

MONROE COUNTY PLAN COMMISSION MEETING



**Tuesday, June 15, 2021
5:30 pm**

**MEETING TO BE HELD VIA
TELECONFERENCE:**

[https://monroecounty-
in.zoom.us/j/89815128852?pwd=U1NRZm9tdVdQbUczWHc1RDk5bGFIdz09](https://monroecounty-in.zoom.us/j/89815128852?pwd=U1NRZm9tdVdQbUczWHc1RDk5bGFIdz09)

If calling into the Zoom meeting, dial: 312-626-6799
Meeting ID: 898 1512 8852
Password: 207850

**MONROE COUNTY PLAN COMMISSION
AGENDA**

The Monroe County Plan Commission will hold a public meeting on **Tuesday, June 15, 2021** at 5:30 PM. This meeting begins at 5:30 p.m. in the Judge Nat U. Hill III Meeting Room, 100 West Kirkwood Avenue, Bloomington, Indiana. In the event the Governor extends the current Public Health Emergency Declaration, the meeting WILL NOT take place in the Nat U. Hill Meeting Room, but rather will be conducted virtually through the Zoom format. The link to the Zoom meeting will be made available on the Monroe County Plan Commission's website (<https://www.co.monroe.in.us/egov/apps/document/center.egov?view=item;id=10208>). The public may attend and provide comments via Zoom without regard to the extension of the Governor's public health emergency. For information about the Zoom meeting, you may call (812)349-2560 or email (PlanningOffice@co.monroe.in.us) our office. We will be taking public comment at each public hearing and consider the following agenda items and requests regarding the following described properties in Monroe County, Ind.:

CALL TO ORDER

ROLL CALL

INTRODUCTION OF EVIDENCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES – None.

ADMINISTRATIVE BUSINESS: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

1. REZ-21-1 The Trails at Robertson Farm Rezone from RE1 to HR PAGE 4
Preliminary Hearing.
Waiver of Final Hearing Requested.
One (1) 44.07 +/- acre parcel in Section 20 of Perry Township at 4691 S Victor Pike, parcel #53-08-20-400-102.000-008.
Owner: JSR Asset Protection Trust; Robertson, Janet S W/l/e 1% Interest
Zoned ER1. Planner: rpayne@co.monroe.in.us

2. Ord #2005-32 Heritage Creek PUD Extension Request PAGE 195
Preliminary Hearing.
Waiver of Final Hearing Requested.
Two (2) 6.60 +/- acre parcels in Section 29 of Clear Creek Township at 9300 block of S Harrodsburg Rd (Parcel #: 53-11-29-300-047.000-006 & 53-11-29-301-044.000-006).
Owner: Miller-Robertson Inc
Zoned PUD. Planner: jnester@co.monroe.in.us

REPORTS:
1. Planning: Larry Wilson
2. County Attorney: David Schilling

Said hearing will be held in accordance with the provisions of: IC 36-7-4-100 et seq.; & the County Code, Zoning Ordinance, and the Rules of the Plan Commission of Monroe County, Ind. All persons affected by said proposals may be heard at this time, and the hearing may be continued as necessary.

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

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

The meeting will be open to the public.

CASE NUMBER	REV-21-1
PLANNER	Rebecca Payne
PETITIONER	White Oak Endeavors, LLC c/o Daniel Butler, Bynum Fanyo & Associates, Inc. Michael Carmin, Carmin Parker, PC
REQUEST	Rezone to High Density Residential (HR)
ADDRESS	4691 S Victor Pike
ACRES	44.07 +/-
ZONE	Estate Residential 1 (RE1)
TOWNSHIP	Perry
SECTION	20
PLATS	Unplatted
COMP PLAN	MCUA Mixed Residential
DESIGNATION	

EXHIBITS

1. Design Standards Comparison for RE1, MR, UR, & HR zones and Use Table
2. Petitioner Letter
3. Capacity Letters – sanitary sewer service and water
4. Capacity Letter –natural gas service
5. Highway Department Comments
6. MS4 Coordinator Comments
7. Q&A from MS4 Coordinator
8. Neighborhood Meeting Minutes Submitted By Petitioner
9. Letters of Opposition
10. Letter of Support
11. Letter of Commitment
12. Postcards of Support
13. Petitioner’s Presentation
14. Fire Marshal Correspondence
15. Capacity Letter – Southern Monroe Water Authority

PUBLIC MEETING OUTLINE:

1. Plan Commission Administrative – May 4, 2021
2. Plan Review Committee – May 13, 2021
3. Plan Commission Administrative – June 1, 2021
4. Preliminary Hearing – Plan Commission Regular Session – June 15, 2021
5. Final Hearing – July 6, 2021 – **WAIVER REQUESTED**
6. Final Decision – County Commissioners – **TBD**

RECOMMENDATION

Based on findings of fact and in accordance with the Monroe County Comprehensive Plan, staff recommends Medium Density Residential (MR) zoning as an appropriate zoning designation for this site. This recommendation is based on the following:

- The property offers one way in and out on Victor Pike due to floodplain constraints along That Road.
- Medium Density zoning is a transition zone between the northern higher density neighborhoods and the southern lower density zoning districts. The proximity to trails is an asset.
- The Comprehensive Plan supports medium density residential (MR) zoning. Other proximate parcels are zoned similarly under the Comprehensive Plan and are currently zoned MR.
- Services are nearby but not as proximate as desired for the highest density zoning district (nearest bus stop and grocery store is about 1 mile away).
- The petitioner requested HR zoning with a cap at 160 units. It is staff’s preference to have a

rezone with all zoning standards applied as proposed under the ordinance.

PLAN REVIEW COMMITTEE SUMMARY

Notes from Planning Staff:

1. Get a letter from the fire department and emergency services?
2. Trohn – S Rockport access both drives kind of like a dead end anyway
3. Julie – fix table on page 25 to include houses per acre and put labels on all numbers; add definition of ‘mixed residential’
4. Julie and Trohn – this will go back to drainage board (?)
 - o Kelsey – looking at total impervious surface for drainage
5. Margaret – would like more single family housing. Cook Execs driving to Indy for SFR.
6. Cost of housing came up (around \$200,000)
7. JT: concerned about density. Roads cannot be widened (Assuming they mean S Rogers St?). Very concerned about traffic. RE1 makes a lot of sense
8. Add chat to the future report

PRC CHAT COMMENTS (Staff Responses in red)

From Margaret to Everyone: 05:48 PM

Currently, at RE1, how many homes can they build? **A: 1 home per lot, so approximately 40 +/- homes could be built under current RE1 zoning.**

From Kelsey Thetonia to Everyone: 05:55 PM

Hi Margaret, I’m hiring a full-time Stormwater Inspector to manage our post-construction stormwater program, working with HOAs to inspect and maintain detention ponds and other permanent stormwater infrastructure. IDEM is also implementing more regulations and guidance for MS4s requiring us to inspect these ponds regularly. You can expect the MS4 to be a much more robust and reliable resource for HOAs in the future.

From Margaret to Everyone: 05:56 PM

That is wonderful. I am concerned about the additional cost and risk to home purchasers. I don’t like all of these disentangled costs of buying a home

From Guy Loftman to Everyone: 06:14 PM

Are RE1 and low density and medium density compatible with urbanizing area and comprehensive plan? **A: The Comp Plan and Urbanizing Area designates this area as mixed residential which is defined as neighborhoods that 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.** intended to provide a greater opportunity for diverse housing types and densities.

From Margaret to Everyone: 06:17 PM

That is a good question, Mr. Loftman

From Patty & Dave Busch to Everyone: 06:25 PM

It's four miles one way from our home on church lane to the downtown square. not a likely commute by foot or bike on a regular basis. **A: Public transit planners typically define a catchment zone that is walkable between 0.25 and 0.5 miles from a bus stop. For a person of average fitness level a daily bike commute of up to 10 miles each way is reasonable.**

Also no sidewalks to/from, Kroger to the Petitioners parcel.

SUMMARY

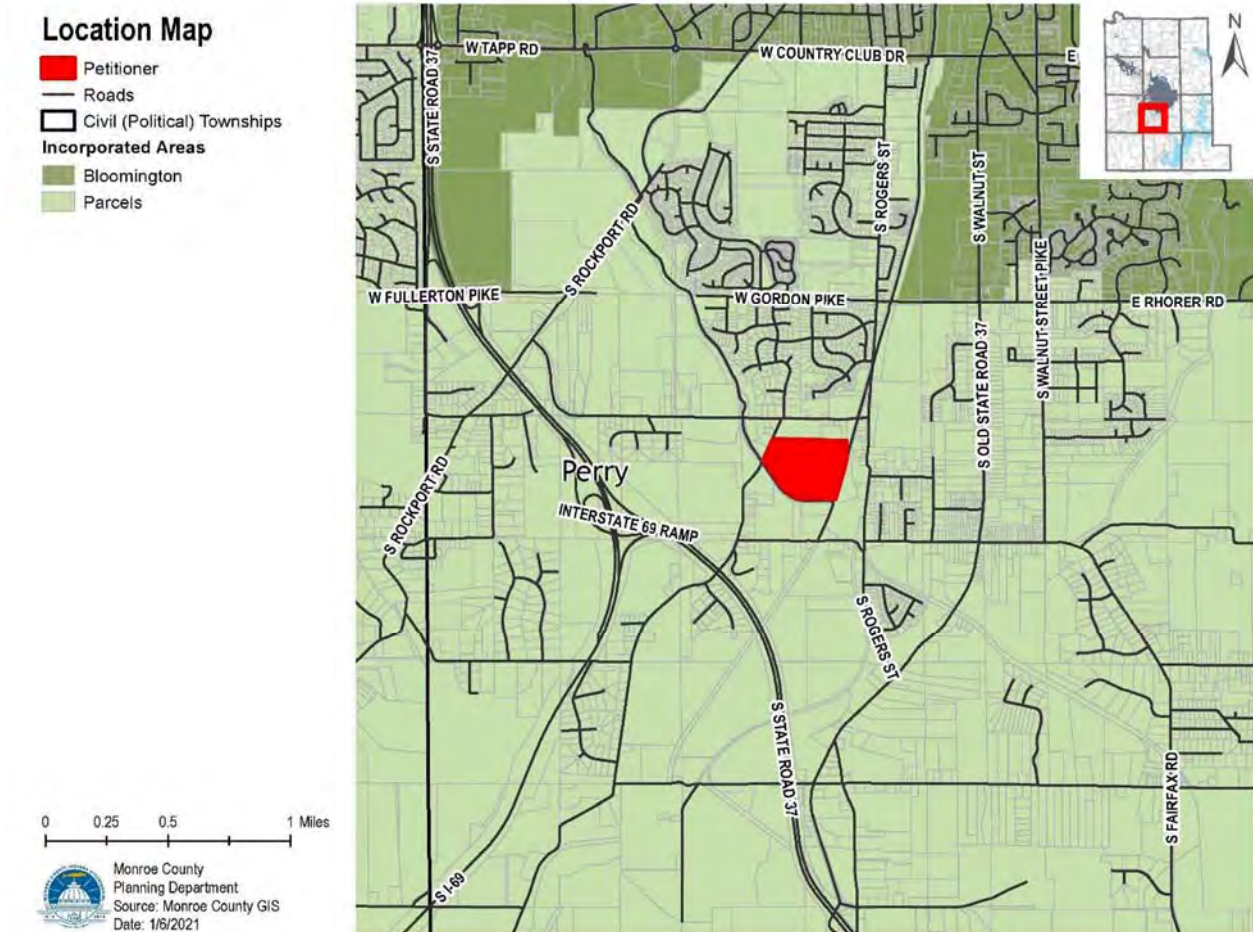
The petition site is comprised of a 44.07 +/- acre property located in Section 20 of Perry Township at 4691 S Victor Pike. The petitioner is requesting to amend the zoning map from Estate Residential 1 (RE1) to High Density Residential (HR). HR has maximum density of 7 dwelling units per acre. The minimum lot size is 0.14 acre. Should the rezone to HR be approved the petitioner would then be required to file a Preliminary Plat for review by the Plan Commission.

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

The petitioner had previously proposed a rezone to a Planned Unit Development (PUD) under an Outline Plan #2012-PUO-06 that laid out a plan that closely resembled the MR zone district design standards with the allowance of a 0' side yard setback to accommodate single family residential with a shared wall. Staff proposed Text Amendment 1909-ZOA-01 to allow for a design standard in our ordinance to allow for a 0' setback to accommodate a townhome design where two single family residences share a structural wall. It was adopted January 15, 2020.

LOCATION MAP

The petition site is located in Perry Township, Section 20 addressed as 4691 S Victor Pike (parcel number: 53-08-20-400-102.000-008).



CURRENT ZONING/ADJACENT USES

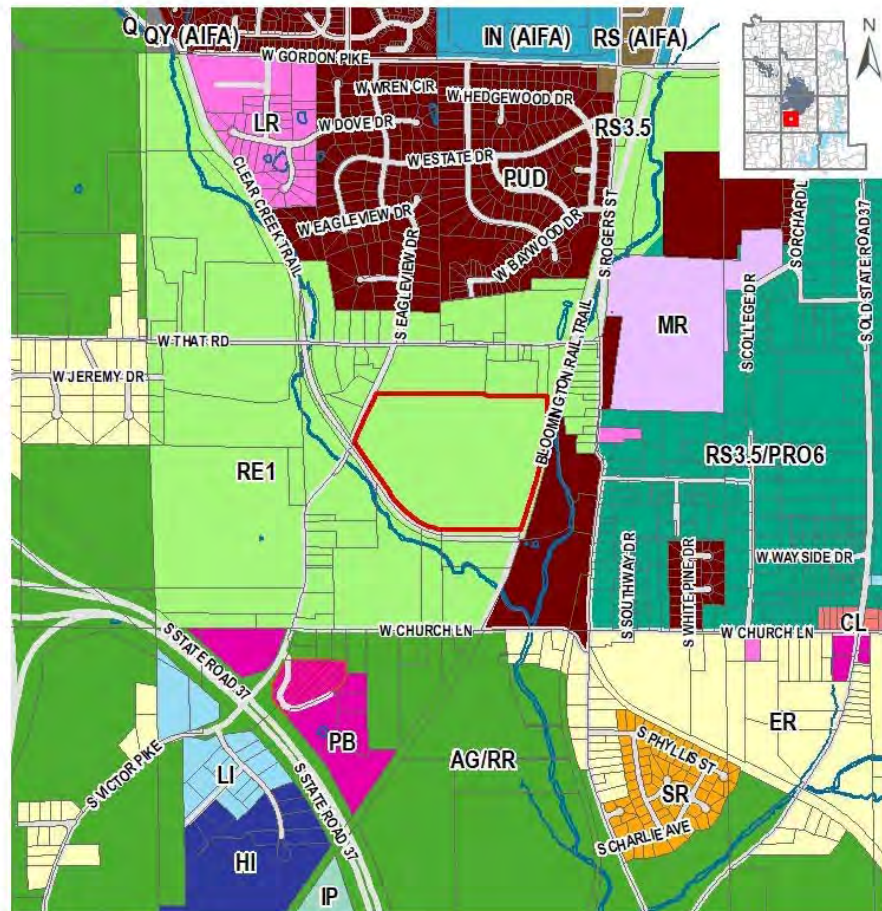
The petition site is zoned Estate Residential 1 (RE1) and contains an existing single family home with two residential accessory structures and an in-ground pool.

Chapter 833 defines the Estate Residential 1 (RE1) as:

Estate Residential 1 (RE1) District. The intent of this district is to accommodate large lot (1 acre lot sizes), estate type residential uses in a rural environment along with limited compatible agricultural uses. It is meant specifically to:

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

Current Zoning Map



Adjacent property zoning and uses are:

- **North:** Estate Residential 1 (RE1), **Use(s):** Privately owned – Lighthouse Christian Academy, Inc
- **Northeast:** Estate Residential (RE1) **Use(s):** Privately owned – SFRs
- **East:** Planned Unit Development (PUD) CR, LLC, **Use(s):** Parcel within this PUD that is immediately adjacent to petition site is vacant
- **South/Southeast:** Estate Residential 1 (RE1), **Use(s):** Privately owned – SFRs
- **West/Northwest:** Estate Residential (RE1), **Use(s):** Privately owned – SFRs.

SITE & SLOPE CONDITIONS

Petition site contains a natural spring and several karst features in the northeast corner of the parcel. An overhead power line runs north/south across the middle of the parcel. A single family residence, two accessory structures and an in ground pool exist on the lot. These structures will be removed if the rezone is approved.

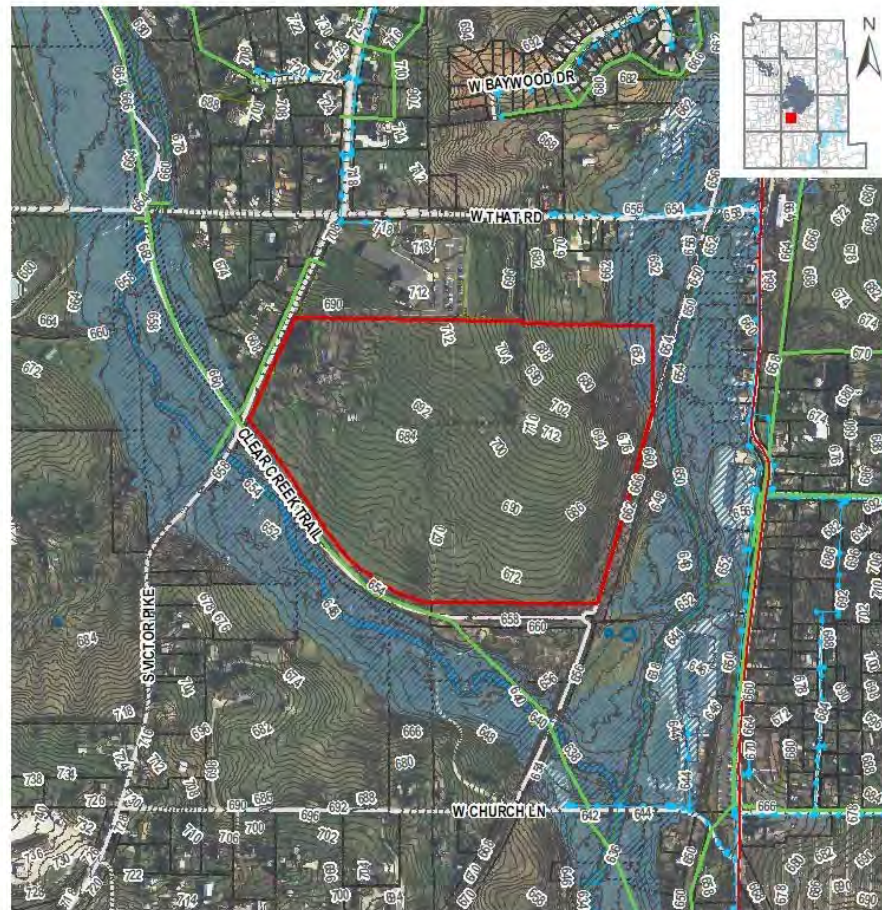
A grocery store and bus stop are approximately a mile away from the petition site. There are three elementary schools within a half mile of the petition site.

Site Conditions Map

- Minor Collector [60']
- ▭ Petitioner
- Sanitary Pipe
- Water Pipe
- Storm Water
- 2-Foot Contours
- Local Roads [50']
- ▨ FEMA Floodplain
- Hydrologic Features
- ▭ Parcels

0 0.045 0.09 0.18 Miles

Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/7/2021



INFRASTRUCTURE AND ACCESS

- **Roads:** The project will be served by S Victor Pike (existing major collector)
- **Sanitary Sewers:** The project will be served by City of Bloomington Utilities
- **Water Supply System:** Water will be provided by Southern Monroe Water Corporation

The site has frontage along S Victor Pike and That RD.

Slope Map

Local Roads [50']

FLD_ZONE

AE

Petitioner

Parcels

2-Foot Contours

15_Percent Slope (2010)

0 - 15

> 15

FEMA Floodplain

Hydrologic Features

0 85 170 340 510 Ft



Monroe County
Planning Department
Source: Monroe County GIS
Date: 4/27/2021



SITE PICTURES



Photo 1: Looking south
along S Victor Pike



Photo 2: Looking north along S Victor Pike



Photo 3: Existing single family residence



Photo 4: Existing accessory structure



Photo 5: Looking north at house



Photo 6: Field



Photo 7: Field, looking west



Photo 8: Looking north at
Lighthouse Christian Academy



Photo 9: Looking northeast, forested
area with sinkholes



Photo 10: Duke Energy OHW



Photo 11: Looking west towards S Victor Pike

COMPREHENSIVE PLAN DISCUSSION

The petition site is located in the Mixed Residential district in the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. The immediate surroundings include Mixed Residential to the east, MCUA employment to the south and Suburban Residential to the north. Listed below are the design standards for the MCUA Mixed Residential district. Points that align with the proposed rezone are highlighted in green. Points that differ are highlighted in grey.

