroe County Drainage Ordinance requirements.
- Water Supply System:  
New water mains will be constructed in the new public roadways to serve the PUD.
- Street Lighting:  
Street lighting as required by the Monroe County Highway Department will be provided and paid for by the HOA.
- Public Utilities:  
Gas, electric, and communications are all available on site

## Monroe County Highway Comments:

Project Location:		South Rogers and That Road		
Reference:				
By Paul Satterly (PBS), November 12, 2020				
No.	Document/ Drawing Reference	Reviewed By	Comment	Disposition
			Document Reviewed:	
			Outline Plan Dated November 4, 2020	
			Plan Review Comments:	
1	Site Plan	PBS	The Highway Department needs more information on the garage sizes and the driveway dimensions. Each unit should have a two car garage and two parking spaces available on the driveway. Parking on the driveway should not interfere with the sidewalks. With the numerous driveways connecting to the roadways, there will be limited space along the streets to provide parking for visitors, delivery vehicles and maintenance vehicles. We have reoccurring parking issues on Daffodil Ct., Monarch Ct. and Somersbe Place due to the lack of parking space along the curb. Parked vehicles often block driveways and mailboxes.	
2	Site Plan	PBS	Due to the length of the proposed alley, an alley that can accommodate two-way traffic is recommended. The alley typical cross section shall meet Monroe County Highway Design Standards; 18 ft. pavement, 2 ft. rolled curb and gutter and 30 ft. right of way.	
3	Site Plan	PBS	A traffic study is required for this development. The intersection of Rogers Street and That Road will need to be analyzed to check for the adequacy of the proposed turn lanes and to check the warrants for all-way stop control. The Blind Squirrel estimated development traffic should be included as part of the traffic study.	
Dispositions: A = Have Incorporated/Will Incorporate; B = Have Clarified/Will Clarify; C = Delete Comment; D = Will Incorporate in Next Submittal				
Reviewer Signature:		Paul Satterly		Date: Nc
Comment Response By:				Date:

## Monroe County Stormwater Comments:

County MS4 Coordinator is waiting for some details to be worked out before performing a review. SWPPP comments are not required for this petition.

## SITE PICTURES



Photo 1. Facing north; aerial pictometry April 2020

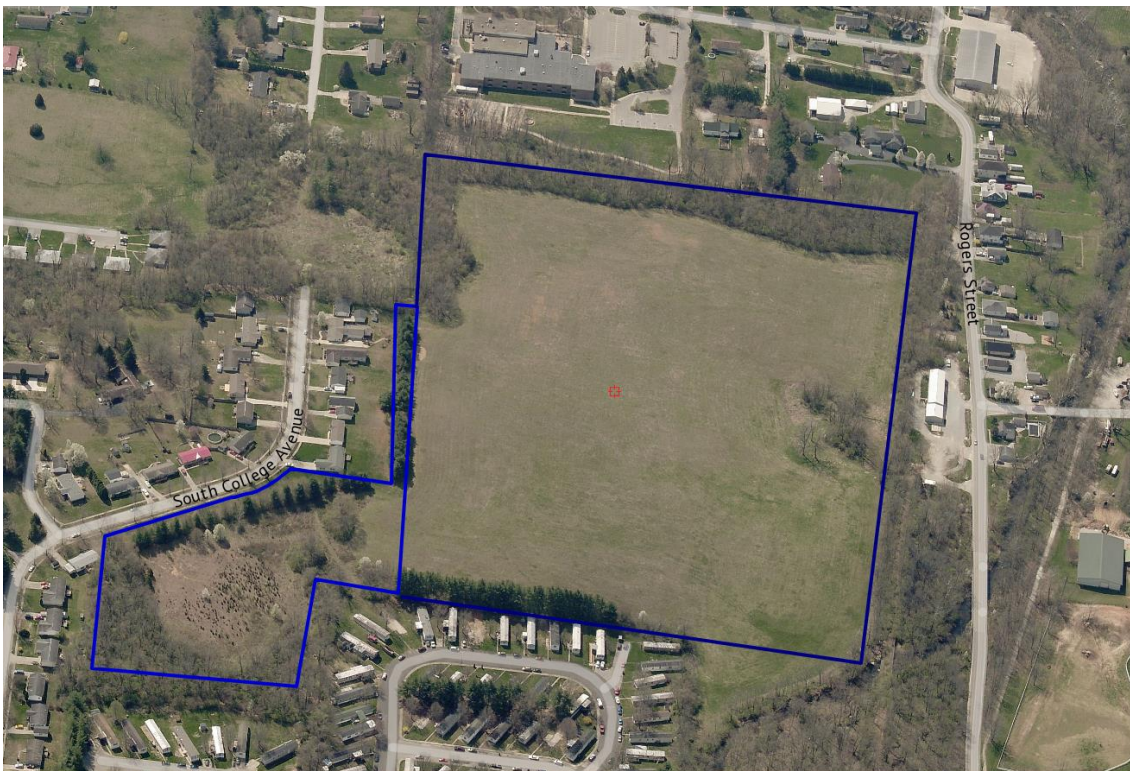
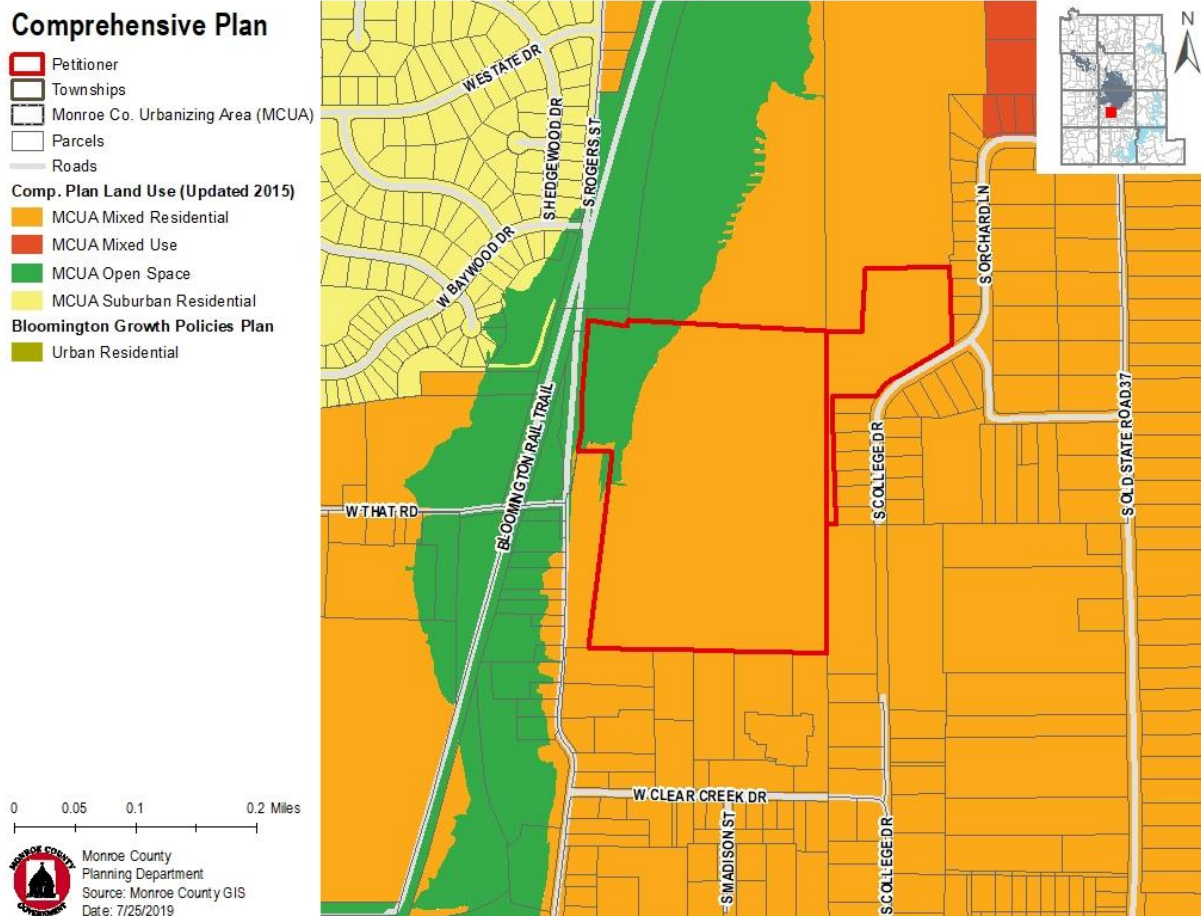