MONROE COUNTY URBANIZING AREA PLAN PHASE I: Mixed Residential

The Comprehensive Plan describes Mixed Residential as follows:

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.

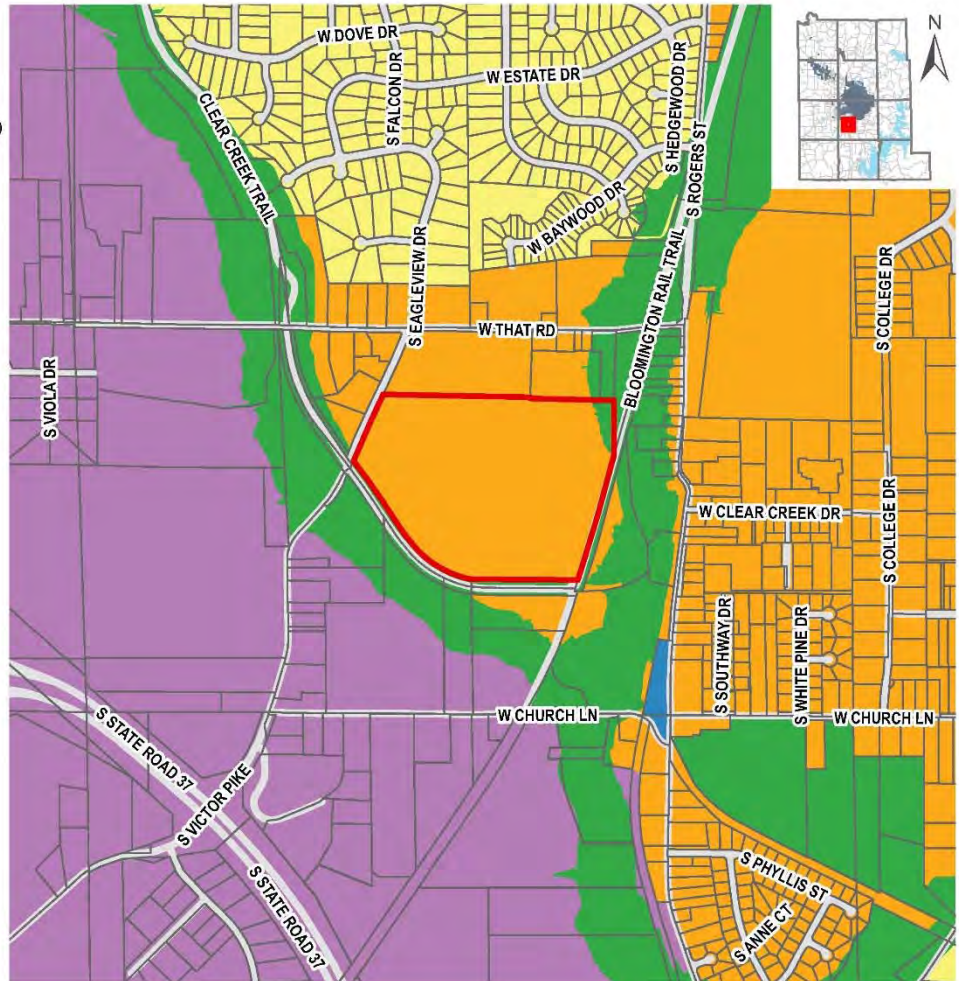
Comprehensive Plan

-  Petitioner
 -  Townships
 -  Monroe Co. Urbanizing Area (MCUA)
 -  Parcels
 -  Roads
- Comp. Plan Land Use (Updated 2015)**
-  MCUA Employment
 -  MCUA Institutional
 -  MCUA Mixed Residential
 -  MCUA Mixed Use
 -  MCUA Open Space
 -  MCUA Suburban Residential
- Bloomington Growth Policies Plan**
-  Conservation Residential
 -  Urban Residential

0 0.075 0.15 0.3 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/6/2021



MIXED-RESIDENTIAL DEFINITION:

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.

MONROE COUNTY URBANIZING AREA PLAN PHASE II: N2 Neighborhood Development

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. Mixed use nodes may be appropriate at key locations within this larger district, consistent with the recommendations of the Mixed Residential land use type designated in the Urbanizing Area Plan.

Proposed Zoning Map (2016)

-  Petitioner
-  Parcels
-  Roads
-  Historic Preservation Overlay
-  Hydrologic Features
- Proposed Zoning**
-  E2 - South Side Employment
-  G2 - Gateway South
-  N1 - Urban Infill Neighborhood
-  N2 - Neighborhood Development
-  N3 - Conservation Development
-  OS - Open Space
-  CV - Civic

0 0.05 0.125 0.2 0.25 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 4/26/2021



REZONE REVIEW CONSIDERATIONS

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 Plat Committee shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the site and much of the surrounding area as MCUA Mixed Residential;
- The site currently has one single family home, two accessory structures and an in-ground pool;
- In Mixed Residential areas, the land use category is intended to provide new housing choices to all demographics in order to serve growing market demand for housing. Neighborhoods in these areas 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.
- MCUA Phase II proposed zoning designates this lot as Neighborhood Development (N2), which says, “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”;

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

Findings:

- The site is currently zoned Estate Residential 1 (RE1);
- The lot is currently occupied by one single family residence, two accessory structures an in-ground pool along with meadows and a forested area along the east side of the parcel;
- The immediately adjoining uses are primarily residential;
- The site primarily drains to the south;
- The site has frontage on S Victor Pike (major collector) and That Rd, (local road);
- Will Serve letters are on file for sewer and natural gas;
- Floodplain surrounds the property but is only present in the upper north east corner;
- Six sinkholes have been identified on the property but only one is big enough to require a sinkhole conservancy easement;

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

Findings:

- Capacity letters for electric and sewer have been provided for the increased density proposal;
- The petition site is surrounded by single family residential use;
- There are adjacent sidewalks and trails in the area;
- There is a bus stop approximately a mile away from the petition site;
- There is a grocery store approximately a mile away from the petition site;
- There are elementary schools within a half mile of the petition site;

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

Findings:

- Values may vary significantly dependent upon future planning and zoning in the area;
- See Findings under (A);

(E) Responsible development and growth.

Findings:

- If the rezone were to be approved, the developer would need to file a preliminary plat to subdivide into lots for full review by the staff and the Plan Commission;
- The site has frontage on S Victor Pike (major collector) and That Rd. (local road);
- The maximum density as defined in Chapter 804 for the HR zones is seven homes per acre with a minimum 0.14 acre lot size;
- Petitioners are willing to cap their units to 160;
- Stormwater detention will be reviewed in more detail during the preliminary plat petition;
- See Findings under (A) through (D).

Site Conditions Map

- Sanitary Pipe
- Water Pipe
- Storm Water
- 2-Foot Contours
- Local Roads [50']

Site Plan

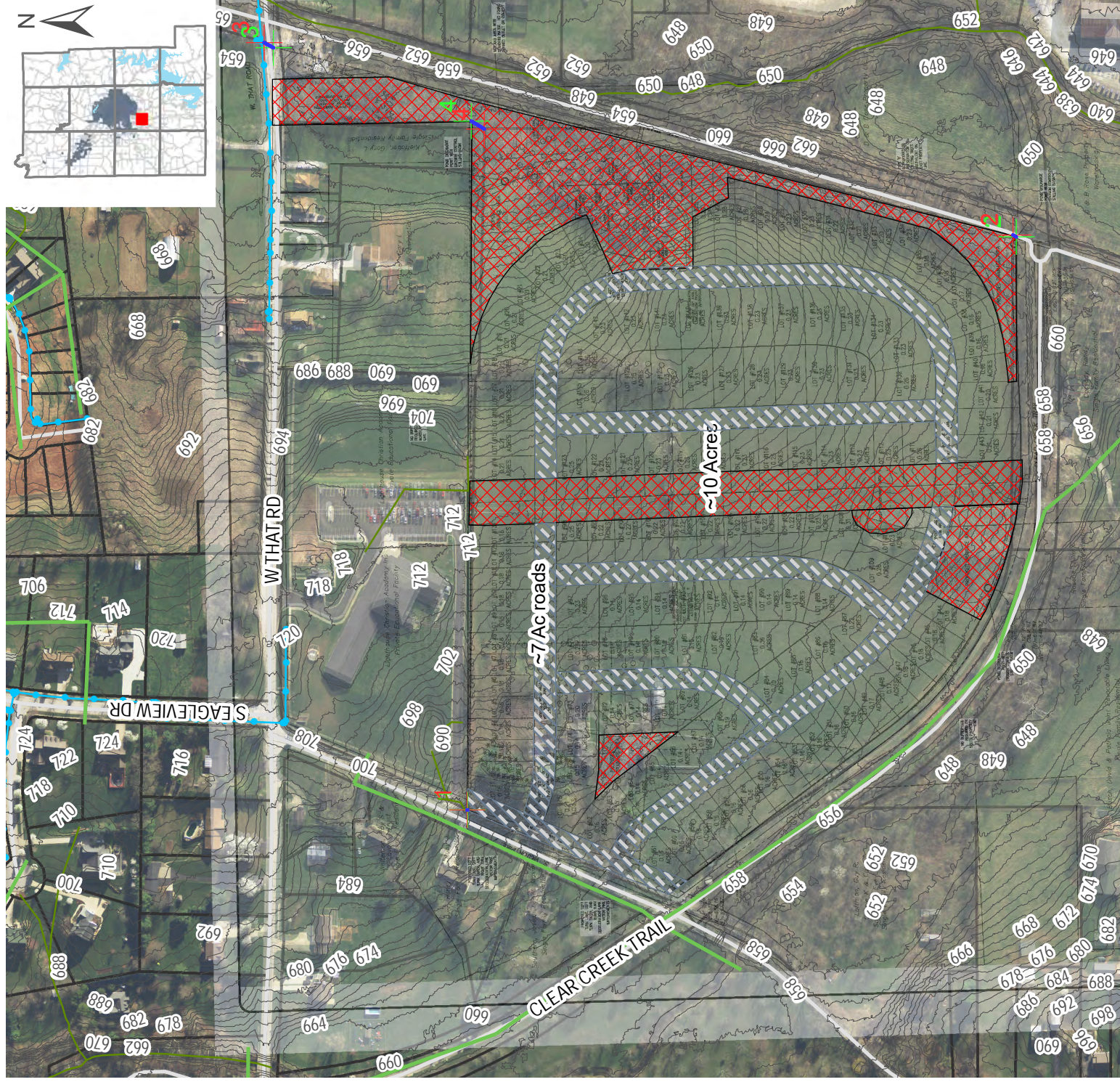
RGB



Parcels

44.07 Ac
 -17 Ac (of that, 2.97 ac of utility easement)
 = 27.07 Ac / 0.21 Ac = 128.9 lots
 = 27.07 Ac / 0.14 Ac = 193.3 Lots

0 0.0275 0.055 0.11 Miles



revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

bloomington, indiana
(812) 339-2990 (Fax)

B B B
BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street
(812) 332-8030

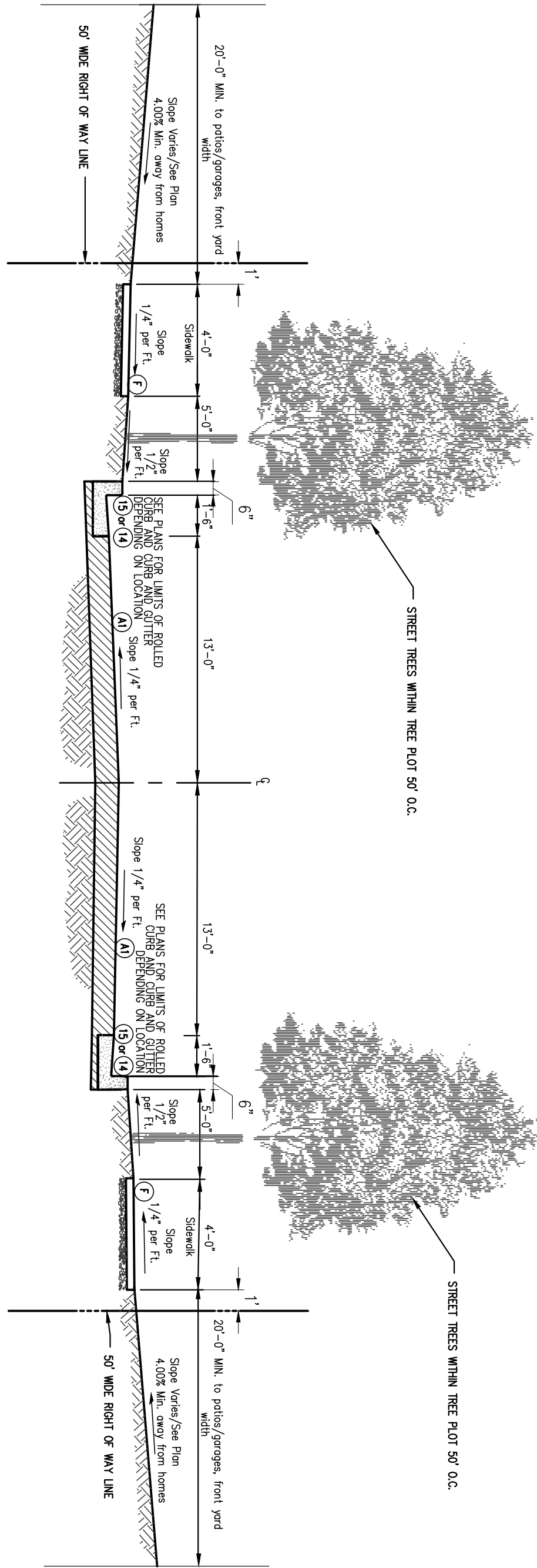
certified by:

PROPOSED
THE TRAILS AT ROBERTSON FARM
SUBDIVISION RE-ZONE

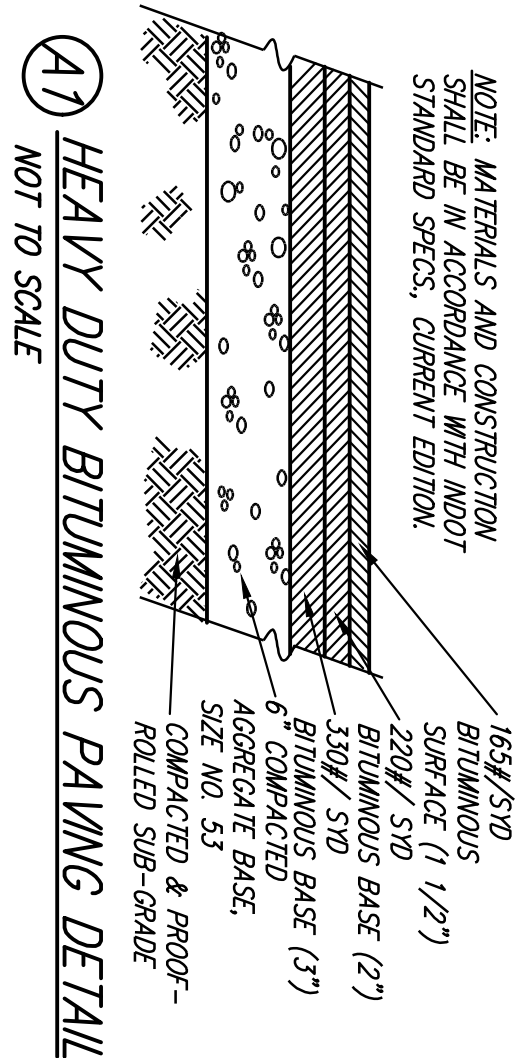
4691 SOUTH VICTOR PIKE
BLOOMINGTON, INDIANA 47403

title: SITE DETAILS

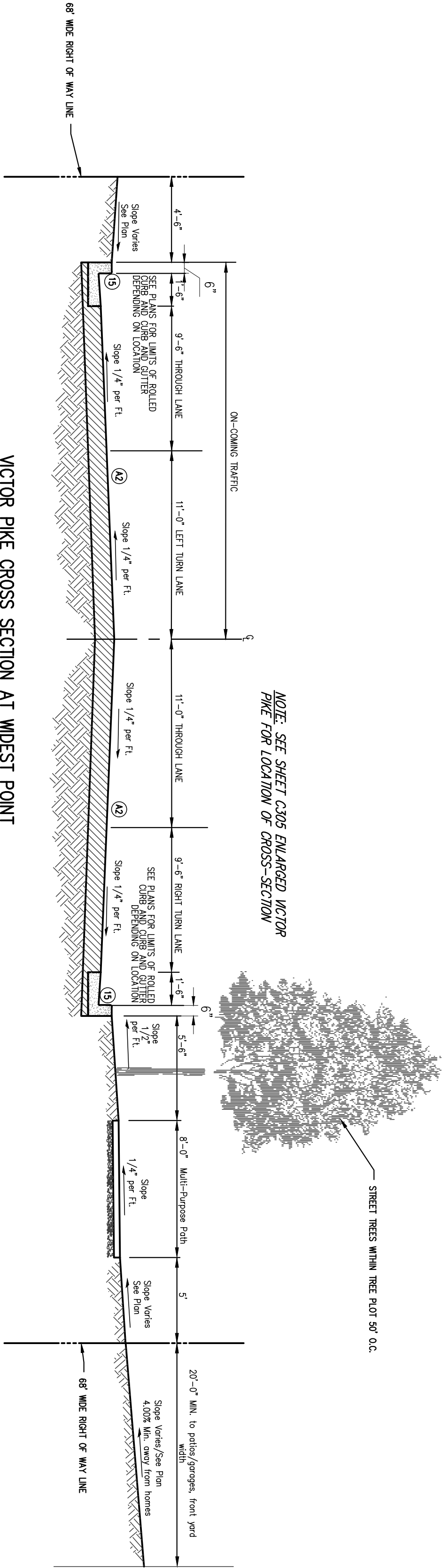
designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C401
project no.: 402039



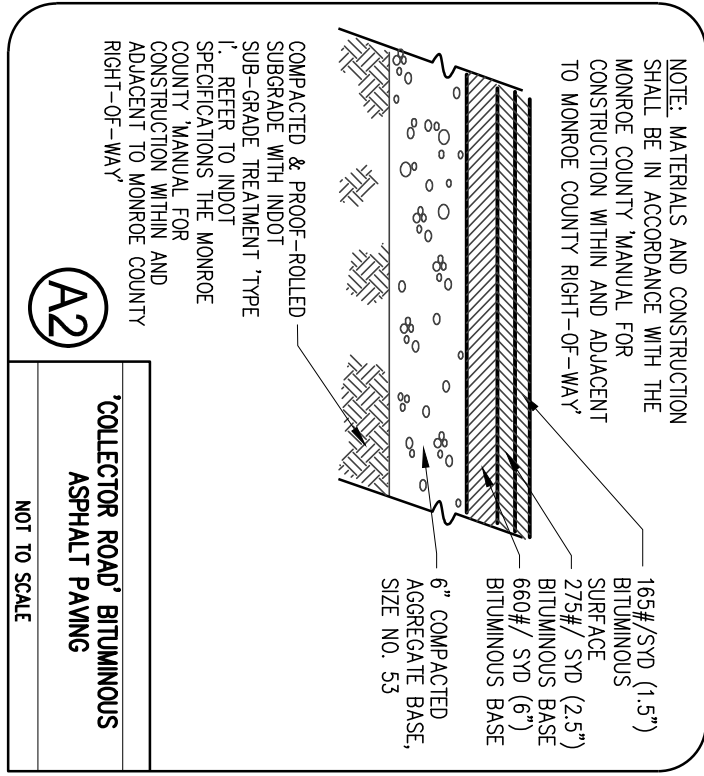
TYPICAL PUBLIC ROAD CROSS SECTION WITH SIDEWALK ON BOTH SIDES



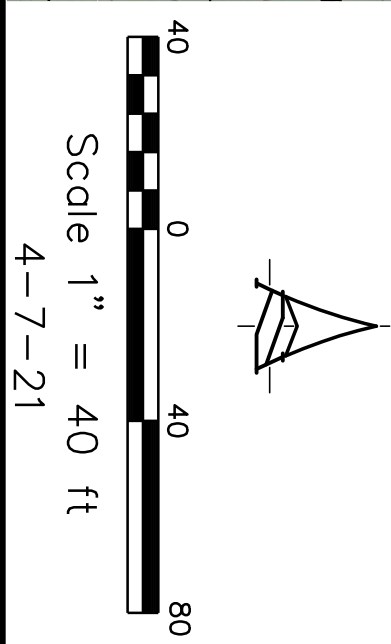
(A1) HEAVY DUTY BITUMINOUS PAVING DETAIL
NOT TO SCALE



VICTOR PIKE CROSS SECTION AT WIDEST POINT



(A2) COLLECTOR ROAD BITUMINOUS ASPHALT PAVING
NOT TO SCALE



title: ENLARGED VICTOR
PIKE PLAN

PROPOSED
THE TRAILS AT ROBERTSON FARM
SUBDIVISION RE-ZONE
4691 SOUTH VICTOR PIKE
BLOOMINGTON, INDIANA 47403

certified by:

BFA
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
bloomington, indiana
(812) 339-2990 (Fax)

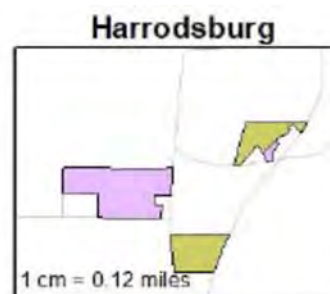
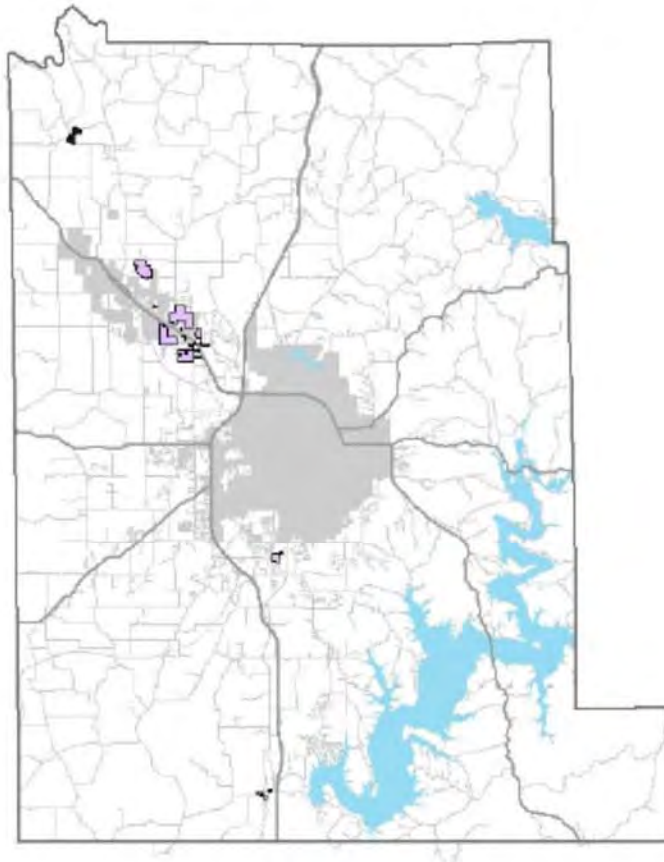
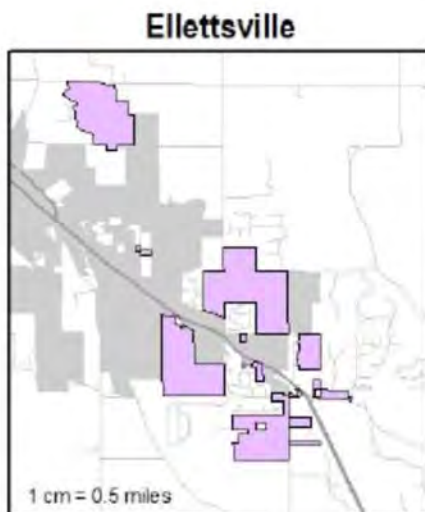
revisions:

designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C305
project no.: 402039

EXHIBIT 1: Design Standards Comparison for RE1, MR, UR, & HR zones & Use Table



Location of MR, HR, UR Zoning Districts



Legend

- HR - High Density Residential
- MR - Medium Density Residential
- UR - Urban Residential
- Lakes
- Corporate Boundaries

Zone	# of Parcels	Acreage	Percent of Total Acreage
HR Min Lot Size 0.14	161	47.63	0.02%
MR Min Lot Size 0.21	1,303	668.78	0.26%
UR Min Lot Size 0.14	4	8.63	0.00%
Total	1,468	725.05	0.28%

Design Standards Comparison Table					
	Low Density Residential	Medium Density Residential	High Density Residential	Urban Residential	Estate Residential 1
Requirement	LR	MR	HR	UR	Chapter 833 RE1
Gross Density Gross density is the number of residential units per acre of land	3 DU/AC	4.8 DU/AC	7.3 DU/AC	7.3 DU/AC	1 DU/AC
Minimum Lot Area (acres)	0.34 acres	0.21 acres	0.14 acres	0.14 acres	1 acre
Minimum Lot Width at Building Line	75 ft	60 ft	50 ft	50 ft	100 ft
Minimum Required Setbacks (feet)					
Front Yard Fronting on any Local Street	25 ft	25 ft	25 ft	25 ft	25 ft
Side Yards	10 ft	5 ft	5 ft	10 ft	20' (+4' addtl story)
Rear Yard	25 ft	10 ft	10 ft	10 ft	50 ft
Minimum Open Space Area	40%	40%	40%	40%	80%
Maximum Height (feet)	35 ft	35 ft	35 ft	45 ft	45 ft
DU = Dwelling Units per Acre					
AC = Acre					

EXHIBIT 1: Cont'd

USES		CONDITIONS	
Residential Uses	MR	HR	Condition
Accessory Apartments	P	P	26
Accessory Use	P	P	5
Historic Adaptive Reuse	P	P	15; 44
Home Occupation	P	P	16
Manufactured Home Park	P	P	22.39
Single Family Dwelling	P	P	1
Temporary Dwelling	P	P	3; 53
Two Family Dwelling	P	P	2
Public and Semipublic	MR	HR	Condition
Accessory Use	P	P	13
Cemetery	P	P	
Governmental Facility	P	P	7;40
Group Home Class I	P	P	
Religious Facilities	P	P	22
Telephone and Telegraph Services	P	P	32
Utility Service Facility	P	P	31
Water Treatment Facility	P	P	
Business and Personal Services	MR	HR	Condition
Bed and Breakfast	P	P	8
Real Estate Sales office Or Model	P	P	9
Tourist Home or Cabin	C	C	48
Manufacturing, Mining	MR	HR	Condition
Construction Trailer	P	P	17



116 West 6th Street, Suite 200
P.O. Box 2639
Bloomington, Indiana 47402-2639
TEL: 812.332.6556
FAX: 812.331.4511
michael@carminparker.com

April 7, 2021

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

RE: Zoning Petition

White Oak Endeavors, LLC petitions for rezoning for property located at 4691 S. Victor Pike, Bloomington, Indiana from RE-1 to High Density Residential (HR). The 44-acre parcel is uniquely placed at the juncture of two principal trails. The property is adjacent to a primary county road, South Victor Pike. The comprehensive land use plan for the urbanizing area describes the area as mixed residential. The comprehensive plan identifies mixed residential neighborhoods as intended to serve a growing market demand for new housing choices among the full spectrum of demographic groups. The HR zone will facilitate Petitioner's intent to develop a unique neighborhood with a variety of housing styles and choices, helping to meet the market demand. Development of the neighborhood in the HR zone will allow Petitioner to create a neighborhood with a homeowner's association responsible for maintaining dedicated common areas and storm water drainage facilities. The covenants of the HOA will include proactive and robust language to; 1. Ensure the HOA manages common area and drainage maintenance/upkeep, 2. Ability for county/approved 3rd party to complete maintenance in case of HOA failure and 3. A fully funded reserve to cover required maintenance and capital improvements. Implementing a robust and currently approved drainage plan is a critical part of a response to existing storm water drainage problems and occasional flooding in the surrounding area. The HR zone allows flexibility in the intensity of development necessary to fund the drainage improvements and allow the development of a broad price range in housing inventory, specifically attainable housing for middle class families, to reduce the significant housing shortage in Monroe county. Leveraging the access to utilities such as sanitary sewer, water and electrical as well as county and city infrastructure such as the intersecting trail network helps limit urban sprawl and concentrates more intense development in the urbanizing area consistent with the comprehensive land use plan. The quality of this development and added amenities will ensure The Trails has a lasting positive impact for Monroe County families.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael L. Carmin'.

Michael L. Carmin

MLC/srh
427580 / 24988-1



Committed to Client. Committed to Community.

Exhibit 3: Capacity Letter - sanitary sewer service



600 E Miller Drive, Bloomington, IN 47401
www.bloomington.in.gov/utilities/review

Bynum Fanyo & Associates, Inc.
Attn. Daniel Butler
528 N. Walnut St.
Bloomington, IN 47404

December 1, 2020

Re: Proposed White Oak Subdivision
4691 South Victor Pike
Bloomington, IN 47403

Dear Mr. Butler:

In response to your request concerning the availability of Sanitary Sewer Service to the above referenced location, please be advised there is a Public 36" gravity sanitary sewer main running along the south side of the property as well as a Public 8" gravity sanitary sewer main running along the properties' western side and could be served under our approved terms and conditions of service. The entire parcel is in the County.

Regarding Water Service, we believe this parcel is currently within Southern Monroe Water Corporation jurisdiction.

Should you need further information, feel free to contact me at (812)349-3625.

Sincerely,

A handwritten signature in black ink that reads "G. Nettleton".

Greg Nettleton
Senior Project Coordinator
City of Bloomington Utilities
(812)349-3625

Exhibit 3 Cont'd: Capacity Letter - Southern Monroe Water Authority

EDWARD F. McCREA
AARON E. McCREA

McCREA & McCREA
ATTORNEYS AT LAW
119 SOUTH WALNUT STREET
P.O. BOX 1310
BLOOMINGTON, INDIANA
47402-1310
TELEPHONE 812 336-4840
FAX 812 336-5307

ROBERT F. McCREA
1915-1976
ELLEN A. LLOYD
1925-1991

June 4, 2021

TO: Daniel Butler, Prof. Engineer
Bynum Fanyo & Associates
528 N. Walnut Street
Bloomington, Indiana 47404
Via Email: dbutler@bynumfanyo.com

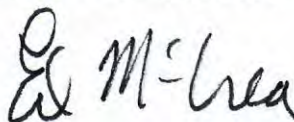
Re: The Trails at Robertson Farm
4691 South Victor Pike

As the attorney for Southern Monroe Water Authority, I have been asked by the Board of Directors to confirm in writing that SMWA has the capacity to serve the above proposed residential development with the following conditions:

- (1) This project is designed to have 145 building lots, and the maximum number of lots is 160.
- (2) The developer, Kevin Schmidt, will be responsible for all expenses associated with providing water as needed for the project, with the sole exception that SMWA agrees to pay the difference between the cost of a standard four-inch meter and the cost of a six-inch meter.
- (3) There will be no fire protection, and any hydrants associated with this project will be flush hydrants.

Sincerely yours,

McCREA & McCREA



Edward F. McCrea

EFMc:rb



1/24/2021

Daniel Butler, P.E.
Bynum Fanyo and Associates, Inc.
528 N. Walnut Street
Bloomington, Indiana 47404
Phone 812.332.8030

Re: White Oaks Subdivision
Bloomington, IN

Dear Kerry:

Please be advised that the proposed development, White Oaks Subdivision in Bloomington, IN. is located within the gas service territory of Vectren Energy Delivery of Indiana, Inc. ("Vectren").

The preliminary discussion regarding the above referenced project has determined that Vectren has the capacity and facilities to provide adequate service to this proposed property; subject to our standard policies and procedures. Under Vectren's Terms and Conditions Applicable to Gas Service, Vectren shall locate the point to which the service connection will be made, and subject to other provisions of Vectren's Terms and Conditions, shall furnish, install and maintain all piping up to and including the meter set.

Once a new service request has been received, Vectren's engineering department will commence the design and engineering work necessary to extend service to the proposed site and will provide cost estimates to you. Vectren looks forward to working with you to finalize a mutually acceptable proposal for the provision of gas service in Bloomington, IN.

Sincerely,

Kim Kelly

Kim Kelly
Lead Account Manager
Vectren A CenterPoint Energy Company
317-736-2915

Exhibit 5 - Highway Department Comments

Review Comments

Project Name: The Trails at Robertson Farm
 Project Description: New Construction
 Project Location: Victor Pike South of That Road
 Reference: REZ-21-1

By Paul Satterly (PBS), December 3, 2020; Additional Comments Shown Light Gray, April 26, 2021.

No.	Document/ Drawing Reference	Reviewed By	Comment	Disposition	Comment Response	Verification
			Document Reviewed:			
			Preliminary Plan dated December 2, 2020			
1	C305	PBS	Center the left turn lane on Victor Pike to help reduce the impact on the properties to the west. Connect the acceleration and deceleration lane between the two entrances (right turn lane). Show a continuous left turn lane between the entrances. Keep the edge of pavement taper lengths (200 ft.) at the beginning and the end of the pavement transitions.	A	Preliminary plan has been updated.	PBS
2	C305	PBS	Check the right of way width on the west side of Victor Pike opposite the development.			
3	C401	PBS	Use rolled curb and gutter. Trees should be located outside of the right of way.			
Dispositions: A = Have Incorporated/Will Incorporate; B = Have Clarified/Will Clarify; C = Delete Comment; D = Will Incorporate in Next Submittal						
Reviewer Signature:		Paul B. Satterly		Date:	December 3, 2020; April 26, 2021	
Comment Response By:				Date:		

EXHIBIT 6: MS4 Coordinator Comments



Monroe County Highway Department

501 N Morton Street Suite 216, Bloomington, IN 47404

(812) 349-2555 | Fax (812) 349-2959 | www.co.monroe.in.us

To: Larry Wilson, Director, Monroe County Planning Department
From: Kelsey Thetonia, MS4 Coordinator, Monroe County Stormwater Division
Date: March 17, 2021
Re: Plan Commission Agenda Items – March 23, 2021

I have reviewed the Plan Commission agenda items below, and make the following preliminary recommendations. The Stormwater Division reserves the right to revise and make further comments on these petitions as final plans are developed.

**2010-PUO-03 Joseph Greene Outline Plan Amendment 2 (Clear Creek Urban)
Final Hearing**

**2012-PUO-05 Fieldstone Planned Unit Outline Amendment 3 (Parcel L)
Preliminary Hearing**

**2012-PUO-06 The Trails at Robertson Farm Planned Unit Outline Plan
Preliminary Hearing**

**2011-PUO-04 Southern Meadows Planned Unit Development Outline Plan
Preliminary Hearing**

**2010-SSS-13 Herbertz Sliding Scale Subdivision Preliminary Plat
Road Width Waiver Request
Preliminary Hearing**

**2101-SPP-01 Derby Pines Major Subdivision Preliminary Plat
Preliminary Hearing**

2101-SPP-02 North Park Area B3 Major Subdivision Preliminary Plat

2101-PUD-01 North Park Area B3 Lot 2 Development Plan (IU Health EMS)

**2101-PUD-02 North Park Area B3 Lot 3 Development Plan (Mass Grading)
Plat Vacation of Lot 1**

Street Tree Waiver Request

Sidewalk Waiver Request

Preliminary Hearing

EXHIBIT 6: Cont'd

2010-PUO-03 Joseph Greene Outline Plan Amendment 2 (Clear Creek Urban)

The proposed drainage measures include underground detention, permeable pavers, and an above-ground detention pond. This site is expected to meet the critical drainage basin discharge criteria, and no variances from drainage requirements are being requested. The MS4 Coordinator approves the preliminary conceptual drainage design.

2012-PUO-05 Fieldstone Planned Unit Outline Amendment 3 (Parcel L)

Since the entire project area drains to the Fieldstone regional pond, detention requirements are satisfied for this project. A bioretention area on the south side of the project is provided for water quality treatment requirements. Additional comments will be provided when detailed plans are submitted.

2012-PUO-06 The Trails at Robertson Farm Planned Unit Outline Plan

The Drainage Board approved the preliminary drainage plan for this project on March 17, 2021, with the following conditions:

- The final drainage plan will comply with the Board's new critical drainage area release rates of $Q_{100} = 0.45$ cfs/acre and $Q_{10} = 0.25$ cfs/acre.
- The four (4) areas designated for detention will allow for adequate storage based on these release rates.
- The existing culverts under the Clear Creek Trail will have adequate capacity for the Q_{100} event.
- The project will not adversely impact the floodplain, sinkholes, or delineated wetlands.
- Any trees removed for the purpose of constructing a detention pond will be replaced 1:1 in the common areas around the ponds.

2011-PUO-04 Southern Meadows Planned Unit Development Outline Plan

The drainage plan for the former Southern Meadows project was approved by the MS4 Coordinator in 2020. We have received a preliminary conceptual drainage plan for the new Southern Meadows project, where the detention basin locations will remain the same as the prior-approved project. Impervious surface area is not expected to drastically change with this new plan. Additional comments on pond design and storm sewer system infrastructure will be provided when more detailed development plans are submitted.

2010-SSS-13 Herbertz Sliding Scale Subdivision Preliminary Plat

Drainage Easements:

- Drainage Easements are provided.

Sinkholes:

- According to the 2011 Sinkhole Inventory, there may be a sinkhole in the northeast corner of Lot 2. There is a depressed closed contour in this area. It requires a Sinkhole Conservancy as described in Chapter 829. I mentioned this at the February Plat Committee Meeting.

EXHIBIT 6: Cont'd

2101-SPP-01 Derby Pines Major Subdivision Preliminary Plat

The proposed drainage measures include two (2) detention ponds plus side yard swales. MS4 staff have been working very closely with the petitioner to address all comments.

Drainage Easements:

- The ponds will either be in a Common Area lot or covered under a Drainage Easement.
- Drainage Easements around each pond will extend a minimum width of 20' beyond the design 100-year high-water elevation. If a variance is requested, it will need to be approved by the Drainage Board.
- Each Finished Floor elevation requires no less than 2 ft. freeboard over high water (100 yr elevation of detention basin, or water elevation at the emergency overflow).
- Each side yard swale will be covered under a Drainage Easement.

2101-SPP-02 North Park Area B3 Major Subdivision Preliminary Plat

Drainage Easements:

- Drainage easements will be determined during development plan review.
- The two ponds in Lot 2 must have Drainage Easements.

Detention:

- Each lot in Area B3 is to provide detention to meet the requirements of each lot. Detailed plans for each individual lot shall be approved prior to any construction.

2101-PUD-01 North Park Area B3 Lot 2 Development Plan (IU Health EMS)

Terry Quillman completed the drainage plan review for this project, and I have no additional comments. Two detention ponds are provided to meet the detention and water quality treatment requirements. The ponds will have Drainage Easements, and the Operations & Maintenance Manual will be signed and recorded.

2101-PUD-02 North Park Area B3 Lot 3 Development Plan (Mass Grading)

All Stormwater comments have been addressed.

EXHIBIT 7: Q & A from MS4 Coordinator

From: Kelsey Thetonia <kthetonia@co.monroe.in.us>

Sent: Monday, March 22, 2021 4:17 PM

To: Guy Loftman <guy@loftmanlaw.com>; Daniel Butler <dbutler@bynumfanyo.com>; Jacqueline Nester Jelen <jnester@co.monroe.in.us>; Rebecca Payne <rpayne@co.monroe.in.us>; Dave Busch <Starfish14@bluemarble.net>

Subject: RE: Urgent request for information by 9:30 a.m. Tuesday

Mr. Loftman,

1. How many acres will drain into this detention pond? Please show supporting documentation and calculations. **Provided in the Drainage Report. Calculations are made using specialized computer software.**
2. What will be the surface area of the pond if it is full, in percentages of an acre? Please show supporting documentation and calculations. **Estimates are provided in the Drainage Report. Calculations are made using specialized computer software.**
3. How much water will the pond hold if full? Acre inches would seem an appropriate unit for the response. Please show supporting documentation and calculations. **Estimates are provided in the Drainage Report. Calculations are made using specialized computer software.**
4. How high will the dike surrounding the pond be, compared to its discharge point? Please show supporting documentation and calculations. **Exact pond dimensions will be finalized during the Development Plan stage.**
5. How high will the dike surrounding the pond be, compared to the adjoining ground surface? Please show supporting documentation and calculations. **Exact pond dimensions will be finalized during the Development Plan stage.**
6. What will be the discharge rate from the pond? Please show supporting documentation and calculations. **Provided in the Drainage Report. Each discharge rate is calculated by multiplying the required release rate for the critical drainage area by the area draining to the outlet. The required release rates for the critical drainage areas are: Q100 = 0.45 cfs/acre and Q10 = 0.25 cfs/acre.**
7. What percentage of storm water will get to the pond through the storm sewers, and what percentage through surface flow? Please show supporting documentation and calculations. **Details of the storm sewer system will be designed during the Development Plan stage.**
8. Is it expected that stormwater will ever go over the top of the dike surrounding the pond? Please show supporting documentation and calculations. **Detention ponds are designed to capture and safely release the flow from the 100-year flood. Each pond will have a stabilized emergency overflow spillway. Exact pond dimensions will be finalized during the Development Plan stage. Calculations are made using specialized computer software.**
9. What will be the elevation drop from the bottom of the discharge facility in the pond to the bottom of the discharge facility near the trail? Please show supporting documentation and calculations. **Exact pond dimensions will be finalized during the Development Plan stage. Calculations are made using specialized computer software.**
10. Will there be a swale leading to the pond from Victor Pike along the southern edge of the lots adjoining the trail, near the existing fence? **I've requested temporary diversion swales and berms be designed and installed during active construction to ensure water flows to the basins. Details of the permanent storm sewer system will be designed during the Development Plan stage.**
11. What is the maximum rainfall event for which this storm water management system is designed? **See answer to #8 for design of ponds. Design of the storm sewer system itself varies based on drainage area, road type, drain position, etc. Typically, storm pipes are designed to handle at least a 10-year 24-hour event. Rainfall information is provided in Appendix F of Monroe County Ordinance Ch. 761.**

EXHIBIT 7: Cont'd

12. What is the maximum 24 hour rainfall event in Monroe County for each year since 2000?

Precipitation records can be accessed through NOAA <https://www.ncdc.noaa.gov/data-access>

13. What are the water release rates for this site? Provided in the Drainage Report. Each discharge rate is calculated by multiplying the required release rate for the critical drainage area by the area draining to the outlet. The required release rates for the critical drainage areas are: Q100 = 0.45 cfs/acre and Q10 = 0.25 cfs/acre.

14. What is the total amount of impervious surface expected for the entire 44 acre site (in acres and/or percentage of the total site)? Does this total include all roads, roofs, driveways, patios and sidewalks? If not, what does it include? The impervious coverage will be finalized during the Development Plan stage. Daniel will be able to give more info here.

I have not discussed these answers with Daniel. The Drainage Report mentioned in my answers refers to the preliminary drainage plan and supporting materials presented to the Drainage Board. The most up to date materials are found in the 3/17/21 meeting continuation packet: https://www.co.monroe.in.us/egov/documents/1615492595_7207.pdf.

Thanks,

Kelsey Thetonia, CPESC, CESSWI

MS4 Coordinator | Monroe County Highway Department
(812) 349-2499 | www.co.monroe.in.us

From: Kelsey Thetonia

Sent: Monday, March 22, 2021 10:21 AM

To: 'Guy Loftman' <guy@loftmanlaw.com>; Daniel Butler <dbutler@bynumfanyo.com>; Jacqueline Nester Jelen <jnester@co.monroe.in.us>; Rebecca Payne <rpayne@co.monroe.in.us>; Dave Busch <Starfish14@bluemarble.net>

Subject: RE: Urgent request for information by 9:30 a.m. Tuesday

Mr. Loftman,

I will provide you with answers before your proposed deadline. Thanks,

Kelsey Thetonia, CPESC, CESSWI

MS4 Coordinator | Monroe County Highway Department
(812) 349-2499 | www.co.monroe.in.us

EXHIBIT 8: Neighborhood Meeting Minutes Submitted By Petitioner

4691 S Victor Pike Neighbor Meeting Jan 22, 2021 5PM EST

Attendees:

David & Patti Busch – 1250 W Church Lane

Christine Andreasen – Daughter of Property owner

Jill Robertson – Daughter of Property Owner

Eve & Sam Cusack – 4835 S Victor Pike

Guy Loftman – 4835 S Victor Pike

Erika Morris – 5075 S Victor Pike

Randy Cassady – Blind Squirrel Developer & Neighbor (8988 S Church)

Daniel Butler – Engineering Rep.

Andy Walker – Real Estate Agent

Donnie Adkins - Developer

Kevin Schmidt - Developer

Presentation:

- Presented aerial of the property at 4691 S Victor Pike and discussed the surrounding boundaries and environmental features.
- Focus on developing community and tying into the existing local features
- Presented the Development plan showing the plot, additional features and ideas around utilizing the area's unique elements
- Plan to start development Summer of 2021 through 2028 at the latest
- Looking at high quality attainable housing starting in the 200s
- Looking at home sales not rental housing as a base case
- Discussed the improvements to S Victor Pike to protect the local community and ensure the safety of the neighborhood and surrounding residents.
- Focused on ensuring that the drainage is controlled and cleaned to ensure there is little to no impact to the existing creeks and flood plans.
- This is a critical watershed area and this designation is part of what drives the drainage design of the neighborhood
- Shared the park on the Eastern side near the Rail Trail and illustrated the planned park will have public access from the Rail Trail and be a very unique feature that will continue to build on the success of the local trails
- This park will encourage the use of the trails and we believe will help mitigate an increase in traffic.
- The idea of the park is to enhance the area and make this a desirable place to be. Its not required but something the developers believe is important to the community.

EXHIBIT 8: Cont'd

Questions:

Guy – In PUD that was submitted to the planning department will dedicated drainage areas be installed and maintained by the HOA. Will the developer be installing these?

Answer: Yes, the developer will install per approved design and the HOA will be maintaining these going forward. Also, the developer will follow IDEM requirements during construction to control drainage.

Guy – If after construction the HOA does not maintain the Drainage areas what recourse do I have as a downstream property?

Answer: After the development is complete, we will provide a Drainage Manual to Monroe County that indicates the design basis of the drainage system. They will use this to inspect and enforce the maintenance requirements on the HOA. The County would have enforcement authority with this Manual.

Dave - Are these detention ponds or Retention ponds. And are they designed to handle the extra water flow and “gaining capacity” for the site?

Answer: They are Detention Ponds and yes they will increase capacity for the site. The system is designed for specific rain events (2, 10 and 100 year events) to ensure there is no significant impact due to the increased street and home (impervious) surfaces. Storm water will be delivered to ponds via storm sewers. The system is also designed to drain through a soil mixture and vegetation in the drainage basins to clean the water. As this location is considered a critical watershed we are not only matching storms we are required to have a max flow of .9cuft/sec coming off the site. Thus reducing the water rate off the site vs current.

Dave – How much extra area are you building for future sediment in the detention ponds?

Answer: Pond will be 12 inches deep with an 8 inch minimum. The Manual will cover this.

Guy – How does the water get from Detention Ponds to the Creek?

Answer: It will be primarily going through the sand and the bed of the detention pond into an under drain pipe. The majority of the site will go through this system unless back yards drain directly offsite. There is an emergency overflow that will account for any flooding event in the detention ponds. The underdrain pipe then will run to the existing drainage culverts under the trails and end in the creeks.

Erika – Is it outlined how long the HOA will be in existence?

Answer: The HOA will be established as part of the development and have authority to collect fees and maintain the public areas in perpetuity.

EXHIBIT 8: Cont'd

Erika – How is the drainage enforced and is the County able to know what they should be looking for?

Answer: Yes, the county has experienced individuals who will judge or survey the drainage areas and the County would use the drainage manual, provided by the developer, to enforce drainage compliance in the neighborhood.

Randy – What will the heights of the houses be?

Answer: Two stories maximum for single family homes and up to three stories for townhomes if constructed.

Randy – What is the RE1 zoning capacity currently?

Answer: Currently the zone is designated for 1 acre lots and this is a 45 acre plot of land. Noted that the County is in the process of rezoning this area as part of the new comprehensive land use initiative. This would yield similar or more dense lots than are proposed in this PUD.

Randy – What is the build out time?

Answer: Plan is to be completed no later than 2028.

Randy – Do you own the property and will you be developing or just title and sell?

Answer: We have an option to purchase the property and our plan is to complete the full development of this site including platting, infrastructure and home building.

Eve – There is some concern about the additional traffic and what have you done to understand this?

Answer: We have taken a great deal of time to look at the road upgrades in this area and have designed with the input of the Highway Department a new entrance and street widening to facilitate safe and efficient traffic flow. During consultation with the Highway Department they were confident in Victor Pike's ability to handle through traffic as it was designed as a road to support future development. The Highway Department also confirmed that an additional traffic study is not required given all the above.

ACTION: Send Guy our current Traffic analysis/calculations and feedback from the Highway Department.

Patti – Was traffic analysis completed during COVID as it may not have captured all demand?

Answer: Assumptions and calculations performed did not incorporate any reduced demand due to COVID.

EXHIBIT 8: Cont'd

Erika – Will the neighbors lose any land to this street widening?

Answer: No, there will be no loss of land from neighbors as vast majority of widening will be provided from developer's land. Some of the existing County right-of-way may be paved.

Guy – Has a tree survey been completed?

Answer: We have completed a tree survey and the majority of the trees are in the North East Corner. We do not anticipate any of those trees will be removed for houses. There are small numbers of trees in other areas. Given this is a 44 acre grass field there is not a significant number of trees that will be removed. As a note, the neighborhood will be planting hundreds of trees throughout the development that are far more than the number of trees that will be removed.

ACTION: Send Guy our tree survey and the definition of a Mature Tree.

Guy – The amenities say that they are some parks and public areas that are possible and some say they are committed. Please explain?

Answer: The final approval of this neighborhood's layout and amenities are up to the County but the developers have committed to making this a truly unique development with as much public usable space as possible. The intent is to include a public park (kids park, picnic area, bike park, adventure park, etc.), a dog park and potentially an orchard/garden area.

Guy – Are you committed to the dog park?

Answer: It is something we plan to do.

Guy – Where would the dog park be?

Answer: Potentially in Duke right-of-way or on the South side near the Duke right-of-way.

Guy – How many acres would the dog park be?

Answer: Likely between 0.3 to 0.6 acres.

Guy – How many acres would be for the adventure park?

Answer: Probably between 1.0 to 1.5 acres.

Guy – What are the little circles inside the big circles in the park?

EXHIBIT 8: Cont'd

Answer: They are Karst features.

Guy – Are there any open spaces?

Answer: There are several open areas including Duke right-of-way and they were illustrated on the map.

Guy – Will utility lines be above or buried?

Answer: All will be buried.

Guy – Will the existing Fence on the South side be kept?

Answer: The fence will be replaced as necessary, but this will be something done towards the end of construction of the houses and will be with input from the home owners. The intent is to keep a safe boundary between the trail and houses but make it pleasing to view and encourage access.

Guy – Are there any parking areas?

Answer: No public parking lots are planned.

Guy – Can you plant a community orchard in Duke right-of-way?

Answer: Not likely.

Guy – Where would the orchard be?

Answer: There is some desire to have the orchard/garden inside or around one of the detention ponds but the final location is not confirmed.

Guy – So, you may or may not have the community garden and orchard?

Answer: That is correct.

Guy – It was stated earlier that the traffic will be reduced by this neighborhood?

Answer: Clarified what was stated earlier was that the accesses to the trails will help mitigate some of the additional traffic which will be unique to this neighborhood.

EXHIBIT 8: Cont'd

Guy – Houses will start in the \$200s?

Answer: Our goal is to have the homes start in the \$200s as stated previously.

Dave – Will the paired patio homes be finished on both sides?

Answer: Our intent is to design the trail sides with a similar aesthetic to what a street facing visual would be. This will of course depend on the house type and design but the intent is to keep the trail view in mind when designing and building.

Dave – Will the detention ponds be fenced?

Answer: Detention ponds are not planned to be fenced.

Pattie – Are you concerned the detention areas will be dangerous to kids?

Answer: They are designed to rarely hold water. During typical rain storms they will hold only inches of water for a short time and during very heavy storms they will hold water for less than 24 hours while the water drains to avoid any adverse downstream effects.

Randy - Will you be building houses or just selling lots?

Answer: We plan to complete the full development including building houses.

Randy – Where will the storm water outfalls be located?

Answer: The water on the site will be diverted to the 4 detention basins located around the site to manage the topography of the site and capture as much water as possible. The water will then flow to existing outlets/culverts. The development does not plan to introduce new pipes/culverts under the trails.

Randy - Are any hydrological studies required?

Answer: We have already completed all studies required. Specifically, environmental, wetlands and Karst were performed. We will complete any additional that are required.

Randy - Will another meeting be held in person?

Answer: Likely not due to COVID, but developers are happy to meet with anyone at any time.

EXHIBIT 8: Cont'd

Erika - When is the next public meeting?

Answer: Administrative Planning meeting is planned for 2 February and Review meeting is planned for 16 February.

Exhibit 9: Letters of Opposition

List of Objectors to The Trails at Robertson Farm (Last Update 6-4-21)

Objectors noted in yellow live within 1/4 mile of Proposed Development Site

	Date Submitted	Name	Address	E-Mail Address
1	January 1, 2021	David Busch	1250 W. Church Lane, Bloomington IN, 47403	Starfish14@Bluemarble.net
2	February 3, 2021	Patricia Busch	1250 W. Church Lane, Bloomington IN, 47403	Starfish14@Bluemarble.net
3	January 6, 2021	Guy Loftman	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
4	January 6, 2021	Connie Loftman	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
5	January 6, 2021	Eve Loftman Cusak	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
6	January 6, 2021	Sam Cusak	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
7	January 31, 2021	Jana (Mann) Southern	(Formerly) 4690 S. Victor Pike	irs7986@yahoo.com
8	January 31, 2021	Mary Ann Williams	3550 S. McDougal Street, Bloomington, IN, 47403	ma_williams@sbcglobal.net
9	January 31, 2021	Mary Reardon	7286 E. Salt Creek Drive, Bloomington, IN, 47401	maryrrdn@gmail.com
10	January 29, 2021	Joseph Southern	4690 S. Victor Pike, Bloomington, IN, 47403	maxine.southern@yahoo.com
11	January 29, 2021	Maxine Southern	4690 S. Victor Pike, Bloomington, IN, 47403	maxine.southern@yahoo.com
12	January 11, 2021	Melissa Wickstrom (with FC Tucker, Bloomington)	Bloomington, IN	wickstromrealty@gmail.com
13	February 3, 2021	Diana Somes	resident of Bloomington IN for 68 years	somesdoor@yahoo.com
14	January 13, 2021	Kendall Edge	1245 W. Church Lane, Bloomington, IN, 47403	kindleedge@gmail.com
15	January 13, 2021	Erika Morris	5075 S. Victor Pike, Bloomington, IN, 47403	erikamorris16@gmail.com
16	February 5, 2021	Ann Elsner	4017 S. Crane Ct., Bloomington, IN, 47403	
17	February 6, 2021	Adrian Ziepol	2499 W. Ellsworth Road, Bloomington, IN, 47404	toby2shoes@Hotmail.com
18	February 6, 2021	Josie Ziepol	2499 W. Ellsworth Road, Bloomington, IN, 47404	toby2shoes@Hotmail.com
19	February 9, 2021	Curtis Adams	Bloomington, IN	curtiswadams@sbcglobal.net
20	February 7, 2021	Kelly Rockhill	3610 S. Eddington Drive, Bloomington, IN 47403	krocksauce@gmail.com
21	February 7, 2021	Kelsey Stokes Balson	3740 S. Cramer Circle, Bloomington, IN, 47403	kelstokes@gmail.com
22	February 6, 2021	Lori Stapleton	3707 Woodmere Way, Bloomington, IN, 47403	stapletonlori@yahoo.com
23	February 6, 2021	Phil Stapleton	3707 Woodmere Way, Bloomington, IN, 47403	stapletonlori@yahoo.com
24	February 7, 2021	Rachel DiGregorio	5001 South Rogers Street, Bloomington, IN, 47403	racheldigregorio@gmail.com
25	February 5, 2021	Rosanne Emerick	4310 S. Eagleview Court, Bloomington, IN, 47403	rdye@iu.edu
26	February 7, 2021	Susan Lewis Stokes	3829 S. Cramer Circle, Bloomington, IN, 47403	sstokes.autismconsultant@gmail.com
27	February 24, 2021	Madonna Reynolds	5917 S. Charlie Ave, Bloomington, IN, 47403	makreyno@indiana.edu
28	March 8, 2021	Monroe County Historic Preservation Board	501 N. Morton Street, Suite 224, Bloomington, IN, 47404	www.co.monroe.in.us/tsd/Government/Infrastructure/Planning/Department/HistoricPreservation.aspx

29	March 3, 2021	Alice Hawkins	Bloomington, IN	alicehawk@c-hawk.net
30	March 10, 2021	Ryan Cloe	Southside Bloomington, IN	rmcloe@yahoo.com
31	March 15, 2021	Elizabeth Savich	Bloomington, IN	betsavich@gmail.com
32	February 5, 2021	Karen McKibben	2324 E. Moffett Lane, Bloomington, IN, 47401	ksmckibben@bluemarble.net
33	February 5, 2021	Dale McKibben	2324 E. Moffett Lane, Bloomington, IN, 47401	ksmckibben@bluemarble.net
34	February 5, 2021	Daniel Busch	1250 W. Church Lane, Bloomington, IN, 47403	danbusch39@gmail.com
35	February 5, 2021	Carol L. Axsom	1247 W. Church Lane, Bloomington, IN, 47403	sssaxsom@comcast.net
36	February 5, 2021	Gerald Wolfe	4995 S. Victor Pike, Bloomington, IN, 47403	TEXT 812-320-5257
37	February 5, 2021	Charolette Hess	1006 Covenanter Drive, Bloomington, IN, 47401	hess@syr.edu
38	February 5, 2021	Steven W. Axsom	1247 W. Church Lane, Bloomington, IN, 47403	sssaxsom@comcast.net
39	February 5, 2021	David Biggs	3607 E. Jordon Way, Bloomington, IN, 47401	
40	February 5, 2021	Kevin Stearns-Bruner	1313 S. Madison St., Bloomington, IN, 47403	
41	February 3, 2021	Gloria Stearns-Bruner	1313 S. Madison St., Bloomington, IN, 47403	gloriabruner@gmail.com
42	February 3, 2021	Ron Mellott	4909 S. Victor Pike, Bloomington, IN, 47403	ronsmellott@bluemarble.net
43	February 3, 2021	Sandra Biggs	3607 E. Jordon Way, Bloomington, IN, 47401	
44	February 3, 2021	Carol Bucheri	3842 S. Laurel CT., Bloomington, IN, 47401	carolbucheri@gmail.com
45	February 11, 2021	Jacob Bailey	420 E. Laurelwood Dr., Bloomington, IN	
46	February 19, 2021	McKenzie Holmgren	3203 S. Abby Ln., Bloomington, IN, 47401	
47	February 6 2021	Victoria Nelson	608 E. Moody Dr., Bloomington, IN, 47401	nelsonvi@gmail.com
48	February 11, 2021	Mara Flynn	2627 E. 2nd St., Bloomington, IN, 47401	
49	February 23, 2021	Josh Cornett	3807 S. Bushmill Dr., Bloomington, IN, 47403	
50	March 5, 2021	Felicia Pafford	3360 E. Lanam Rd. Bloomington, IN, 47408	
51	March 5, 2021	Roy Graham	3330 N. Russell Rd., Bloomington, IN, 47408	
52	March 5, 2021	Marc Massie	5096 N. Richland Creek Rd., Solsberry, IN, 47459	
53	March 5, 2021	Steven K. Logan	9584 Pointe LaSalle Dr., Bloomington, IN, 47401	
54	March 5, 2021	Samantha Easler	1205 S. Walnut St., Bloomington, IN, 4740	
55	March 5, 2021	Jane Scheid	3218 E. Kensington Park, Bloomington, IN, 47401	
56	March 5, 2021	Kim White	4248 S. Clearview Dr., Bloomington, IN, 47403	
57	March 5, 2021	Vickie Barg	5096 N. Richland Creek Rd., Solsberry, IN, 47459	
58	March 5, 2021	Lisa Hine	1205 S. Walnut St., Bloomington, IN, 4740	
59	March 5, 2021	Elizabeth Heubner	6227 Levatz Ave., Evansville, IN, 47710	
60	March 5, 2021	Ella Robinson	582 W. Likeen Rd., Bloomington, IN, 47407	
61	March 5, 2021	Darla Treat	1147 W. Sugarberry Ct., Bloomington, IN, 47404	
62	March 5, 2021	Janis Williams	328 W. Persihner Ct., Bloomington, IN, 478403	