Photo 2. Facing south; aerial pictometry April 2020

## COMPREHENSIVE PLAN DISCUSSION

The petition site is located in the **Mixed Residential** district and the **Open Space** district on the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. The immediate surroundings are also Mixed Residential and Open Space.



The proposed use of paired townhomes is consistent with the MCUA mixed residential district. Nearly the entire buildable portion of the petition site is zoned as MCUA Mixed Residential which specifically supports new housing types adjacent to other mixed-use or commercial areas. Listed below are the design standards for the MCUA Mixed Residential district. Points that align with the proposed PUD outline plan are highlighted in **green**. Points that differ from the MCUA districts are highlighted in **grey**.

### Monroe County Urbanizing Area: 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.

## Monroe County Urbanizing Area Plan Phase II: Neighborhood Districts

**Neighborhood Districts** are intended to accommodate a wide variety of primarily residential uses, housing types, densities and neighborhood development contexts.

### Neighborhood Development (N2)

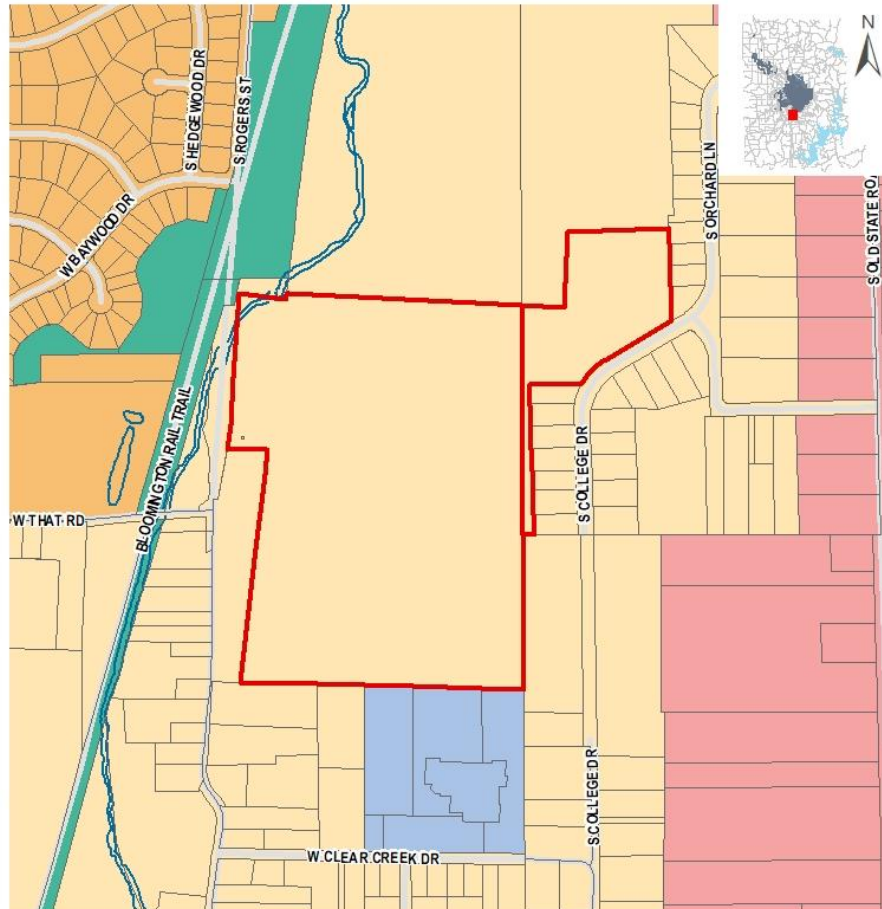
#### **Proposed Zoning Map (2016)**

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Proposed Zoning**
-  G2 - Gateway South
-  N1 - Urban Infill Neighborhood
-  N2 - Neighborhood Development
-  OS - Open Space
-  CV - Civic