63	March 5, 2021	Bart Schroeder	5516 Hayne Rd. , Evansville, IN, 47712
64	March 5, 2021	James R. Steck	3573 S. Glasgow Cir., Bloomington, IN, 47403
65	March 5, 2021	Whitney Carr	2741 S. Pine Meadows Dr., Bloomington, IN, 47403
66	March 3, 2021	Melissa Orr	4248 S. Clearview Dr., Bloomington, IN, 47403
67	March 3, 2021	Lori Jerden	1143 Sugarberry Ct, Bloomington, IN, 47404
68	March 3, 2021	Jennifer Steck	3573 S. Glasgow Cir., Bloomington, IN, 47403
69	March 3, 2021	Lu Zhou	916 Fenbrook Ct., Bloomington, IN, 47401
70	March 3, 2021	Elizabeth Fox	726 E. University St., Bloomington, IN, 47401
71	March 3, 2021	Emily Waller	726 E. University St., Bloomington, IN, 47401
72	March 3, 2021	Imelda Wynalda	6140 W. Duvall Rd., Bloomington, IN, 47403
73	March 3, 2021	Adam Duke	582 W. Green Rd., Bloomington, IN, 47403
74	March 15, 2021	Debbie Brzoska	7340 w. Gifford Rd., Bloomington, IN, 47403
75	March 15, 2021	Margaret Hollers	220 N. Madison St., Bloomington, IN, 47404
76	March 15, 2021	Cosima Hanlon	408 W. Caber Ct., Bloomington, IN, 47403
77	March 15, 2021	Devon Hillenberg	7696 S. Breeden Rd., Bloomington, IN, 47403
78	March 15, 2021	Ellen Sbarounis	220 N. Madison St., Bloomington, IN, 47404
79	March 15, 2021	Allyson Powell	547 W. Dogwood Ln., Bloomington, IN, 47404
80	March 15, 2021	Allison Santarussa	547 W. Dogwood Ln., Bloomington, IN, 47404
81	March 15, 2021	Josh Washel	220 N. Madison St., Bloomington, IN, 47404
82	March 15, 2021	Rebecca Rose	2219 S. Bellhaven Ct., Bloomington, IN, 47401
83	May 22, 2021	John Brewer	555 W. That Road, Bloomington, IN, 47403
84	May 22, 2021	Leanna Brewer	555 W. That Road, Bloomington, IN, 47403
85	May 22, 2021	Katherine Oliver	800 W. That Road, Bloomington, IN, 47403
86	May 22, 2021	Ellen Prasse	800 W. That Road, Bloomington, IN, 47403
87	May 24, 2021	John Smith	1360 W. That Road, Bloomington, IN, 47403
88	May 24, 2021	Mary Smith	1360 W. That Road, Bloomington, IN, 47403
89	May 26, 2021	Donna Malham	4903 S. Rogers St., Bloomington, IN 47403
90	May 26, 2021	Zachary Malham	4903 S. Rogers St., Bloomington, IN 47403
91	May 25, 2021	Christi Spurlock	1201 W. That Road, Bloomington, IN, 47403
92	May 25, 2021	Janet Shirley	1350 W. That Road, Bloomington, IN, 47403
93	May 29, 2021	Dr. Samantha Miller-Kaplan, DVM	1363 W. That Road, Bloomington, IN, 47403
94	May 29, 2021	John Kaplan	1363 W. That Road, Bloomington, IN, 47403
95	May 28, 2021	Ruby Dyer	4614 S. Victor Pike, Bloomington, IN, 47403
96	May 28, 2021	Henry Dyer	4614 S. Victor Pike, Bloomington, IN, 47403

97	June 1, 2021	Thomas Whiteman	4540 S. Victor Pike, Bloomington,IN, 47403
98	April 29, 2021	Loetta Rush	4899 S. Victor Pike, Bloomington, IN, 47403
99	June 5, 2021	Katheryn Fruege	5454 S. Crop Circle, Bloomington, IN, 47403
100	June 5, 2021	Kent Fruege	5454 S. Crop Circle, Bloomington, IN, 47403
101	June 5, 2021	Geoffrey Morris	5075 S. Victor Pike, Bloomington, IN, 47403
102	June 5, 2021	Jacob Morris	5075 S. Victor Pike, Bloomington, IN, 47403

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104

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Rebecca Payne

From: Dave Busch <Starfish14@Bluemarble.net>
Sent: Saturday, June 5, 2021 4:28 PM
To: ma_williams@sbcglobal.net; Rebecca Payne; Jacqueline Nester Jelen; Larry Wilson; 'Erika Morris'; 'Guy Loftman'
Subject: RE: Please vote NO on REZ-2021-1

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings Plan Commissioners,

We agree with the comments and analysis provided by Mr. Loftman and Ms. Williams and urge you to VOTE NO to REZ-21-1.

Our property is immediately south of the Robertson property and will be directly impacted by the additional noise, traffic, stormwater runoff and environmental issues that will accompany a high density development in this rural area. We are not alone in this belief, as indicated by the 102 Statements of Opposition that we have compiled from concerned citizens. **36 of those 102 are neighbors whose property abuts or is within ¼ mile of the proposed development.** They are not realtors or developers who stand to profit from the building of yet another high density development in rural Monroe County. They are our neighbors who, in good faith, bought and built homes in this neighborhood anticipating they had the zoning protection of RE-1 which would limit the spread of urban sprawl.

We have heard it said repeatedly by proponents of this development that "Bloomington needs additional housing...Bloomington needs attainable housing...there is a housing shortage in Bloomington". This may very well be true. Certainly, a more suitable building site for this type of high density development could be found elsewhere in Monroe County.

We are not opposed to development of this environmentally sensitive parcel in accordance with the current zoning of Residential Estate-1. We feel that a thoughtfully designed development of 1-5+ acre estate homes would be an enhancement to the community and would certainly sell immediately.

It is for these reasons that we urge the Plan Commission to Vote No to REZ-21-1.

Thank you for your time and consideration,
Patty and Dave Busch
1250 W. Church Lane,
Bloomington, IN, 47403

From: ma_williams@sbcglobal.net [mailto:ma_williams@sbcglobal.net]
Sent: Saturday, June 5, 2021 2:11 PM
To: 'Rebecca Payne' <rpayne@co.monroe.in.us>; 'Jacqueline Nester Jelen' <jnester@co.monroe.in.us>; 'Larry Wilson' <lwilson@co.monroe.in.us>; 'Dave Busch' <Starfish14@bluemarble.net>; 'Erika Morris' <erikamorris16@gmail.com>; 'Guy Loftman' <guy@loftmanlaw.com>
Subject: Please vote NO on REZ-2021-1

Greetings Plan Commissioners.

I agree with Mr. Loftman's analysis below and urge you to deny REZ-2021-1.

I live in the nearby Highlands Subdivision, close to the Robertson Farm and the proposed development plan. Implementation of this plan will impact on me, personally, and all of my neighbors via increased traffic, its ensuing environmental impacts, and competition for amenities.

We are already experiencing these, based on the neighborhood's contiguity with the new Wick Living. This development of 2-3 bedroom condominiums and townhomes—for lease—includes 17 buildings and 73 residential units, with more anticipated.

At one point in the planning process, consideration was given to creating single-housing units, rather than the more densely populated condominiums and townhomes. Single family homes would have been much more compatible with the pre-existing 435 homes in the Highlands.

The Wick is located on So. Wickens and intersects with So. Rockport Road. The latter has remained unimproved, in at least 20 years. It has a bad slope, no shoulders, and is curvy. I don't know if there is any plan for improvement. Traffic in the general area will be increasing greatly, due to the Fullerton connection with I-69 at So. Rockport Road.

The combination of what we already have (Highlands, Eagleview, Clearview, The Wick), with what is proposed in REZ-2021-1, is simply too much construction for this area. It will increase traffic pressure in these neighborhoods, on W. Gordon Pike around the Batchelor Middle School, the Southwest Branch Public Library, and the Children's Corner Cooperative Nursery School. Not to mention the competition for amenities such as pre-existing grocery stores and restaurants, with no foreseeable plan to increase or develop these.

Mary Ann Williams
3550 So. McDougal Street
Bloomington, IN 47403

From: Guy Loftman <guy@loftmanlaw.com>

Sent: Thursday, June 3, 2021 6:58 PM

To: Rebecca Payne <rpayne@co.monroe.in.us>; Jacqueline Nester Jelen <jnester@co.monroe.in.us>; Larry Wilson <lwilson@co.monroe.in.us>; Dave Busch <Starfish14@bluemarble.net>; Mary Ann Williams <ma_williams@sbcglobal.net>; Erika Morris <erikamorris16@gmail.com>; Guy Loftman <guy@loftmanlaw.com>

Subject: Please vote NO on REZ-2021-1

Dear Plan Commissioners,

Please deny REZ-2021-1, seeking rezoning of the 44 acres at 4691 S. Victor Pike from RE1 to HR .

1. The documentation is inconsistent. The drawing submitted is for 145 lots, while the commitment seeks up to 160 lots. Given the construction intensity, few if any trees will survive outside the low lying unbuildable areas. No neighborhood meetings have been held concerning the rezone. Runoff will not be reduced, while natural runoff rate restraints will be destroyed.
2. At Sections 6 and 7 of Petitioner's Commitment there are no provisions for citizen verification of the adequacy of the proposed drainage maintenance reserve fund or the operation of the drainage system. The Drainage Board acknowledges that most of its enforcement proceedings are initiated by third-party complaints. Without verification rights, the public cannot provide the routine oversight that the County, as a practical matter, is unable to provide.

3. Over 200 mature trees will be destroyed, to be replaced by saplings. This land is filled with meadowlarks, bluebirds, woodpeckers and countless species that will lose their habitat, already greatly diminished. Resident great horned owls have disappeared. Fewer bats and bees appear each year. Who speaks for the trees? Who acts for the creatures?
4. The human environment will be degraded. Traffic on Victor Pike will likely quadruple, which this narrow, twisty country road cannot safely handle. The offset That Road stop signs for Victor Pike and Eagle View are already hazardous enough. The twin adjoining Victor Pike access roads are but a thinly disguised cul-de-sac. The historic elements of the property will be destroyed. Safe pedestrian access to Clear Creek Elementary School and Kroger are illusory. There is no bus stop within a mile. The rural beauty along this portion of the Clear Creek Trail and Victor Pike will vanish. We do not buy that something like twenty acres of new impervious surfaces is just what is needed to reduce flooding in the Clear Creek watershed. This is urban sprawl at its most basic and destructive. The County would be better off without it.
5. The Urbanizing Area Plan classifies 4691 S. Victor Pike as Mixed Residential. Clearly, single family homes are permitted in Mixed Residential areas, which is what the current RE1 zoning allows. That zoning is consistent with the Urbanizing Area Plan. All adjoining residential properties are stand-alone single family homes. All but one sit on lots of an acre or more. Intense developement isn't even visible from the property. Given the extreme extent of the Petitioner's plan, its detriment to the neighborhood, the greater community and the environment, Petitioner has not carried its burden to show that rezoning is appropriate. .
6. Residential rezones seeking higher densities all seek to sell more homes than currently permitted. The reason we have zoning is to stop that from happening without good cause. No good cause has been shown, other than "the market will bear it". That perspective, which is always present in these circumstances, should be given no weight.

We thank you all for your hard work on the Plan Commission. It is vital to our community.

Guy Loftman
Connie Loftman
Sam Cusack
Eve Loftman Cusack
Owners, 4835 S. Victor Pike, adjoining 4691 S. Victor Pike to the south.



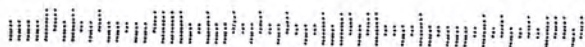
Hi Dave and Patty,

On the other side of this postcard is my
statement in opposition to REZ-21-1,
concerning 4691 S. Victor Pike. Please file it
for me with the Monroe County
Plan Commission.

To:
Dave and Patty Busch
P.O. Box 117,
Clear Creek, IN 47426

Thanks,

A friend who cares



PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

John Brewer
JOHN BREWER
555 W. TRAT RD
BLOOMINGTON IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.!!!

KEEP VICTOR PIKE RURAL

Signature: Henry Dyer

Printed Name: Henry Dyer

Address: 4614 South Victor Pike

Bloomington IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Thomas Whiteman

Printed Name: THOMAS WHITEMAN

Address: 4540 S. VICTOR PIKE

BLOOMINGTON IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Janet Shirley

Printed Name: Janet Shirley

Address: 1356 W. That Rd.
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Samantha Miller-Kaplan, SVM

Printed Name: Dr. Samantha Miller-Kaplan, SVM

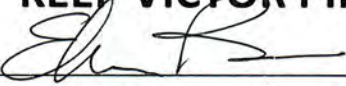
Address: 1363 W. That Rd.
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Ellen K Prasse

Address: 800 W That Rd
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: John Smith

Address: 1360 W. That Rd
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Leanna Brewer

Printed Name: Leanna Brewer

Address: 559 W. That Rd
Bloomington Ind 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Katherine Oliver

Printed Name: Katherine Oliver

Address: 800 W That Rd
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Mary Smith

Printed Name: Mary Smith

Address: 1360 W. 7th Rd

Bloomington IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Donna L. Malham

Printed Name: DONNA L. MALHAM

Address: 4903 S ROGERS ST.

BLOOMINGTON IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

John B Kaplan
1363 W That Rd
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

Ruby J. Dyer
Ruby J Dyer
4614 S. Victor Pk.

I feel like the traffic with the school would really cause a bottle neck, it is hard to get out of our driveway now when school lets out

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Zachary S. Malham
Printed Name: ZACHARY S. MALHAM
Address: 4903 S. ROGERS ST
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Christie Spurlock
Printed Name: Christie Spurlock
Address: 1201 W. That Rd.
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kent Fruge

Printed Name: KENT FRUGE

Address: 5454 S. CROP CIRCLE

Bloomington IN

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kathryn Fruge

Printed Name: Kathryn Fruge

Address: 5454 S CROP CIRCLE

Bloomington IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Jacob Orion Morris

Printed Name: Jacob Orion Morris

Address: 5075 S. Victor Pike

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Geoffrey Morris

Printed Name: Geoffrey Morris

Address: 5075 S. Victor Pk

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Erika Morris

Printed Name: Erika Morris

Address: 5075 S Victor Pike
Bloomington, IN 47403

Rebecca Payne

From: Carol Bucheri <carolbucheri@gmail.com>
Sent: Monday, May 3, 2021 5:24 PM
To: Rebecca Payne
Cc: Jacqueline Nester Jelen
Subject: Letter concerning REZ-21-1

Letter of Opposition to Petition No. [REZ-21-1](#)

I am writing to register my opposition to Petition No. [REZ-21-1](#). The density of this proposed zoning revision is incompatible with the existing neighborhood, which is currently zoned RE1. The current RE1 zoning correctly reflects the rural character of the surrounding area.

Although I don't live in the immediate neighborhood of this proposed development, I do use the trail in that area and also have spent significant time on one of the adjacent properties over the past 25 years. I would like to voice my concerns about three issues with this development.

1) Drainage and flooding along Clear Creek and on nearby roadways

I support statements made by nearby property owners that there is a recent history of flooding in this area. A 2019 report by the U.S. Department of Commerce National Oceanic and Atmospheric Administration supports the idea that climate change is related to increased incidents of extreme weather events, including droughts and flooding.)

2) Increases in total number of vehicles and increases in the number of heavy vehicles on roadways that are basically country lanes

During the building of I69, I felt that there was a considerable increase in the amount of traffic on roads in the area, particularly on Church Lane and Rogers St. These country roads seldom have shoulders, they have blind curves, and there are hidden drives accessing the roadway. They are not built for heavy use or for heavy truck and construction traffic. This development will result in construction traffic during development and then in greatly increased residential traffic.

3) Although the revised plan is no longer based on a PUD model, it does still include provisions for management of the common property by an HOA. I feel that there are issues with this model in this particular setting.

I live in an older PUD in Bloomington and have served as a board member on our HOA, so I am conversant with the responsibilities and issues that arise. Generally the HOA would be responsible for not just the considerable costs but also the oversight of the maintenance of the drainage system and management of the watershed and for repairs to structures, especially foundations, that can be caused by poor drainage, drought, shifting karst, etc. At the same time, the HOA is composed of volunteers from among the residents. There is no guarantee that adequate numbers of residents will volunteer or that those volunteers will be knowledgeable about the issues. The HOA depends for guidance upon the property manager they hire. Our HOA has been fortunate to have had a long relationship with an excellent management company, but there's no guarantee that such management will always be available or affordable. In addition, there's no guarantee that all homeowners will promptly report problems and issues -- and that can result in increased costs born by the HOA. The developers now include language that suggests that county government or a "third party" would provide backup for an HOA failure to maintain drainage areas. However, they include no specifics as to how that transfer of responsibility would take place or who that "third party" would be.

I'm not sure if this carries over to the new plan, but in the original plan the developers proposed that part of the property adjacent to the trail be made available for use by the public and have said that the insurance carried by the HOA would protect the residents from liability, but there is no assurance that such insurance would always be available or that it would be or would remain affordable. Further, it is naive to think that all homeowners near this public access would welcome strangers onto what is their common, but private, property.

Of course, everyone who owns a home, regardless of type, depends upon the availability and affordability of insurers, repairmen, landscapers, engineers, etc. But the HOA model does raise the stakes for individual homeowners by adding another layer of shared liability, cost, and responsibility along with a more limited ability to control damage.

That said, I've lived in my home for nearly 30 years, so I don't by any means think that the HOA model is untenable. However, the proposed development does not adequately address the risks to homebuyers of building this extensively on this particular property.

Additionally, I would like to note that almost none of the many housing models currently being proposed in Monroe County address the growing need for small, one-story units. Bloomington has for years been a retirement mecca in the Midwest and there are very inadequate numbers of single story homes available to serve that population.

Carolyn Bucheri

3842 S Laurel Ct

Bloomington, IN 47401

Additional Flooding in the Clear Creek Area?

I am opposed to the proposed rezone petition REZ-21-1 for 4691 S. Victor Pike. The approval and construction of yet another high density development in the Clear Creek watershed will only exacerbate an already stressed floodway.

Watershed: In Monroe County IN, the Clear Creek watershed covers the central, west central, south central and southwest areas of the county, a footprint that encompasses approximately one third of the County and most of the City of Bloomington. The central or main waterway is Clear Creek, which flows through downtown Bloomington and the IU Campus. This main waterway is in a highly developed area and its flow is primarily runoff from impervious surfaces in Bloomington and points nearby, including Baywood, Clear Creek Estates and the site of the proposed Southern Meadows high density development. The main branch of Clear Creek is joined near South Rogers Street and Church Lane by the West Fork of Clear Creek which drains an area populated by several quarries and many high density developments including Arbor Ridge, The Highlands, Bachelor Heights and, Eagle View. One half mile south of the Confluence of Clear Creek and West Clear Creek, Jackson Creek joins the main waterway. Jackson Creek drains much of the east side of Bloomington from SR 46 on the north, SR 446 on the east to Harrell Rd and points southwest. This is an area of numerous high density developments, apartment complexes and commercial and business establishments including the College Mall and Eastland Plaza.

Watershed Choke Point: Both Clear Creek and West Clear Creek flow alongside the east and south side of the proposed development and join together near the southeast side of the proposed development site. Jackson Creek joins one half mile south, creating a major restriction or “choke point” for floodwaters moving down the Clear Creek watershed. Further choking the flow is the old railroad grade and bridge at the Clear Creek Trail Church Lane parking lot. The Petitioners property is placed in a critical location in this watershed, bordering both Clear Creek and West Fork of Clear Creek. ANY decision to develop this land will have significant impact on the stream water flow in this area so extreme care should be taken when considering home density, percentage of impervious surfaces and stormwater management infrastructure design.

Roads, Bridges, Infrastructure: Area roads, bridges and parking lots within a mile of the proposed high density development on the Robertson Farm already flood and become impassable during heavy rain/flooding events. During the February 6-8, 2019 flood, That Road, Victor Pike, Church Lane, South Rogers Street and Dillman Road all flooded and became impassable for automobile traffic. The parking lots for the Clear Creek Trail at That Road and Church Lane were both underwater. Downstream, flooding caused significant damage to the May’s Greenhouse business and destroyed the road surface at Dillman Road. Further development within the watershed will adversely impact this flood prone area.

Stormwater Management: Approval of additional high density developments with high impervious footprints (like The Trails, Southern Meadows) in the already-stressed Clear Creek watershed without requiring a proactive on-site stormwater management plan will lead to much more frequent and violent flooding in the Clear Creek floodway. Minimal design standards that only require capture of 100 year rain events in shallow detention basins are inadequate for this critical watershed. I urge you to require retention ponds capable of fully containing on premises stormwater runoff for a 500 year flood event (as we experienced in February 2019) OR reduce the development density to the existing RE-1 density of 1

home per acre. The existing RE-1 density already provides additional pervious surfaces for rainwater absorption into the soil which, coupled with the proposed 100 year flood capacity detention basins, would virtually eliminate off site runoff.

The petitioners may feel that this suggested stormwater management plan is excessive and expensive. It may be, but they will not be here to face the consequences of what another high density development with poorly conceived (or no) stormwater management facilities will have on the watershed. The Plan Commission and County Commissioners have the right, and responsibility to require more than the minimal standard when considering development in critical areas within the county. Page 64.e of the Monroe County Comprehensive Plan states “Monroe County will focus its land and property use management responsibly to limit subdivisions on County roads prone to flooding”. Certainly, That Road, Church Lane, Victor Pike, Dillman Road and South Rogers Street meet this condition.

I urge you to vote **NO** on **Petition REZ-21-1**. If you feel you must vote to approve, please add appropriate restrictions and conditions to the development plan so that nearby property owners are not adversely impacted by this proposed development.

Respectfully Submitted,
David Busch
1250 W. Church Lane.

Letter of Opposition to REZ-21-1
By Patty Busch, 1250 W. Church Lane
Bloomington IN, 47403
May 1, 2021

I am opposed to REZ-21-1. The density of this proposed development, 160 units, is four times that allowed under the current zoning of RE-1. I'm challenged to see the necessity of such saturation on a steep hill, next to a critical watershed surrounded by old narrow roads within a rural neighborhood.

Residents who own adjacent properties, many of whom have lived here for 20-45+ years, have witnessed the rising waters of Clear Creek with intense flows and flooding over time. Our property damage was in excess of \$6,000 from flooding in February 6-8, 2019.

The 100 year detention basins proposed for the 4691 S. Victor Pike high density rezone project will not protect us and properties downstream from similar flood events as stated by Monroe County's MS4 Coordinator during the Monroe County Drainage Board meeting of March 17, 2021.

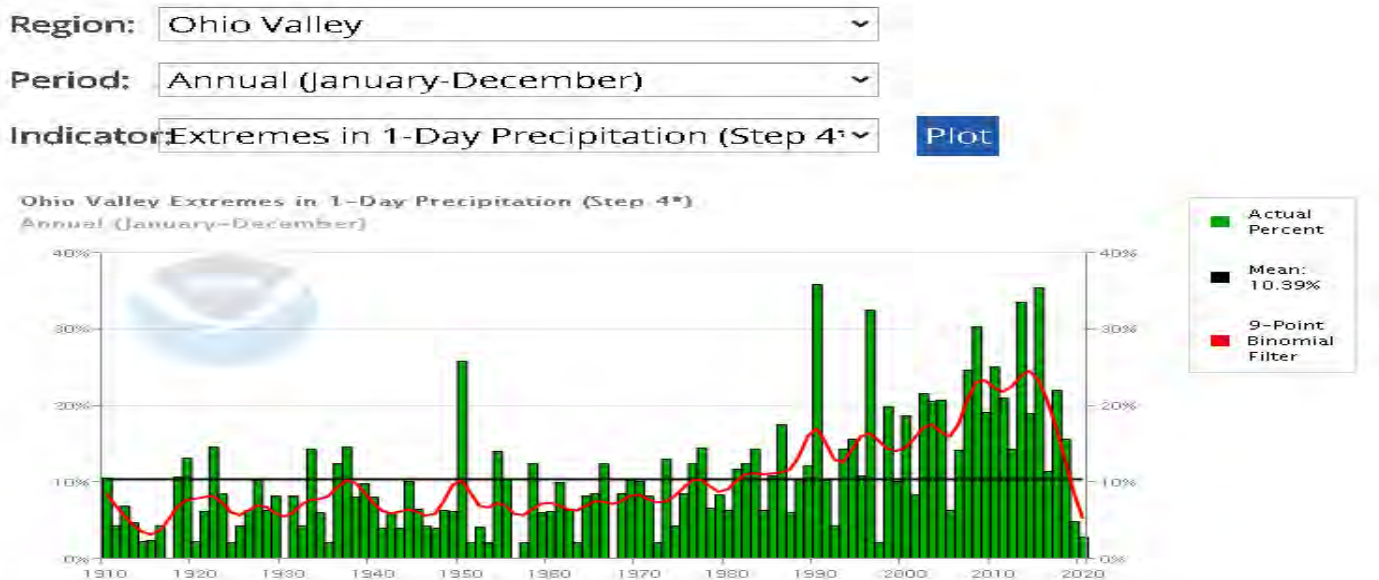
As currently designed, the high percentage of impervious surfaces coupled with the sloping land will magnify the risk of increased water volume and velocity from REZ-21-1. The proposed detention basins designed to capture a 100 year rain event will overtop when the next extreme precipitation event occurs, rendering "peak flow reduction" useless.

As defined, a 500 year flood had a 1 in 500 (0.2%) chance of being met or exceeded in any given year! (Houston, Texas had three consecutive 500 year floods in 2015, 2016 and 2017.)

According to reputable data from the United States Geologic Survey (USGS), National Oceanic & Atmospheric Administration (NOAA) and Indiana Climate Change Impacts Assessment (Purdue, 2018), Indiana's climate is changing and more precipitation is falling in this area.

Regional observations of heavy precipitation in the Midwestern U.S. also show that not only are extreme events happening more frequently, but that higher rainfall totals are being measured with these events.

The following graph of the Ohio Valley from 1910 through 2020 indicates Extremes in 1-Day Precipitation, with a trend of increased precipitation in recent years.



Source Data: www.ncdc.noaa.gov/extremes/cei/graph

It bears repeating, this is a sensitive area in a critical watershed. There will be direct, negative impacts to the land, environment, wildlife, adjacent neighbors and those residents downstream. REZ-21-1 isn't about need, it's about greed. Why should we shoulder the consequences of others profiteering?

Commissioners, please consider the long range implications of flooding to this locality. Consider less density in this sensitive area.

Thank you,

Patty Busch

Letter of Opposition to REZ-21-1

Ms. Loetta Rush
4899 S. Victor Pike
Bloomington IN, 47403

April 29, 2021

Concerning the Robertson Farm on Victor Pike
bad slopes as driveways & streets in some
country causes much flooding.

This site is on a hill side with a trail
and a creek at foot of hill.

Creek flooding has been getting worse every
year. Going over bridges, waste & trail parking.

Victor Pike home lot more traffic since they
closed the road on #69. More homes will only
increase traffic.

We expect more home building but please
consider the amount of homes to be built on
this property.

Home owner on Victor Pike
Loetta Rush

From: [Dave Busch](#)
To: [Rebecca Payne](#); [Jacqueline Nester Jelen](#)
Cc: [Guy Loftman](#)
Subject: FW: Resubmitted statements in opposition to 145 lot subdivision at 4691 S. Victor Pike, REZ-21-1
Date: Friday, April 23, 2021 10:57:34 AM
Attachments: [White Oak Remonstrance List 4-4-21xlsx.xlsx](#)
Importance: High

Rebecca, Jackie,

I am forwarding this email (with the White Oak Remonstrance list) to you for inclusion in the upcoming hearing on Petition REZ-21-1. We have been having trouble getting your email addresses to accept our original email submission, so I am re-submitting in two emails. The second email will include the PDF of all our previous remonstrance letters that we wish to have applied in reference to Petition REZ-21-1. If this doesn't pass thru your email server successfully, I will call you to figure out how to proceed with these submissions.

Respectfully,

[Dave Busch](#)

From: Guy Loftman [mailto:guy@loftmanlaw.com]
Sent: Friday, April 23, 2021 9:06 AM
To: Rebecca Payne <rpayne@co.monroe.in.us>; Jacqueline Nester Jelen <jnester@co.monroe.in.us>; Dave Busch <Starfish14@bluemarble.net>; Guy Loftman <guy@loftmanlaw.com>
Subject: Resubmitted statements in opposition to 145 lot subdivision at 4691 S. Victor Pike, REZ-21-1

Hello Ms. Payne and Ms. Nester,

Attached you will find:

1. A list of the 82 people who submitted statements in opposition to the 145 lot subdivision at 4691 S. Victor Pike, when it was presented as 2012-PUO-06. Of course, that petition has been withdrawn, but an identical 145 lot development plan has been presented as a rezone. The statements concerning the withdrawn PUD should be considered fully applicable to rezone petition REZ-21-1.
2. The statements that were submitted in opposition to 2012-PUO-06.

Of course, the Plan Commission is familiar with these statements based on the proceedings concerning 2012-PUO-06, but I hereby submit them to be considered anew on REZ-21-1.

Please include this email, the list of 82 people, and the prior submissions in the REZ-21-1 packet.

Please let me know immediately if you have any problems implementing this request that arise from formatting issues or anything else.

Thanks,

Guy Loftman

--

Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

List of Objectors to The Trails at Robertson Farm AKA White Oak Endeavours 4-4-21				
	Date Submitted	Name	Address	E-Mail Address
1	January 1, 2021	David Busch	1250 W. Church Lane, Bloomington IN, 47403	Starfish14@Bluemarble.net
2	February 3, 2021	Patricia Busch	1250 W. Church Lane, Bloomington IN, 47403	Starfish14@Bluemarble.net
3	January 6, 2021	Guy Loftman	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
4	January 6, 2021	Connie Loftman	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
5	January 6, 2021	Eve Loftman Cusak	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
6	January 6, 2021	Sam Cusak	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
7	January 31, 2021	Jana (Mann) Southern	(Formerly) 4690 S. Victor Pike	jrs7986@yahoo.com
8	January 31, 2021	Mary Ann Williams	3550 S. McDougal Street, Bloomington, IN, 47403	ma_williams@sbcglobal.net
9	January 31, 2021	Mary Reardon	7286 E. Salt Creek Drive, Bloomington, IN, 47401	maryrdrn@gmail.com
10	January 29, 2021	Joseph Southern	4690 S. Victor Pike, Bloomington, IN, 47403	maxine.southern@yahoo.com
11	January 29, 2021	Maxine Southern	4690 S. Victor Pike, Bloomington, IN, 47403	maxine.southern@yahoo.com
12	January 11, 2021	Melissa Wickstrom (with FC Tucker, Bloomington)	Bloomington, IN	wickstromrealty@gmail.com
13	February 3, 2021	Diana Somes	resident of Bloomington IN for 68 years	somesdoor@yahoo.com
14	January 13, 2021	Kendall Edge	1245 W. Church Lane, Bloomington, IN, 47403	kindleedge@gmail.com
15	January 13, 2021	Erika Morris	5075 S. Victor Pike, Bloomington, IN, 47403	erikamorris16@gmail.com
16	February 5, 2021	Ann Elsner	4017 S. Crane Ct., Bloomington, IN, 47403	
17	February 6, 2021	Adrian Ziepol	2499 W. Ellsworth Road, Bloomington, IN, 47404	toby2shoes@Hotmail.com
18	February 6, 2021	Josie Ziepol	2499 W. Ellsworth Road, Bloomington, IN, 47404	toby2shoes@Hotmail.com
19	February 9, 2021	Curtis Adams	Bloomington, IN	curtiswadams@sbcglobal.net
20	February 7, 2021	Kelly Rockhill	3610 S. Eddington Drive, Bloomington, IN 47403	krocksauce@gmail.com
21	February 7, 2021	Kelsey Stokes Balson	3740 S. Cramer Circle, Bloomington, IN, 47403	kelstokes@gmail.com
22	February 6, 2021	Lori Stapleton	3707 Woodmere Way, Bloomington, IN, 47403	stapletonlori@yahoo.com
23	February 6, 2021	Phil Stapleton	3707 Woodmere Way, Bloomington, IN, 47403	stapletonlori@yahoo.com
24	February 7, 2021	Rachel DiGregorio	5001 South Rogers Street, Bloomington, IN, 47403	racheldigregorio@gmail.com
25	February 5, 2021	Rosanne Emerick	4310 S. Eagleview Court, Bloomington, IN, 47403	rdye@iu.edu
26	February 7, 2021	Susan Lewis Stokes	3829 S. Cramer Circle, Bloomington, IN, 47403	sstokes.autismconsultant@gmail.com
27	February 24, 2021	Madonna Reynolds	5917 S. Charlie Ave, Bloomington, IN, 47403	makreyno@indiana.edu

			Monroe County Historic Preservation Board		501 N. Morton Street, Suite 224, Bloomington, IN, 47404	www.co.monroe.in.us/tsd/Government/Infrastructure/Planning/Department/HistoricPreservation.aspx
28	March 8, 2021		Alice Hawkins		Bloomington, IN	alicehawk@c-hawk.net
29	March 3, 2021		Ryan Cloe		Southside Bloomington, IN	rmcloe@yahoo.com
30	March 10, 2021		Elizabeth Savich		Bloomington, IN	betsavich@gmail.com
31	March 15, 2021		Karen McKibben		2324 E. Moffett Lane, Bloomington, IN, 47401	ksmckibben@bluemarble.net
32	February 5, 2021		Dale McKibben		2324 E. Moffett Lane, Bloomington, IN, 47401	ksmckibben@bluemarble.net
33	February 5, 2021		Daniel Busch		1250 W. Church Lane, Bloomington, IN, 47403	danbusch39@gmail.com
34	February 5, 2021		Carol L. Axsom		1247 W. Church Lane, Bloomington, IN, 47403	sssaxsom@comcast.net
35	February 5, 2021		Gerald Wolfe		4995 S. Victor Pike, Bloomington, IN, 47403	TEXT 812-320-5257
36	February 5, 2021		Charolette Hess		1006 Covenant Drive, Bloomington, IN, 47401	hess@syrr.edu
37	February 5, 2021		Steven W. Axsom		1247 W. Church Lane, Bloomington, IN, 47403	sssaxsom@comcast.net
38	February 5, 2021		David Biggs		3607 E. Jordon Way, Bloomington, IN, 47401	
39	February 5, 2021		Kevin Stearns-Bruner		1313 S. Madison St., Bloomington, IN, 47403	
40	February 5, 2021		Gloria Stearns-Bruner		1313 S. Madison St., Bloomington, IN, 47403	gloriabruner@gmail.com
41	February 3, 2021		Ron Mellott		4909 S. Victor Pike, Bloomington, IN, 47403	ronsmellott@bluemarble.net
42	February 3, 2021		Sandra Biggs		3607 E. Jordon Way, Bloomington, IN, 47401	
43	February 3, 2021		Carol Bucheri		3842 S. Laurel CT., Bloomington, IN, 47401	carolbucheri@gmail.com
44	February 3, 2021		Jacob Bailey		420 E. Laurelwood Dr., Bloomington, IN	
45	February 11, 2021		McKenzie Holmgren		3203 S. Abby Ln., Bloomington, IN, 47401	
46	February 19, 2021		Victoria Nelson		608 E. Moody Dr., Bloomington, IN, 47401	nelsonvi@gmail.com
47	February 6 2021		Mara Flynn		2627 E. 2nd St., Bloomington, IN, 47401	
48	February 11, 2021		Josh Cornett		3807 S. Bushmill Dr., Bloomington, IN, 47403	
49	February 23, 2021		Felicia Pafford		3360 E. Lanam Rd. Bloomington, IN, 47408	
50	March 5, 2021		Roy Graham		3330 N. Russell Rd., Bloomington, IN, 47408	
51	March 5, 2021		Marc Massie		5096 N. Richland Creek Rd., Solsberry, IN, 47459	
52	March 5, 2021		Steven K. Logan		9584 Pointe LaSalle Dr., Bloomington, IN, 47401	
53	March 5, 2021		Samantha Easler		1205 S. Walnut St., Bloomington, IN, 4740	
54	March 5, 2021		Jane Scheid		3218 E. Kensington Park, Bloomington, IN, 47401	
55	March 5, 2021		Kim White		4248 S. Clearview Dr., Bloomington, IN, 47403	
56	March 5, 2021		Vickie Barg		5096 N. Richland Creek Rd., Solsberry, IN, 47459	
57	March 5, 2021		Lisa Hine		1205 S. Walnut St., Bloomington, IN, 4740	
58	March 5, 2021					

59	March 5, 2021	Elizabeth Heubner	6227 Levatz Ave., Evansville, IN, 47710	
60	March 5, 2021	Ella Robinson	582 W. Likeen Rd., Bloomington, IN, 47407	
61	March 5, 2021	Darla Treat	1147 W. Sugarberry Ct., Bloomington, IN, 47404	
62	March 5, 2021	Janis Williams	328 W. Persihner Ct., Bloomington, IN, 478403	
63	March 5, 2021	Bart Schroeder	5516 Hayne Rd. , Evansville, IN, 47712	
64	March 5, 2021	James R. Steck	3573 S. Glasgow Cir., Bloomington, IN, 47403	
65	March 5, 2021	Whitney Carr	2741 S. Pine Meadows Dr., Bloomington, IN, 47403	
66	March 3, 2021	Melissa Orr	4248 S. Clearview Dr., Bloomington, IN, 47403	
67	March 3, 2021	Lori Jerden	1143 Sugarberry Ct, Bloomington, IN, 47404	
68	March 3, 2021	Jennifer Steck	3573 S. Glasgow Cir., Bloomington, IN, 47403	
69	March 3, 2021	Lu Zhou	916 Fenbrook Ct., Bloomington, IN, 47401	
70	March 3, 2021	Elizabeth Fox	726 E. University St., Bloomington, IN, 47401	
71	March 3, 2021	Emily Waller	726 E. University St., Bloomington, IN, 47401	
72	March 3, 2021	Imelda Wynalda	6140 W. Duval Rd., Bloomington, IN, 47403	
73	March 3, 2021	Adam Duke	582 W. Green Rd., Bloomington, IN, 47403	
74	March 15, 2021	Debbie Brzoska	7340 w. Gifford Rd., Bloomington, IN, 47403	
75	March 15, 2021	Margaret Hollers	220 N. Madison St., Bloomington, IN, 47404	
76	March 15, 2021	Cosima Hanlon	408 W. Caber Ct., Bloomington, IN, 47403	
77	March 15, 2021	Devon Hillenberg	7696 S. Breeden Rd., Bloomington, IN, 47403	
78	March 15, 2021	Ellen Sbarounis	220 N. Madison St., Bloomington, IN, 47404	
79	March 15, 2021	Allyson Powell	547 W. Dogwood Ln., Bloomington, IN, 47404	
80	March 15, 2021	Allison Santarussa	547 W. Dogwood Ln., Bloomington, IN, 47404	
81	March 15, 2021	Josh Washel	220 N. Madison St., Bloomington, IN, 47404	
82	March 15, 2021	Rebecca Rose	2219 S. Bellhaven Ct., Bloomington, IN, 47401	

Date: April 25, 2021

To: Members, Monroe County Plan Commission

Re: Suggested questions concerning drainage plan, 4691 S. Victor Pike, REZ-21-1

Hello Plan Commissioners,

I hope you will ask the representatives of the Petitioner in REZ-21-1 the questions set forth below.

In his April 7, 2021 letter to you concerning the Zoning Petition Attorney Michael L. Carmin stated:

Implementing a robust and currently approved drainage plan is a critical part of a response to existing storm water drainage problems and occasional flooding in the surrounding area. The HR zone allows flexibility in the intensity of development necessary to fund the drainage improvements ...

This statement implies that there is an estimate of the funding necessary to implement the drainage improvements. Thus my first question:

1. What is Petitioner's estimate of the funding necessary to implement the drainage plan?

Mr. Carmin also stated:

The covenants of the HOA will include ... 3. A fully funded reserve to cover required maintenance and capital improvements.

This statement implies that there is an estimate of the amount of the necessary reserve to cover required maintenance and capital improvements. Thus my second and third questions:

2. What is the estimated amount of the HOA reserve to cover required maintenance and capital improvements?
3. How will the estimated amount of the HOA reserve to cover required maintenance and capital improvements be funded?

Mr. Carmin also says the HR zone allows:

... the development of a broad price range in housing inventory ...

The Enlarged Site Plan shows lots ranging from as small as 0.14 acre to as large as 0.26 acres. Thus my last final questions:

4. What is the expected average sale price of the 145 lots?
5. What is the expected sale price for a lot of 0.26 acre?
6. What is the expected sale price for a lot of 0.14 acre?