0 0.0425 0.085 0.17 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 7/25/2019



## **PUD REVIEW CONSIDERATIONS**

Section 811-6 (A) of the Monroe County Zoning Ordinance states: “The Plan Commission shall consider as many of the following as may be relevant to the specific proposal:

- (a) *The extent to which the Planned Unit Development meets the purposes of the Zoning Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the County.*

### **Findings:**

- The Comprehensive Plan designates the property as MCUA Mixed-Residential and MCUA Open Space;
- The property is currently zoned Medium Density Residential (MR);
- The petition site is currently vacant;
- The primary current permitted uses of the site are the permitted uses available to the MR zoning district;
- Adjacent properties are zoned Estate Residential 1 (RE1), Single Dwelling Residential 3.5 (RS3.5/PRO6), and Planned Unit Development (PUD);
- The petitioner is proposing 25% open space for the entire PUD proposal;

- (b) *The extent to which the proposal departs from zoning and subdivision regulations such as density, dimension, bulk, use, required improvements, and construction and design standards.*

### **Findings:**

- See Findings (a);
- The site has a maximum gross density of 8 units/acre;
- The site has a minimum lot area requirement of 0.05 acres
- The site has a minimum lot width at building line requirement of 20 feet;
- The site has a minimum front yard setback requirement of 25 feet from right-of-way;
- The site has a minimum side yard setback requirement of 5 feet from property line;
- The site has a 0 foot side setback provision on one lot line if designated on a subdivision plat;
- The site has a minimum rear yard setback requirement of 10 feet from property line or alley right-of-way line;
- The maximum building height is as defined in the Monroe County Zoning Ordinance and should not exceed 45 feet;
- The site has a minimum open space requirement of 25% for the entire PUD as defined in Chapter 811 of the Monroe County Zoning Ordinance;
- Staff has requested clarification on specific proposed setbacks from the petitioners;
- The landscaping requirements of Chapter 830 are not amended with this PUD proposal;
- The parking requirements of Chapter 806 are not amended with this PUD proposal;
- The site proposes the creation of 190 single family attached townhomes, where each townhome will sit on its own lot with its own yard and will share a wall on one side with its neighbor;

- (c) *The extent to which the PUD meets the purposes of this Zoning Ordinance, the Comprehensive Plan, and other planning objectives. Specific benefits shall be enumerate.*

### **Findings:**

- See Findings (a) and (b);
- The petitioners are working with staff to comply with Chapter 811 standards;
- The Comprehensive Plan supports a variety of housing types for the MCUA Mixed-Residential designation;
- Adjacent districts to the petition site are a mixture of low, medium, and high density Single Family Residential;

- (d) *The physical design and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects common open space, and furthers the amenities of light, air, recreation and visual enjoyment.*

**Findings:**

- County Highway has reviewed the petition site and has requested a traffic study to be completed before this petition is heard by the Plan Commission;
  - County Highway requests more information on the garage sizes and the driveway dimensions;
  - County Highway expresses concerns for the availability of street parking given the current roadway proposals;
  - County Highway recommends the inclusion of alleyways that can accommodate two-way traffic;
  - Staff will be reviewing a development plan if approved. In addition, staff has sent the petitioners a first round of comments, which have been addressed;
  - The petition site will be subdivided and the management of common areas will remain under the control of a Homeowner's Association (HOA) that will be formed as part of the subdivision process;
  - The petitioners will coordinate with the MS4 Coordinator to ensure proper stormwater management facilities are designed and installed;
  - Exhibit 1 states that stormwater will be managed by three detention basins along the west side of the property that will be in accordance with all requirements of the Monroe County Drainage Ordinance;
  - Exhibit 1 states that minimum 4 feet wide sidewalks will be constructed along all new public roadways as shown on the proposed site plan;
  - Exhibit 1 states that a new multi-use path along a former rail corridor will be constructed as part of the PUD;
  - Exhibit 1 states new sanitary sewers will be constructed to serve the PUD;
  - Exhibit 1 states new street lighting required by the Highway Department will be provided and paid for by the HOA that will be formed as part of the subdivision process;
- (e) *The relationship and compatibility of the proposal to the adjacent properties and neighborhoods, and whether the proposal would substantially interfere with the use of or diminish the value of adjacent properties and neighborhoods.*

**Findings:**

- See Findings (a), (b) & (d);
  - The Joseph Green PUD Outline Plan Amendment 2 (Clear Creek Urban) located adjacent to the west consists of a mixed-use type development that has yet to receive approval by the Plan Commission or Board of Commissioners;
  - The petitioner states in their written statement (Exhibit 1) that the development is designed to provide additional housing options in the form of paired townhomes, which will be doubling the density compared to the previously approved Southern Meadows Major Subdivision without increasing the overall footprint;
  - The proposed PUD outline plan would retain many aspects of the previously approved Southern Meadows Major Subdivision Preliminary Plat;
  - Exhibit 1 states that other proposed improvements include a neighborhood basketball court, playground, and dog park;
  - Exhibit 1 states that the feasibility of restoring the old railroad bridge across Clear Creek is being evaluated by the petitioner;
- (f) *The desirability of the proposal to the County's physical development, tax base, and economic well-being.*

**Findings:**

- See Findings under Section (e);
- The petitioner submitted design plans that are aesthetic in nature. In addition, the petitioner submitted

(g) *The proposal will not cause undue traffic congestion and can be adequately served by existing or programmed public facilities and services.*

**Findings:**

- See Findings under Section (d) & (e);
- A traffic study is requested by the Highway Department to analyze the intersection of S Rogers ST and W That RD and check for the adequacy of the proposed turn lanes;
- The requested traffic study should also incorporate the estimated traffic impact of the Clear Creek Urban PUD proposal;
- Multiple road connections are proposed within the outline plan that will increase interconnectivity between established neighborhoods;
- A further review of traffic considerations will be reviewed at the Development Plan phase of the project by the Highway Department;

(h) *The proposal preserves significant ecological, natural, historical and architectural resources to the extent possible.*

**Findings:**

- See Findings under Section (d) & (e);
- The PUD outline plan has open space requirements that will be described legally as unbuildable;
- The PUD outline plan defines open space the same as Chapter 811 of the Monroe County Zoning Ordinance;
- Exhibit 1 states that a sinkhole specialist is evaluating the sinkholes to provide a second opinion to the previous study performed as part of the initial approval of the Southern Meadows Major Subdivision;

(i) *The proposed development is an effective and unified treatment of the development possibilities on the site.*

**Findings:**

- See Findings (a) & (b)

## EXHIBIT 1: Written Statement & PUD Outline Plan



Todd M. Borgman, P.L.S.  
Katherine E. Stein, P.E.  
Don J. Kocarek, R.L.A.  
Stephen L. Smith

January 8, 2021

Monroe County Plan Commission  
Monroe County Planning Department  
Showers Building North Suite 224  
501 N Morton St  
Bloomington, IN 47404  
Attention: Drew Meyers, Planner

Dear Drew and Members of the Monroe County Plan Commission,

On January 21, 2020, the Monroe County Plan Commission approved a preliminary plat for a 90 lot single family residential subdivision that met the requirements of the MR zoning district on this property known as Southern Meadows Subdivision. Since that time, a new developer (SOMO Development Company - Tom Wininger) has purchased the property and the approved preliminary plat. The new developer would like to make some changes to the subdivision that are outlined in the included PUD Outline Plan.

The intent is to construct 190 single family attached dwelling units. These attached dwelling units would share one wall with the neighboring property. These units would be approximately 20 feet wide and would sit on a lot that is a minimum of 30 feet wide. When paired with the neighbor's unit, the structure would be 40 feet wide in total with the width of both lots totaling a minimum of 60 feet. Currently in the MR zoning district the lots must be a minimum of 60 feet wide. Effectively, the density of this development is being doubled because the size of the units is being halved but the overall footprint remains the same as what is currently approved. This PUD also permits lots larger than 30 feet in width and detached single family homes but none are planned at this time.

Many aspects of the previously approved Southern Meadows preliminary plat will remain the same in this PUD. The roadways and sidewalks will remain in the same locations. The proposed water and sanitary sewer will remain in the same locations. The proposed rail trail and offsite roadway improvements will still be built. There will be changes to the grading of the site, the lot sizes and layout, the type of residential construction, slight updates to the proposed storm sewer, slight changes to the layout of the multi-use paths, and the addition of a public alley.

Other proposed improvements include a neighborhood basketball court, playground, and dog park. The feasibility of restoring the old railroad bridge across Clear Creek is being evaluated. A



Todd M. Borgman, P.L.S.  
Katherine E. Stein, P.E.  
Don J. Kocarek, R.L.A.  
Stephen L. Smith

sinkhole specialist is evaluating the sinkholes to provide a second opinion to the previous study performed as part of the initial approval of the currently approved 90-lot subdivision.

Your careful consideration of this proposal is appreciated. Please do reach out should you have any questions.

Sincerely,

Kendall Knoke  
Smith Design Group, Inc.  
812-336-6536 Ext. 3  
kknoke@smithdginc.com

# Southern Meadows

## Planned Unit Development (PUD) Outline Plan

---

Last Updated January 8, 2021

### Legal Description of Property

TRACT 2 OF THE SOUTHCREST MOBILE HOME PARK TYPE "A" ADMINISTRATIVE SUBDIVISION FINAL PLAT, DATED SEPTEMBER 3, 2010 AND RECORDED IN MONROE COUNTY, INDIANA AS INSTRUMENT NUMBER 2010015321 ON OCTOBER 6, 2010 AND IN PLAT CABINET D, ENVELOPE 101, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA AND AS AMENDED IN THE SOUTHCREST MOBILE HOME PARK TYPE 'A' ADMINISTRATIVE SUBDIVISION, PLAT AMENDMENT ONE TO TRACT TWO ON FILE IN THE MONROE COUNTY PLANNING OFFICE.

### Overview

This PUD is intended to allow for the subdivision of property and development of residential single family dwellings in both attached and detached structures in accordance with the Monroe County Zoning Ordinance and the Monroe County Subdivision Control Ordinance, except where modified by this document.

### Land Use Policies

The 2012 Monroe County Comprehensive Plan identifies this site as part of the Bloomington Urbanizing Area and more specifically as an area of Urban Residential. The plan states that this area is intended to provide *"urban scale residential single family housing on a range of smaller lot sizes and multi-family residential housing...For multifamily residential, town homes and mobile home developments...higher densities of four to twenty units per acre shall be allowed."*

The 2015 Monroe County Urbanizing Area Plan identifies this site as an area of Mixed-Residential. The plan states *"Mixed residential neighborhoods accommodate a wide array of both single-family and attached housing types, integrated into a cohesive neighborhood."*

The 2016 Monroe County Urbanizing Area Plan Phase II Implementation Report identifies this area as Neighborhood Development (N2). The plan states *"This district includes several existing residential subdivisions with primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities."* The N2 designation recommends attached townhomes among many other residential housing types.

### Ownership

The project site is the property described in the legal description included in this document. The property is currently owned by SOMO Development Company, LLC and is zoned MR. The proposed project will incorporate the property shown on the included site plan into this PUD. The project includes lots to be bought and sold as shown on the included site plan. Common areas where shown

on the included site plan will remain under the control of a Homeowner's Association (HOA) that will be formed as part of the subdivision process.

## Development Schedule

This project will be constructed in phases. Each phase is described below and shown on the Site Plan. The Development Plan for Phase 1 shall be submitted to the Planning Department not more than 24 months following Board of Commissioners approval of this Outline Plan. Each additional phase must be submitted to the Planning Department no more than 24 months following approval of the previous phase's Development Plan.