It seems to me that without answers to these questions the need for such an intense development plan cannot be evaluated. Perhaps it would be practical to fund drainage installation and HOA reserves with a smaller number of lots, such as under a MR zone. For that matter, perhaps it would be practical to fund drainage installation and HOA reserves with the currently permitted RE1 zoning. I think answers to my questions would provide valuable information for evaluating the HD rezone proposal.

I am also submitting these questions directly to Petitioner, through a copy of this email to Mr. Carmin. Petitioner's response should make it unnecessary for the Commission to ask them.

Thank you,

Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

812.679.8445

Oral Statement Given at the **Monroe County Plan Commission Meeting March 23, 2021**

Intro:

- My name is David Busch. I live at 1250 W. Church Lane, the 16+acre parcel directly south of the proposed development.
- I am also a professional geologist, Licensed in the State of Indiana and have been in practice for over 40 years.
- We have lived at this property for over 21 years. During this time, we have seen a marked increase in the number of flood events, as well as an increase in the severity of the flooding.
 - Part of this increase may be attributable to climate change,
 - However, I believe that much of this increase is due to housing developments being built upstream of our farm. These developments were built in the late 1990's and early 2000's and predate the Monroe County Stormwater Ordinance. They were not required to construct detention or retention basins to manage stormwater runoff rates, which combined with the high density of homes and impervious surfaces, created a situation where stormwaters enter the Clear Creek watershed at a much quicker rate than when these areas were farm fields and woodlands.
- The petitioners have repeatedly stated that they have detention ponds, and that these ponds will REDUCE the rate at which stormwaters enter Clear Creek. This is only partially correct, as their detention ponds are only designed to withstand a 100 year flood event. Anything greater than a 100 Year event will likely overtop their ponds and deliver an even greater rate of stormwater runoff into Clear Creek, SINCE, NOW the land has a much higher percentage of impervious surfaces..
 - At the March 17 Drainage Board Meeting when the board members were discussing the ever increasing frequency of flooding in Clear Creek, Kelsey Thetonia, the Monroe County Stormwater Quality MS4 Coordinator stated "We do not design infrastructure for more than a 100 year flood...and I think that it is a great step to start addressing these more intense rain events, we're not going to be designing to more than the Q100, though because that is...I mean It's going to take up so much space to be able to store that much water, right, and there's no infrastructure (that) is going to be able to hold a 500 year (flood) event, it's just not going to happen. You remember 2019? February 7th, 2019, where no stream water infrastructure's going to hold that water, it's not how...it's not practical".
 - So why are the petitioners asking for approval of a design that will not begin to handle the flooding we had just two years ago?
 - If this petition is approved, the design requirement for the detention basins will be limited to a 100 year flood event. Larger rain events will risk overtopping the C1 Detention Pond, concentrating the flow from the large 25.77 acre drainage parcel onto the Clear Creek Trail, jeopardizing the asphalt on the trail and the sanitary sewer. (Data taken from page 43 of White Oak Preliminary Drainage and Water Quality Calculations Report included in the 3-17-21 Drainage Board Packet.)
 - Does the City and County want to take on these additional maintenance liabilities for their infrastructure?

- Why would the County approve this variance to allow a high density development to be shoehorned into this location? Placing it here at the confluence of Clear Creek and West Clear Creek virtually guarantees more frequent and severe flooding for this part of the County.

This is our ask of you: Don't make things worse by approving this petition, If we have another flood like we did two years ago, this whole design fails!

**Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403**

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021

We are opposed to Petition No. 2012-PUO-06. The density of this proposed PUD is incompatible with the existing neighborhood, which is currently zoned RE1. The current RE1 zoning correctly reflects the rural character of the surrounding area.

We purchased our property in 1999 and have made many improvements over the years. We love our farm and are protective of it. We wish to preserve our acreage for the use it was intended, which is providing pasture, grazing and riding areas for our horses, as a wildlife habitat and as a haven for our family's well-being.

In 2002, we enrolled 1.7 acres of our land adjoining Clear Creek in the USDA's Conservation Reserve Program as a designated Wetland Conservation Certification. On this land, we planted over 900 tree seedlings to help act as a filtration strip to protect the water quality of Clear Creek and to provide habitat for native wildlife.

In the last 10-15 years we have seen an increase in the frequency and severity of flooding events on Clear Creek. In early February 2019, we experienced the most severe flooding yet. The flow of Clear Creek was so high and strong it flattened a 150 ft. section of woven wire horse fencing and also flattened the original livestock fencing on our property line (See attached photos). The sinkholes revealed by the flooding have rendered this acreage unusable for grazing and riding, as the holes are so deep they would fracture a horse's leg if stepped in.

We question why the original fencing (which was erected in the mid-eighties) has withstood the high waters of Clear Creek until 2019. We suspect the frequency, volume and velocity of storm water flows have increased due to the construction of several home developments further upstream along Clear Creek. These developments have reduced the number of farm fields and woodlots while increasing the volume of impervious hard surfaces in the Clear Creek watershed.

There are six streets within the proposed development. Two run east-west, while four run downslope, (from north to south) directly towards Clear Creek and our adjacent property. Stormwater runoff from impervious street, sidewalk, driveway and roof surfaces will be channeled down these streets, increasing the velocity of water flow directly towards Clear Creek and our property. We fear the additional volume of surface storm water runoff from the proposed development will overwhelm the ability of Clear Creek to handle the increased flow, creating more frequent and severe flooding of our property, and lands downstream.

In conclusion, we strongly oppose this Planned Unit Development with the proposed density of homes on the steep slopes that exist on this 44+ acre parcel. If approved in current form, we believe this development will have a negative impact to Clear Creek, our property and the neighborhood.

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021

Environmental Concerns

1. Light Pollution

- a. As proposed, up to 150 Homes with 4 exterior lights = 600 exterior lights (two lights on each side of garage, one front entrance light, one rear entrance light).

2. Water pollution/Stormwater Runoff

- a. As proposed, 150 homes with chemical lawn applications, road salt from vehicles, driveways, sidewalks, roadways, asphalt oils.
- b. Adverse impact of 150 homes on surface drainage/storm water runoff.
 - i. Drainage retention ponds appear undersized for proposed volume of impervious surfaces in PUD.
 - ii. Shallow bedrock and overlying clay soils limit the ground's ability to absorb surface runoff.
 - iii. Retention pond construction:
 - 1. Will an impervious clay liner be required to minimize groundwater contamination?
 - 2. Will there be specific vegetation planted to absorb (tie-up) pollutants?
 - 3. What will be the outflow points be for the retention ponds?
 - 4. Are the ponds discharging into Clear Creek?

3. Air Pollution

- a. As proposed, up to 150 homes with wood burning fireplaces, campfires, chemical applications to lawns, outdoor grills. Particulates/dust from excavating equipment during construction activities (up to eight years).

4. Noise Pollution

- a. As proposed, up to 150 homes with lawnmowers, leaf blowers, snow blowers, automobiles, fireworks.
- b. The eight year buildout phases will include on-site use of earthmoving equipment, dump trucks, tractor-trailers, hydraulic-rams or blasting, nail guns, etc., increasing noise pollution.

5. Traffic Concerns

- a. As proposed 150 homes with two car garages = 300 vehicles, in addition to visitors, delivery vehicles, maintenance vehicles, school buses, etc.
- b. Only two access points will serve the proposed development, both are on Victor Pike between Clear Creek Trail crossing and Lighthouse Christian Academy (LCA) entrance. Intersecting two feeder roads to this short stretch of Victor Pike (approx. 550 ft. from Clear Creek Trail to LCA) will concentrate a high density of traffic to a very narrow road.
 - i. That Road/ Victor Pike intersection (currently a 4-way stop) will be a chokepoint for traffic flow.
 - ii. Church Lane/Victor Pike intersection will be a chokepoint for traffic flow, as current traffic densities already create long lines during morning/evening peak travel times. This increase in traffic flow will exacerbate an already overloaded section of Victor Pike between S.R. 37 and Church Lane intersections.

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021

Construction Impacts

1. Blasting

- a. What efforts will be made to ensure that there is NO off-site property damage resulting from any blasting associated with site preparation or installation of utilities?
 - i. If blasting is allowed, we request a pre-blast survey be conducted on our structures.
 - ii. If blasting is allowed, we request that a seismometer be placed at our home and daily blast activity readings recorded (with a copy provided to us).
 - iii. If blasting is allowed, we request a post-blast survey be conducted on our structures.

2. Dust Mitigation

- a. What requirements will be made to minimize airborne dust pollution during the construction process?

3. Soil Erosion Mitigation

- a. What are the soil erosion prevention requirements for site preparation and home construction? (Silt fences, temporary soil dikes, topsoil stockpiling and preservation, etc.)
- b. How will potential soil erosion and contamination of Clear Creek be prevented?

4. Road Damage

- a. What requirements will be made to minimize shedding of mud and debris onto Victor Pike from trucks and equipment entering/exiting the construction project?
- b. What requirements will be made to ensure that the increased heavy truck traffic associated with the construction project will not damage the roadbed on Victor Pike?

5. Construction Debris/Trash Mitigation

- a. What requirements will be made to minimize dumping of debris or waste materials associated with the construction process?
- b. Will wash out bins be required for washing out of concrete trucks?
- c. Will the developer/contractor be required to pick up construction trash that blows away from the construction site?

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021



Busch property 2-8-2019. View from Clear Creek looking south towards Church Lane. The original property line fence can be seen along tree line.

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021



Busch Property 2-8-2019. View looking north towards Clear Creek and proposed White Oak PUD in background.

**Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403**

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021

We remain opposed to Petition No. 2012-PUO-06. The density of this proposed PUD is incompatible with the existing neighborhood, which is currently zoned RE1. The current RE1 zoning correctly reflects the rural character of the surrounding area.

As evidence of the severity of flash flooding that has become more frequent in the Critical Clear Creek Watershed, we are submitting the following photos and narrative of the February 2019 flooding that crippled this area of Monroe County. Area roads became impassable and many landowners suffered significant property damage. (May's Greenhouse damages [Read More](#).)

Continuing to allow the conversion of farm and forest lands to high density developments, like Highlands Village, Sundown Meadows and the proposed White Oak PUO will result in further degradation of the watershed and increase the frequency of flooding of Clear Creek, West Clear Creek and Jackson Creeks.

Respectfully Submitted

Dave & Patty Busch

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



Busch Property 2-7-19. Looking northeast. Proposed White Oak Development is the hillside beyond Clear Creek.

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



2-7-19. 898 W. Church Lane. Clear Creek is in foreground, proposed White Oak Development is the property behind house.

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



2-7-19. Clear Creek/Bloomington Rail Trail parking lot as seen from the south side of the Iron Bridge spanning Clear Creek.

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



2-7-19. Clear Creek/Bloomington Rail Trail parking lot, looking downstream. Photo was taken from the south side of Iron Bridge. Note SUV trying to cross the flooded section of Church Lane

Dave & Patty Busch 1250 W. Church Lane Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



2-7-19. Looking north on Rogers Street at S.R. 37. Clear Creek is on the left, Jackson Creek is in the foreground, just past the traffic cones.

Page 6 of 6

Letter of Opposition to 2012-PUO-06

I am Patty Busch and live at 1250 W. Church Lane. I live directly south of the proposed development. This parcel is currently zoned RE 1. That enables development appropriate to the rural nature of our neighborhood. 2012-PUO-06 is the opposite extreme. Not only would it create a dense suburban landscape where we have countryside, it would also degrade existing natural habitat and exacerbate an already serious flooding problem.

Our farm has been a source of peace and serenity to our family, friends and animals. I spend many hours outdoors each day caring for the farm and our animals. The thought of hearing heavy equipment and construction noises daily from dawn to dusk for the next seven years feels overwhelming.

The wildlife habitat along Clear Creek is threatened too. Many species of birds including Blue Herons, Red Tail Hawks, eagles, owls and others have thrived here. Deer, coyotes, foxes and bats are welcome here, unlike some neighboring communities. There's no doubt the loud noise and intrusive activity of such a large scale development will negatively impact this peaceful and safe preserve.

Also of great concern are the impervious surfaces this high-density development will create and how these surfaces will adversely impact the critical watershed of Clear Creek and areas downstream.

As watersheds are urbanized and vegetation is replaced by impervious surfaces, infiltration to groundwater is reduced. And, as more stormwater runoff occurs- runoff that is collected by extensive drainage systems combining curbs, storm sewers, drainage ditches and detention basins-more stormwater volume is carried directly to streams. In a developed watershed, much more water arrives into a stream increasing the likelihood of more frequent and more severe flooding. The United States Geological Survey (USGS) Water Science School website states, "Studies have shown that as development and the amount of impervious surfaces increases in a watershed, severe flood events happen more often". (Please reference pictures of 2019 flooding in our area provided in our earlier Letters of Opposition).

The proposed detention basins will capture and slow the "rate" of stormwater runoff from roofs, roads, sidewalks and driveways. They do not address (reduce) the actual amount of water that runs off the site rather than soaking into the ground. Even well designed sites with detention basins significantly reduce ground water recharge; thereby contributing to drought conditions, increase erosion in stream channels and limits the amount of water available for plant life.

As stormwater flows over surfaces, it picks up potential pollutants that may include sediment, nutrients (from lawn fertilizers), bacteria (from human and animal waste), pesticides (from

lawn and garden chemicals), metals (from rooftops and roadways) and petroleum by-products (from leaking vehicles). The list goes on and on. This polluted stormwater runoff can be harmful to plants, animals and people.

Detention basins can offer limited pollution control, *if* regularly maintained, by collecting larger particulate matter. They do not control pollution of very fine and highly soluble particles such as oil, grease, metals, salts and similar contaminants.

As our landscape changes, it begins to have an impact on stream health. What we do on or to the land affects both the quantity (volume) and quality (pollution levels) of the water in our streams and lakes.

Trees play a valuable role in reducing stormwater runoff by “drinking in” waters before they have a chance to enter the waterways:

- In urban and suburban sites, a single deciduous tree can intercept from 500-760 gallons of water per year.
- A mature evergreen can intercept more than 4,000 gallons per year.
- A single mature oak tree can consume over 40,000 gallons of water per year.

Additionally, the runoff rate from one acre of paved parking generates the same amount of annual runoff as:

- 36 acres of forest
- 20 acres of grasslands
- a 14 acre subdivision (2 acres lot density)
- a 10 acre subdivision (0.5 acre lot density)

One inch of rainfall on an acre of paved surface produces 27,000 gallons of stormwater runoff!

(Penn State Extension (2015)-The Role of Trees and Forests in Healthy Watersheds.

It is for these reasons (and many others) that I urge you to vote NO on 2012-PUO-06 and retain the existing RE1 Zoning for this site.

Rebecca Payne

From: Rebecca Payne
Sent: Wednesday, January 6, 2021 12:48 PM
To: 'Guy Loftman'
Cc: Jacqueline Nester Jelen
Subject: RE: 4691 S. Victor Pike Development, Petition number 2012-PUO-06, resent with corrected address

Received.

I will be sure to include this email with my report.

Thank you,

Rebecca Payne
Planner/GIS Specialist
Monroe County Planning Department
501 N. Morton St., Suite 224
Bloomington, IN 47404
rpayne@co.monroe.in.us
Phone: (812) 349-2560
Fax: (812) 349-2967

From: Guy Loftman <guy@loftmanlaw.com>
Sent: Wednesday, January 6, 2021 11:55 AM
To: Rebecca Payne <rpayne@co.monroe.in.us>; Daniel Butler <dbutler@bynumfanyo.com>; Jeff Fanyo <jfanyo@bynumfanyo.com>; Michael Carmin <michael@carminparker.com>; Guy Loftman <guy@loftmanlaw.com>
Subject: Fwd: 4691 S. Victor Pike Development, Petition number 2012-PUO-06, resent with corrected address

Hello Ms. Payne,

Thanks for discussing the proposed 4691 S. Victor Pike development. As adjoining landowners, we have several concerns about it.

1. The current minimum lot size for this RE-1 zoning district is 1 acre. That would be a maximum of 44 lots on this 44 acre tract. Of course, as a practical matter that number couldn't be achieved, given the Duke Energy easement, Karst features and requisite infrastructure. This proposal is for 145 lots, three times the current maximum. The RE-1 zoning density is appropriate. It should be kept.
2. We take issue with several points in the Petitioner's Statement from Michael L. Carmin dated December 1, 2020.
 - 2.1. On page 1, the proposal is referred to as, "an infill project in the Bloomington urbanizing area not contributing to urban sprawl." As we understand it, an "infill project" refers to a less developed area surrounded by more developed areas. Filling it in completes the higher density of the overall area. Our home on 6.3 acres adjoins this property to the South. Almost all of the housing south of That Road,

west of Clear Creek and all the way to the bypass is at least 1 acre, with many being substantially larger. This is not infill. The same paragraph says the proposal would not be “contributing to urban sprawl.” To the contrary, this is a classic example of urban sprawl.

2.2. On page 2 this is described as “within the core of the existing community.” It certainly isn’t within the core of the existing high-density housing community. “Maintains a distinctive edge separating urban areas from rural areas”? That edge is That Road. This project invades it. “Integrates open space”? 145 houses where there is now one old farmhouse with outbuildings, pastures, hayfields and scores of large trees. This plan disintegrates existing open space. “May include amenities.” (Page 3) Maybe, maybe not. None are promised. It looks like a pretty tight squeeze to fit in a community garden/orchard, dog park, trail terraced park, children’s park and a pipe park. Not counting the pond.

3. The PUD Outline plan concerns us.

3.1. Clear Creek Elementary School access, Amenities, page 7. The plans says that the rail trails will give access to Clear Creek Elementary. There are basically no sidewalks from either trail’s road intersection to the school. There aren’t even shoulders. The bridge over Clear Creek on That Road is particularly hazardous. Traffic is especially heavy and fast on Rogers Street. This plan provides no safe access to Clear Creek Elementary.

3.2. Traffic on Victor Pike, Page 10. The plan describes Victor Pike as a “major county road”. It is two lanes with no shoulders and a sharp drop off on the east side as you approach the creek from the south. The steep downhill curve heading south on Victor Pike by our house is very dangerous. We understand that the rule of thumb is 10 trips per day per home. That’s an additional 1,450 vehicles, with presumably half going south. We understand the developers have made no traffic study, and don’t intend to. However, we know close to an additional 750 trips per day will make Victor Pike far more dangerous. It is quite dangerous enough now.

3.3. Congestion on That Road. Presumably half the traffic will go north on Victor Pike and East on That Road to Rogers Street. That is already badly congested during rush hour. 10% of the 1,450 trips are expected at rush hour. Over 70 more cars trying to get out on Rogers around 8 in the morning will create a traffic jam of monumental proportions, by our rural standards, and probably even by urban ones.

3.4. Landscaping, page 11. The plan states:

Existing, mature, specimen quality trees located in the development will be preserved, subject to tree removal only as required within the building footprint of a home site. It is not expected that home sites will require the removal of any mature trees.

A casual tree count shows perhaps 50 trees in the front yard, most of which look pretty mature. Comparable numbers are in the back yard, with more adjacent to the Duke easement. Yet no proposed lot shows any adjustment for preserving a single tree. Apparently the developers have a very high standard for what constitutes a mature tree. (A photo of the front lawn, along Victor Pike, is attached.)

We could go on, but we won’t. Our bottom line: This proposal would put too many houses in too small a space, causing intolerable congestion, hazardous traffic, and degradation of the rural nature of the area. That is what Residential Estate zoning is there to protect. The proposal should not be approved.

Thanks for your consideration.

Guy Loftman

Connie Loftman

Eve Loftman Cusack

Sam Cusackel

--

Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

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Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

Rebecca Payne

From: jana southern <jrs7986@yahoo.com>
Sent: Sunday, January 31, 2021 7:55 PM
To: Rebecca Payne
Subject: Oppose 4691 S Victor Pike

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Dear: Rebecca Payne

As a little girl my family moved us to 4690 S. Victor Pike. What a blessing this was. Having a yard that joined with your best friends was a dream come true. Over the years I have seen many houses/neighborhoods added. I never thought it was a bad thing. They were nice single family homes.

However, learning about the 145 subdivision with Multi family homes concerns me. What kind of traffic is this going to bring? What kind of people is this going to bring in? What types of homes are they building? All of these unanswered questions leads me to oppose this development. The increased noise, traffic, and loss of property value are things that I cannot support. We do not need or want this development. Let's keep it what it is. A nice quiet area where people can raise a family of their own.