### *Phase 1 (July 2021-July 2022 anticipated)*

Phase 1 will consist of 26 residential dwelling units, the extension of W That Rd across property currently owned by Blind Squirrels, LLC as shown in the included exhibit, improvements to S Rogers St as shown in the included exhibit, and all required infrastructure including storm water, utilities, and public roadways. Common Areas 1, 2 and 7 will also be platted to meet the open space requirement for PUDs.

### *Phase 2 (January 2022-January 2023 anticipated)*

Phase 2 will consist of 56 residential dwelling units and all required infrastructure including storm water, utilities, and public roadways. Common Areas 1, 2 and 7 will continue to meet the open space requirement for PUDs.

### *Phase 3 (July 2022- July 2023 anticipated)*

Phase 3 will consist of 42 residential dwelling units and all required infrastructure including storm water, utilities, and public roadways. Common Area 6 will be platted and along with Common Areas 1, 2 and 7 will meet the open space requirement for PUDs.

### *Phase 4 (January 2023-January 2024 anticipated)*

Phase 4 will consist of 24 residential dwelling units, improvements to S Old SR 37 as shown in the included exhibit, and all required infrastructure including storm water, utilities, and public roadways. Common Areas 4 and 5 will be platted and along with Common Areas 1, 2, 6 and 7 will meet the open space requirement for PUDs.

### *Phase 5 (July 2023- July 2024 anticipated)*

Phase 5 will consist of 22 residential dwelling units and all required infrastructure including storm water, utilities, and public roadways. Common Areas 1, 2, 4, 5, 6 and 7 will continue to meet the open space requirement for PUDs.

### *Phase 6 (January 2024-January 2025 anticipated)*

Phase 6 will consist of 20 residential dwelling units and all required infrastructure including storm water, utilities, and public roadways. Common Areas 3 will be platted and along with Common Areas 1, 2, 4, 5, 6 and 7 will meet the open space requirement for PUDs.

## Proposed Development Standards

All provisions given in the Monroe County Zoning Ordinance and Monroe County Subdivision Control Ordinance (as in effect at the time this PUD Outline Plan was approved) apply except as amended in the following sections:

- Permitted Land Uses:
  - The following residential uses are permitted as currently defined in Chapter 802 of the Monroe County Zoning Ordinance:
    - Single-Family Attached Structure. A group of two (2) or more dwelling units attached by a wall, which is one or more stories in height, with each dwelling unit accessible by its own separate exterior entrance at grade level.
    - Single-Family Detached Structure. A freestanding single-family dwelling unit.
    - Accessory Use. A subordinate use customarily incidental to and located on the same lot with the principal use.
    - Home Occupation. An accessory occupational use conducted in a residential dwelling by the inhabitants that is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. A home occupation is based entirely within the primary residential structure, limited to not more than twenty-five (25) percent of the total square footage of the residential structure, with not more than two (2) employees living off-site, incidental sales of goods permitted, but no external signs identifying the business are permitted.
- Height, Bulk, Area, and Density
  - Maximum Gross Density: 8 units/acre for the entire PUD
  - Minimum Lot Area: 0.05 acres
  - Minimum Lot Width at Building Line: 20 ft
  - Minimum Front Yard Building Setback: 25 feet from right of way line
  - Minimum Side Yard Building Setback: 5 feet from property line (0 foot side setback on one lot line if designated on a subdivision plat)
  - Minimum Rear Yard Building Setback: 10 feet from property line or alley right of way line
  - Maximum Building Height (as defined in the Monroe County Zoning Ordinance Chapter 802): 45 feet
  - Minimum Open Space Area: 25% of the total area of the entire PUD must be open space as defined in the Monroe County Zoning Ordinance Chapter 811 "Permanent open space shall be defined as parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership" and located in platted common area
  - Monroe County Zoning Ordinance Chapter 803-4 (E) shall apply with the following addition noted in **bold** below.
    - *Any building or structure constructed after October 2, 2015 must be located within a buildable area. The following shall not be included in the buildable area:*
      - *Special Flood Hazard Area as specified in Chapter 808;*
      - *Wetlands as specified in Chapter 801;*
      - *Slopes 15% or greater as specified in Chapter 825 Area 2 Regulations. However, slopes 15% or greater that did not exist under the natural, undisturbed, pre-civilization condition and were created by human activity shall be included in the Buildable Area;*
      - *Sinkhole Conservancy Areas as specified in Chapter 829;*

- *Drainage Easements as specified in Chapter 856;*
- *Riparian Conservancy Areas as specified in Chapter 801;*
- *Rights-of-way as specified in Chapter 801;*
- *Easements for access;*
- *Pole of a flag lot as specified in Chapter 801; and,*
- *Setbacks as specified by Ordinance.*
- Public Right of Way
  - Public rights-of-way created within the PUD shall require right of way dedication as specified by the Monroe County Thoroughfare Plan, Monroe County Zoning Ordinance Chapter 755 with Appendix A, and the Monroe County Highway Department
- Administrative
  - Development Plan submissions shall require staff level approval only and shall not require Plan Commission Review

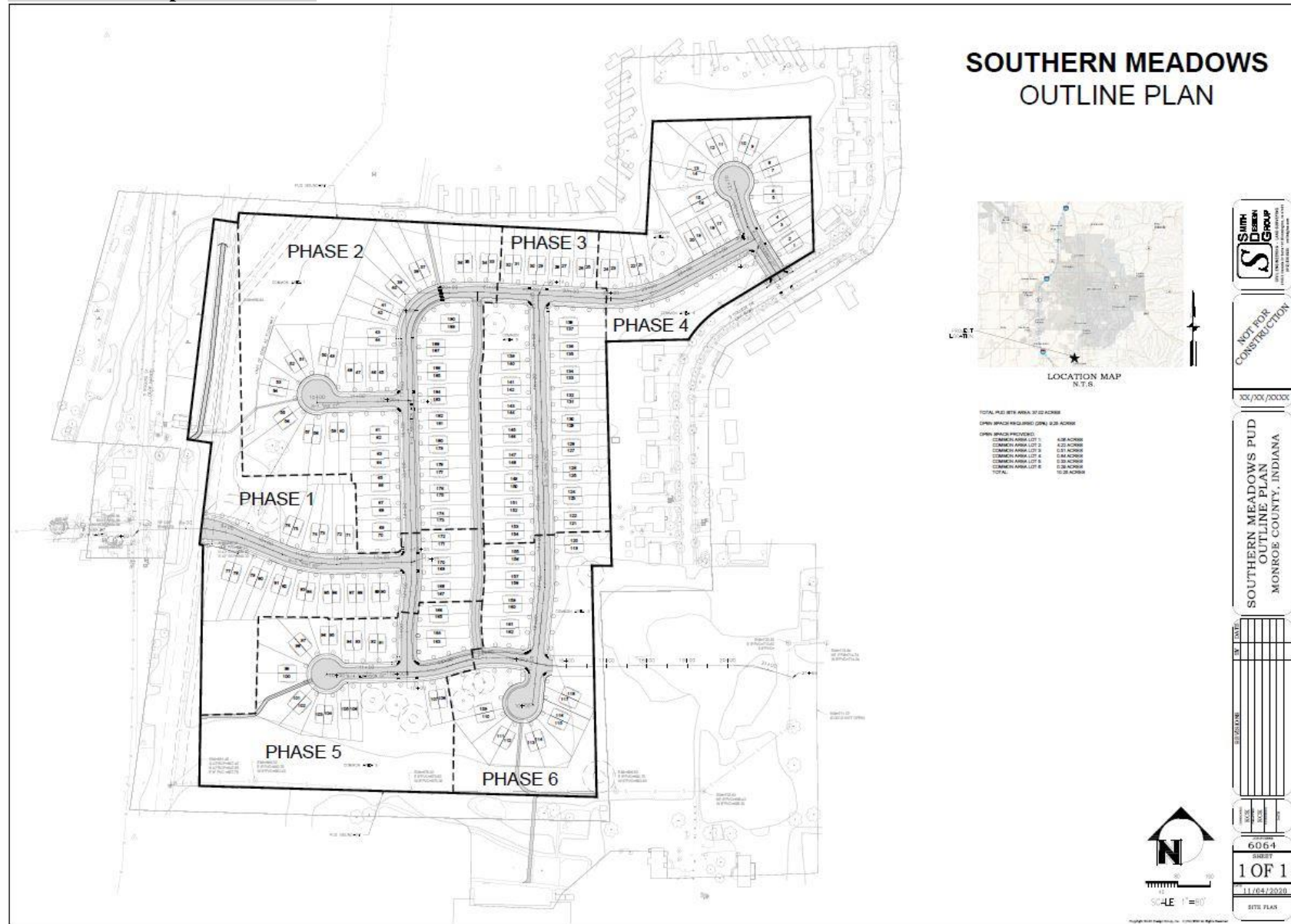
## Facilities

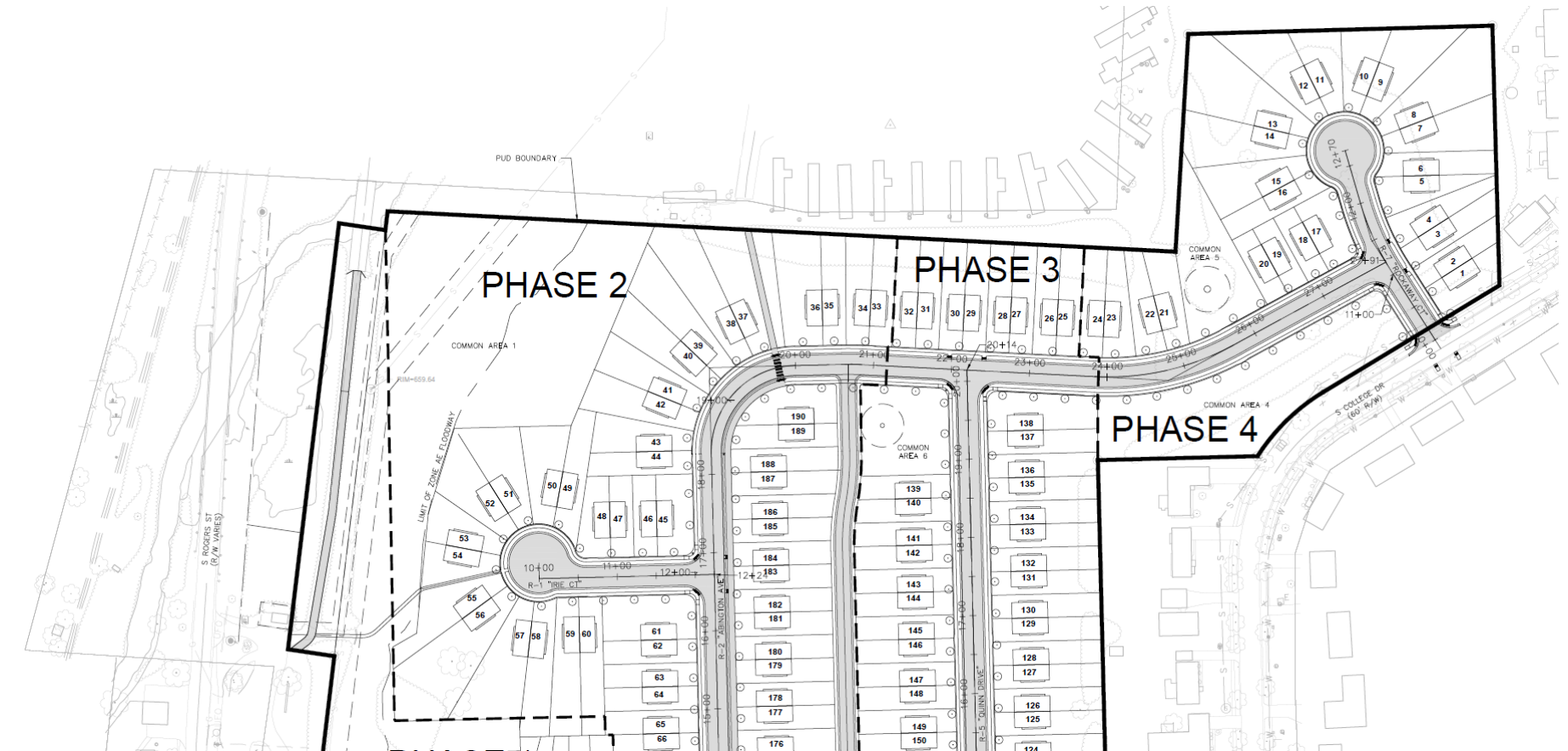
- Roads: The project will be served by S Rogers St (existing minor collector) via an existing access easement with the adjacent property owner and S College Dr (existing local road). New public roadways will be established as shown on the attached site plan.
- Sidewalks: Minimum 4 feet wide sidewalks will be constructed along all new public roadways as shown on the attached site plan. A new multi-use path along a former rail corridor on the west side of the site will be constructed as part of the PUD. A multi-use path connection to Clear Creek Elementary to the south and the mobile home community to the north will also be constructed as part of the PUD.
- Sanitary Sewers: New sanitary sewers will be constructed in the new public roadways to serve the PUD.
- Stormwater Management: Stormwater will be managed in three detention areas along the west side of the property in accordance with all Monroe County Drainage Ordinance requirements.
- Water Supply System: New water mains will be constructed in the new public roadways to serve the PUD.
- Street Lighting: Street lighting as required by the Monroe County Highway Department will be provided and paid for by the HOA.
- Public Utilities: Gas, electric, and communications are all available on site

## Neighborhood Meeting Report

A neighborhood meeting is forthcoming and the report will be submitted to the county after the meeting.

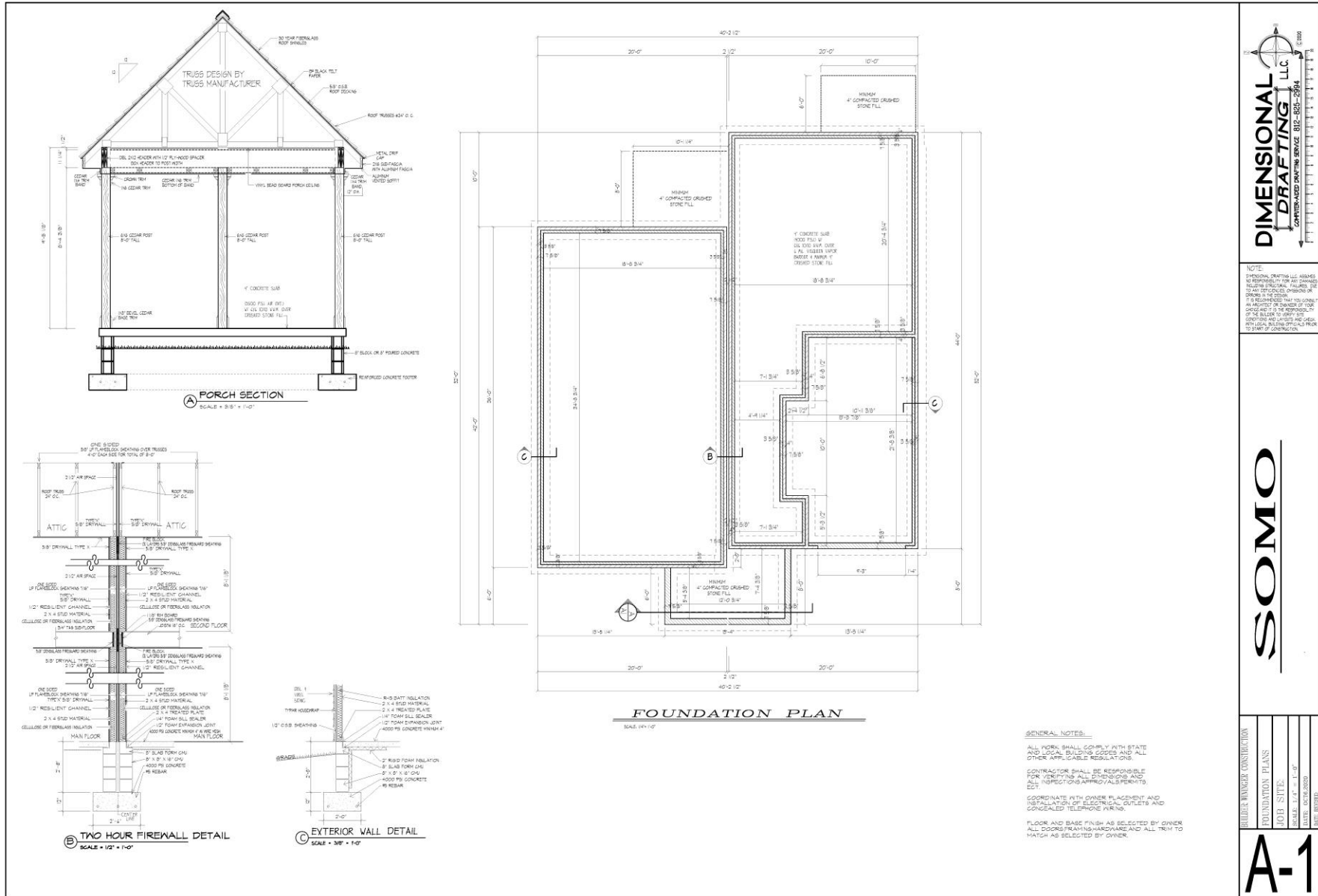
## EXHIBIT 2: Proposed Site Plan







### EXHIBIT 3: Paired Townhome Schematics



NOTE:  
DIMENSIONAL DRAFTING LLC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INJURIES, OR DEATHS, WHETHER STRUCTURAL, FINANCIAL, OR OTHERWISE, ARISING FROM THE USE OF ANY INFORMATION PROVIDED OR NOT. IT IS RECOMMENDED THAT YOU CONSULT WITH AN ARCHITECT OR ENGINEER FOR YOUR OWN PROJECTS AND THAT YOU CONSULT WITH LOCAL BUILDING OFFICIALS PRIOR TO ANY CONSTRUCTION.

**SOMO**

BUILDER: WINGIER CONSTRUCTION  
FLOOR PLANS: WITH GARAGE  
JOB SITE:  
SCALE: 1/4" = 1'-0"  
DATE: 07-06-2020  
DRAFTER: J. B. BENTON

**A-2**

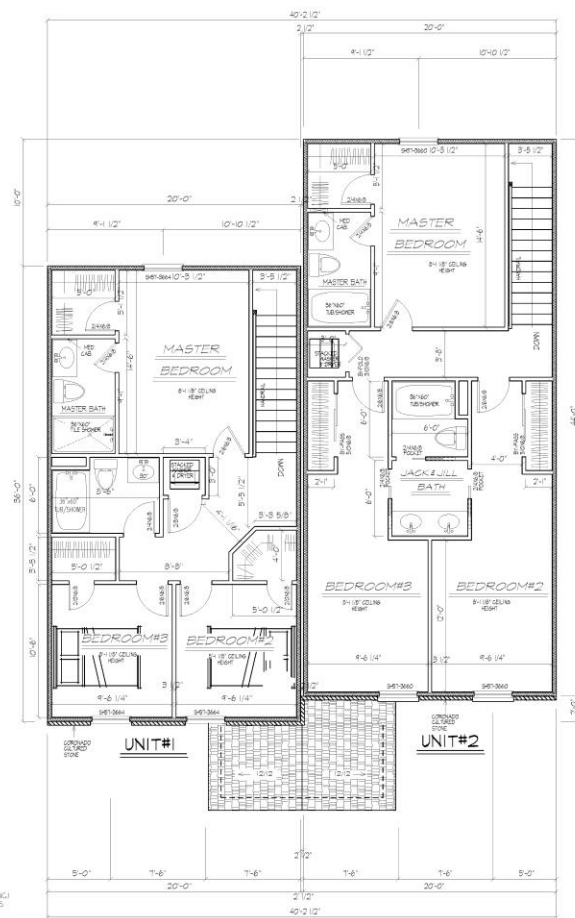


**FIRST FLOOR PLAN**

NOTE:  
ALL EXTERIOR WALLS 4" V. THICKNESS  
CONCRETE SLAB 12" O.C. W/ 12" REBAR (TYP.)  
ALL INTERIOR WALLS 5/8" V. THICKNESS  
UNLESS NOTED OTHERWISE  
ALL WINDOWS & PATIO DOORS IN THIS PROJECT TO BE SW  
UNIT#1 FIRST FLOOR LIVING AREA-----720 SQ. FT.  
UNIT#1 SECOND FLOOR LIVING AREA-----720 SQ. FT.  
TOTAL LIVING AREA FOR UNIT#1-----1440 SQ. FT.

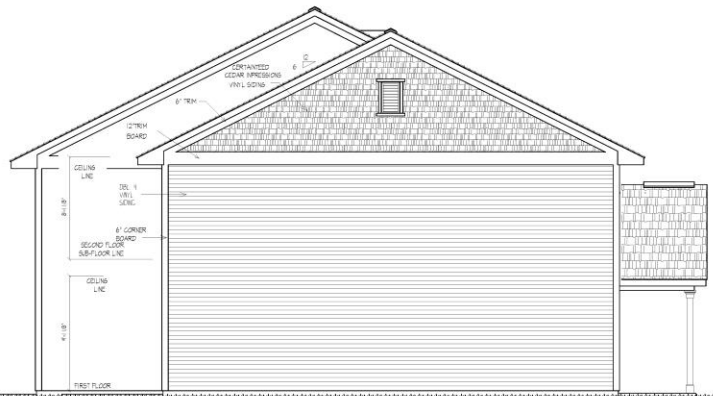
NOTE:  
ALL EXTERIOR WALLS 4" V. THICKNESS  
CONCRETE SLAB 12" O.C. W/ 12" REBAR (TYP.)  
ALL INTERIOR WALLS 5/8" V. THICKNESS  
UNLESS NOTED OTHERWISE  
ALL WINDOWS & PATIO DOORS IN THIS PROJECT TO BE SW

UNIT#2 FIRST FLOOR LIVING AREA-----720 SQ. FT.  
UNIT#2 SECOND FLOOR LIVING AREA-----720 SQ. FT.  
TOTAL LIVING AREA FOR UNIT#2-----1440 SQ. FT.



**SECOND FLOOR PLAN**

GENERAL NOTES:  
ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND ALL OTHER APPLICABLE REGULATIONS.  
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ALL INTERFERENCES PRIOR TO CONSTRUCTION.  
COORDINATE WITH OWNER PLACEMENT AND INSTALLATION OF ELECTRICAL OUTLETS AND CONCEALED TELEPHONE WIRING.  
FLOOR AND BASE FINISH AS SELECTED BY OWNER.  
ALL DIMENSIONS ARE APPROXIMATE AND ALL WILL TO MATCH AS SELECTED BY OWNER.



LEFT SIDE ELEVATION



BACK ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



NOTE:  
DIMENSIONAL DRAFTING LLC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES RESULTING FROM STRUCTURAL FAILURES. THE CLIENT ASSUMES RESPONSIBILITY FOR THE DESIGN OF THE PROJECT. IT IS RECOMMENDED THAT YOU CONSULT AN ARCHITECT OR ENGINEER FOR YOUR PROJECT AND IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING OFFICIALS PRIOR TO START OF CONSTRUCTION.

**SOMO**

BUILDER: WINNER CONSTRUCTION  
ELEVATIONS  
JOB SITE:  
SCALE: 1/4" = 1'-0"  
DATE: OCT 6, 2023  
DATE REVISED:

**A-3**

EXHIBIT 4: W That Road Development Plan