Thanks,

Jana Mann

Rebecca Payne

From: ma_williams@sbcglobal.net
Sent: Sunday, January 31, 2021 4:07 PM
To: Planning Office
Cc: Rebecca Payne
Subject: Proposed White Oaks Subdivision near Lighthouse Christian Academy

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Ms. Payne. Please note my objection to the proposed 144 single-family residential units in White Oak development, near the Lighthouse Christian Academy and the intersection of That Road and Victor Pike. Here are the reasons for my objection:

- The proposal is too dense for this rural area.
- The duration of the construction, eight years, is excessively long, with further predictable, environmental degradation, associated with the project.
- Such a development will greatly increase the traffic on Victor Pike, and substantially increase traffic on So. Rogers.
- Traffic pressure in the adjacent neighborhoods, which includes an estimated 1200 homes, will greatly increase. The included neighborhoods are Batchelor Heights, Clear Creek Estates, Eagleview, The Highlands, and Wick.
- Removal of trees will have an adverse effect on water filtration and drainage in the area, with no hope of remediation.

I urge the commissioners to vote “no” on Petition No. 2012 PUO-06.

Thank you.
Mary Ann Williams
3550 So. McDougal Street
Bloomington, IN 47403

Rebecca Payne

From: Mary Reardon <maryrrdn@gmail.com>
Sent: Sunday, January 31, 2021 8:00 AM
To: Rebecca Payne
Subject: Vote NO on 2012-PUO-06

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

To: Monroe Co. Plan Commission

Re: Vote NO on 2012-PUO-06

I oppose the 145-lot subdivision proposed at 4691 South Victor Pike. Every existing tree in the build area would be destroyed, diminishing the beauty of the scenery and irreparable damage to the environment. Construction would also discourage walkers on the Rail-Trail who need the beauty of nature, exercise and harmony in their lives.

Protect the Rail Trail.

Sincerely,

Mary Carol Reardon
7286 E. Salt Creek Drive
Bloomington, IN 47401

Rebecca Payne

From: Maxine Southern <maxine.southern@yahoo.com>
Sent: Friday, January 29, 2021 6:28 PM
To: Rebecca Payne
Subject: 4691 S. Victor Pike

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Dear Ms.Rebecca Payne

I oppose the housing deveoplment being propose on the 4691 S Victor Pike property. The roads are not designed to support traffic for a large development like the one proposed. The 37 and Victor Pike crossing is already a dangerous intersection. Let alone the danger this will add to the older property owners that live on this road. This puts their safety at risk as they go to get there mail/newspaper.

Living on Victor Pike for 30+ years has always been a more rural setting. Adding this development will increase the noise and the overall setting of this area.

Additionally, I as a property owner will be forfeiting part of property for a development that I have no financial interest in.

Thanks,

Joseph and Maxine Southern

Sent from my iPhone

Rebecca Payne

From: Melissa Wickstrom <wickstromrealty@gmail.com>
Sent: Monday, January 11, 2021 3:13 PM
To: Rebecca Payne
Subject: 4691 S Victor

Rebecca,

I'm a parent at Lighthouse Christian Academy as well as a Realtor in town. I'm writing to oppose the proposed PUD on the Robertson Farm in Bloomington.

For parents who are dropping off children at school, Victor Pike can be problematic in the early mornings. Adding two additional ingress/egress on Victor Pike would significantly affect traffic flow for many families trying to enter/exit the school onto Victor. I strongly suggest that the current plans be reevaluated with traffic at peak hours in mind.

I also believe the amount of homes being planned for the 44 acres is very dense for the location. Most people frequent our trail and enjoy a somewhat peaceful nature walk. The development will take away from the serenity of the area.

Melissa Wickstrom
FC Tucker BLOOMINGTON
(765) 425-6991

Rebecca Payne

From: Diana Somes <somesdoor@yahoo.com>
Sent: Wednesday, February 3, 2021 3:59 PM
To: Rebecca Payne
Subject: White Oak Planned Development on Victor Pike

2/3/21

Subject: Planned White Oaks Housing Development on Victor Pike

Dear: Rebecca Payne/Planning Commissioners

I am writing to ask the commissioners to be careful in their decision-making about WHITE OAKS housing development. I believe this isn't in the best interest of the folks who live on that area of Victor Pike. The land is too small for 140 planned homes, and Victor Pike is too narrow to accommodate that much traffic, it would be dangerous for all involved.

Thank you,
Diana Somes
Resident of Bloomington Indiana for 68 years and very concerned!

Sent from my iPhone

Rebecca Payne

From: Kendall Edge <kndledge@gmail.com>
Sent: Wednesday, January 13, 2021 10:04 AM
To: Rebecca Payne
Cc: Jacqueline Nester Jelen
Subject: Letter of Opposition to Petition No. 2012-PUO-06

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Kendall Edge

1245 W Church Lane

Bloomington IN 47403

Letter of Opposition to Petition No. 2012-PUO-06

I am opposed to Petition No. 2012-PUO-06. I have lived on Church Lane for the past 5 years. I believe the White Oak development would have a large negative impact on its surrounding area. I share the same concerns as Dave and Patty Busch (please refer to Dave and Patty Busch Letter of Opposition to Petition No. 2012-PUO-06). Thank you.

Sincerely,

Kendall Edge

From: Ann Elsner

To: Rebecca Payne

Subject: 4691 S; Victor Pike, 2012-PUO-06

Date: Friday, February 5, 2021 1:22:09 PM

I have just been made aware of the proposed high density development in what is widely regarded as a recreational area for the whole community, with the address of 4691 S; Victor Pike, 2012-PUO-06. I am concerned about tree removal and the subsequent erosion into Clear Creek, along with water and mud flowing over the much used Clear Creek Trail.

Further, the location and proposed high density are out of character with the low density of the surrounding homes. The sight lines along the steeper parts of this road, offset intersections, and curved side roads do not afford a view of distant traffic. If traffic density increases sharply, then this could pose more of a hazard than is currently experienced for pedestrian street crossings by users of the Clear Creek Trail and school children at the Lighthouse School.

As a resident in the greater neighborhood, I am against the development as described. I am not against all development. If this land is to move out of a relatively undeveloped state, a plan with lower density that preserves the trees, quiet, lack of visual clutter, and recreational values of the Clear Creek Trail is important.

Ann E. Elsner, Ph.D

4017 S Crane Ct.

Bloomington, IN 47403

Rebecca Payne

From: Adrian Ziepolt <toby2shoes@hotmail.com>
Sent: Saturday, February 6, 2021 10:49 AM
To: Rebecca Payne
Subject: 4691 S. Victor Pike

Categories: Blue Category

We urge you to vote "NO" on the rezone proposal for 4691 S. Victor Pike since it would contribute to urban sprawl in a lovely rural setting. The density of this development would be significantly greater than what the character of this area is supposed to have. The whole point of zoning regulations is to prevent urban sprawl as well as overwhelming the county roads in the area. Please do not change the zoning to allow this development.

Yours truly,

Adrian and Josie Ziepolt
2499 W. Ellsworth Road
Bloomington, IN 47404

Sent from my iPad

Rebecca Payne

From: Curtis Adams <curtiswadams@sbcglobal.net>
Sent: Tuesday, February 9, 2021 12:55 PM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Categories: Blue Category

Dear Planning Commission member,

Please vote NO on this zoning change. Some reasons for my (local resident) objections:

- Given the slope of the land toward the already strained nearby waterways, this will increase demand and negative effects of our current storm water problems in this area. Therefore, this is not in collaboration with current county objectives to prevent excessive storm water problems.
- beauty and uniqueness of walking trail in our community will be diminished due to housing and population, instead of nature, which was a previous goal in creating the trails
- this would be counter-intuitive to current agenda of preventing urban sprawl. This is a more rural area.
- affordable housing would generally require public transportation or walking proximity to urban needs of residents.....this property has neither
- not cost prohibitive to change rural areas to urban, and urban areas to rural, such as the new SwitchYard Park acreage. Why not make this a park setting to coincide with trail system as well?
- Current road system would not support additional traffic, so this would not be cost effective or safe

Given these points, this makes an easy vote of NO on this proposal.

Curt Adams

Rebecca Payne

From: Kelly Rockhill <krocksauce@gmail.com>
Sent: Sunday, February 7, 2021 8:17 AM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Categories: Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. As I understand, that area has a 44-lot zoning limit. I'm curious as to how the commissioners arrived at the decision to create 145 lots. I realize that Bloomington is a growing community and solutions need to be in place to accommodate the many families and individuals who need homes. But sustainability needs to be a core part of the conversation.

Here are some issues I see that would result from this project:

- 20 acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems.
- Wildlife and its habitat would be destroyed.
- The beauty of the rail-trails would be reduced.
- Destruction of so many trees and use of construction equipment for 7 years would release carbon into the air that should stay sequestered.
- Homes starting in the \$200,000's wouldn't help with affordable housing.
- Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Sincerely,

Kelly Rockhill
3610 S. Eddington Drive

Rebecca Payne

From: Kelsey Stokes Balson <kels.stokes@gmail.com>
Sent: Sunday, February 7, 2021 10:07 AM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Categories: Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse. VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06 Thanks for your attention to this matter.

Kelsey Balson
3740 S. Cramer Circle
Bloomington, IN 47403

Rebecca Payne

From: Lori Stapleton <stapletonlori@yahoo.com>
Sent: Saturday, February 6, 2021 2:14 AM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S VICTOR PIKE REZONE, 2012-PUO-06

Categories: Blue Category

Subj: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Hello Monroe County Plan Commissioners,

I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06.

145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Lori & Phil Stapleton
3707 Woodmere Way
Blgtn, IN 47403

Sent from my iPhone

Rebecca Payne

From: Rachel DiGregorio <racheldigregorio@gmail.com>
Sent: Sunday, February 7, 2021 9:34 PM
To: Rebecca Payne
Subject: 4691 S. Victor Pike, 2012-PUO-06

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. You might remember May's flood a few years ago. Backyards along the creek often flood, I can't imagine how much worse it would be with the addition of 145 plots. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse. VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06 Thanks for your time and careful attention to this matter.

Rachel DiGregorio
5001 South Rogers Street
47403

Rebecca Payne

From: Emerick, Rosanne Carla <rdye@iu.edu>
Sent: Friday, February 5, 2021 4:37 PM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Categories: DUE

Hello Monroe County Plan Commissioners,

I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Rosanne Emerick, Eagleview Resident
4310 S. Eagleview Court
Bloomington, IN 47403

Rebecca Payne

From: Susan Stokes <sstokes.autismconsult@gmail.com>
Sent: Sunday, February 7, 2021 8:55 AM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Categories: Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse. VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06 Thanks for your attention to this matter.

Susan Stokes
3829 S. Cramer Circle
Bloomington, IN 47403

--

Susan K. Lewis Stokes, M.A., CCC-SLP
Educational Autism Consultant
sstokes.autismconsult@gmail.com
www.susanlewisstokes.com

From: [Guy Loftman](#)
To: [Rebecca Payne](#); [Guy Loftman](#)
Subject: Loftman"s Neighborhood meeting notes, 2912-PUO-06
Date: Wednesday, February 10, 2021 4:01:44 PM

Hello Ms. Payne,

I took notes on the January 22 White Oak neighborhood meeting. I submitted them to White Oak, and received no statement of disagreement. Please include this account in the package to the Plan Commission.

Thanks,

Guy Loftman

Notes taken by Guy Loftman during a virtual neighborhood meeting concerning the White Oak subdivision held on 1-22-21 at 5:00 p.m. on Google Meet.

Participants

Danny Butler, Bynum Fanyo

Donnie Adkins, introduced as owner

Kevin Schmidt, introduced as owner

Christine Andearson, daughter of Janet and Don Robertson

Eve Cusack, 4835 S. Victor Pike

Sam Cusack, 4835 S. Victor Pike

David and Patty Busch, 1250 W. Church Lane

Erika Morris, 5075 S. Victor Pike

Randy Cassady, 898 W. Church Lane

Jill Robertson, daughter of Janet and Don Robertson

Butler introductory remarks

Notes would be taken, but the presenters don't know how to electronically record the meeting. Advantages of project include benefiting from trails, creeks, rural surroundings, reduced traffic flow, sustainable project, increase density. There would be 2 access points on Victor Pike, with turning lanes added on both sides near the new access points. Construction would be expected from the summer of 2021 through

2028. Homes would be priced from the \$200,000's. Lots would be from .26 acre to .14 acre. Houses would be sold for owner occupation, not rental. 145 lots are planned. 4 drainage facilities will be included. This is a critical watershed because of downstream flooding. This would be reduced by reducing the rate of runoff flow.

Questions and responses.

Loftman: Is the PUD correct in saying drainage is to be installed by neighborhood association? No. Developer will install, County will inspect and sign off when properly completed. Maintenance would be by neighborhood association.

Busch: Detention or retention ponds? Detention. These would handle increased flow from impervious surfaces. Design capacity up to .9 cubic feet per acre. Scoop out sediment if over 8".

Cassidy: Heights, density? Paired patio homes 20% of plan. 1 to 1.5 stories. 4 plexes might go on southwest side, 2-3 stories. Density change from 45 maximum under RE-1 to 145. Pending general zoning revision would be to MR, which would allow a higher density. Roads would be dedicated to the public, the current owners plan to develop it themselves, not just sell the whole project to someone else after approved.

Eve Loftman Cusack, Patty Busch, Loftman: Increased traffic concern. Traffic study? Widening and turn lanes would mean not having to wait for someone turning. Traffic flow reduction referenced in introductory remarks means that trail access would lead to some trips to Bloomington not using a motor vehicle, so traffic would be reduced compared to a development without trail access. Reduced traffic from Covid was not considered in traffic study. It wasn't on the ground, but conceptual. A copy will be sent to Loftman.

Dave and Patty Busch: Finish on houses on trail? Both trail and street sides with fully finished look. Detention ponds would only have shallow standing water, and that only for a short time following major rain events. No substantial standing water 95% of the time. Two environmental studies identified Karst features and intermittent streams.

Cassady: Who would build houses? The developers will build the houses. R2 zoning would be worse, since it would allow smaller lot sizes. The developers hold an option. They do not own the property.

Loftman: Trees? A tree inventory was made showing numbers, location, maturity, etc. Danny will send to Loftman. Only trees near Northeast Karst area will be saved. All other trees will be removed. They will be replaced with hundreds of young trees that are to be planted in the project.

Loftman: Drainage enforcement? Notify County authorities and ask them to take corrective action. No private right of enforcement would be given to adjacent property owners or others.

Road widening? No land would have to be taken for right of way purposes from homes on the west side of Victor Pike. However, the paved surface would be widened within the existing county right of way, and would extend 8 to 10 feet into the existing lawns of those houses. County Highway has approved the plan without requiring a traffic study.

Loftman: Amenities? "Trail Terraced & Children's Parks" drawing? Dog park .3 to .6 acres. Mountain bike area 1 to 1.5 acres, including dog park. The northeast corner with no lots is 1 to 1.5 acres. No development is allowed under the Duke easement. Neighborhood orchard/grow area could not be on the Duke easement. If developed, they would also be on the north-east Karst area with the dog park and mountain bike area. The children's play park would be at a different location. The four large, dotted circles with dots in the middle are Karst features. Trees that would be saved are inside the wavy line in the drawing. There are no open space/community areas within the build area. Everything improved is on the perimeter. No changes can be made within the Duke easement. The drainage facility near Victor Pike in the backyards of lots 63 to 76 would not be an open space/community area. Utility lines will be buried. No public parking areas are included. No existing trail fencing would be damaged for construction purposes. Any fence removal or replacement would be determined later. All parking will be on-street or on private property.

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Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

From: [Guy Loftman](#)
To: [Rebecca Payne](#); [Jacqueline Nester Jelen](#); [Guy Loftman](#); [Dave Busch](#)
Subject: Supplementalremonstrance re: White Oak Subdivision PUO-2012-06
Date: Thursday, February 11, 2021 11:40:59 AM

To the Monroe County Plan Commission:

I would like to add the following concerns.

1. Errors in White Oak's Outline Plan: PUO-2012-06, 4691 S. Victor Pike Trees.

The 4th bullet in the PUO Landscaping portion states:

"It is not expected that home sites will require the removal of any mature trees."

In the Neighborhood Meeting on Jan. 22, White Oak representatives acknowledged that all trees in the build area would be removed. In a subsequent discussion on Feb. 8 White Oak maintained that some trees might be saved, depending on their location and the final plat. But it is clear many, if not all, trees in the build area would be destroyed. The PUO outline drawing shows the only trees saved to be in the north east corner, where no houses are to be constructed.

Drainage installation.

In the Proposed Amenities section of the PUO it states, in part:

"Drainage areas – In accordance with the approved drainage plan, dedicated drainage facilities and areas will be installed and maintained by the owners association."

This is totally inappropriate. In the Neighborhood Meeting, White Oak said this was in error, and that the developer would install the drainage facilities. But the PUO has not been corrected. This is a critical issue. If the developer is to have the installation duty, that commitment should be in writing, not in an unrecorded neighborhood meeting.

Number of lots.

In a February 8 informal conversation with the White Oak developers, they stated that the quad-homes described for Zone C (Option # 2) might increase the number of lots. Any increase in lots should be shown in the proposal, not mentioned in a response to a question at an informal follow up neighborhood meeting.

2. HOA (HomeOwners Association) concerns

Drainage.

Clearly drainage is a major concern. Grass and trees will be replaced by impervious surfaces. A brief Google search estimates a residential development with lots under 0.5 acre would be 41% impermeable.

[EnvironmentalIndicatorFactSheet \(uwsp.edu\)](http://uwsp.edu). The White Oak lots are two to three times that density. Thus impermeable surfaces could be well in excess of 50%. Impermeable surfaces increase run off rates, flooding risk, and the burden on detention ponds.

There is an extensive literature online about maintaining detention ponds, such as those proposed for White Oak. The PUO says the HOA will have the right and duty to maintain them. That is little consolation to those who would be damaged by a failure to maintain. White Oak says the neighbors who think there might be a problem can ask the County to look into it. This is not enough. Governmental authorities and adjoining and down-stream properties likely to be affected by maintenance failures should have the right to enter and inspect all drainage facilities without notice, for instance during and immediately after rainstorms. Further, the HOA should require professional maintenance of all drainage facilities by qualified professionals. The costs should be reflected in the HOA budget.

Let's face it. The HOA won't have much motivation for expensive inspection and maintenance that will protect those not in the HOA from flooding. Environmental protection needs to be built into the project, not left to the ever-overstretched resources of Monroe County.

Liability insurance and maintenance of publicly accessible amenities.

Dog parks, children's play areas and mountain bike parks are presented as attractive areas for White Oak residents and the general public. These all entail risk of injury to users. The HOA should be required to provide liability insurance sufficient to protect the HOA, its board, its members and the user public from uncovered losses. If recreational facilities are available to the public, the insurance should be publicly disclosed.

The PUO should include a reasonable estimate of insurance and maintenance costs for areas available to the general public, and include that in a minimum budget for any proposed HOA.

3. Sidewalks. The proposal provides for sidewalks on one or both sides of streets, at the developers' option. Sidewalks on both sides of streets make neighborhoods more walkable and attractive. There should be a commitment to sidewalks on both sides.

4. Traffic.

Both White Oak roads would exit on Victor Pike, an existing minor collector. In my discussion with Paul Satterly, Monroe County Highway Engineer, he said that the on October 9, 2012, the traffic count on Victor Pike between Church Lane and That Road was 1,035 vehicles. He said that the rule of thumb for subdivisions is 10 trips per day per lot. With 145 lots that would be an additional 1,450 trips generated by White Oak, or a total of 2,900 additional vehicles on this portion of Victor Pike. That would be nearly three times the traffic in 2012. We don't know today's traffic count, or how I-69, Lighthouse Christian Academy or other factors may have affected it. White Oaks is not doing a traffic study. But White Oak would surely cause a dramatic increase in wait times at the Victor Pike/That Road 4-way stop, and at the That Road/ Rogers Street stop sign. Rogers is a through street there, so waits are already quite long at rush hour. White Oak traffic would have a dramatic impact on the existing neighborhood.

5. Home costs. On Feb. 8 the developers stated that they hoped the asking price for the paired patio homes would not be above the high \$200,000's. Single family homes on larger lots would be substantially more. White Oak housing from \$275,000 and up will not help with affordable housing in Monroe County.

6. Developer inexperience. On Feb. 8 the developers stated that neither has ever developed a residential subdivision or been in the home building business. Their management experience is in very large infrastructure and petroleum projects in connection with the war in Iraq and other Middle East projects. They approach this more as investors than experienced residential developers. They have no track record in that area to allow confirmation of their reliability in taking on this substantial and environmentally sensitive project.

Thank you for your consideration.

Guy Loftman

--

Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

From: [Guy Loftman](#)
To: [Kelsey Thetonia](#); [Daniel Butler](#); [Jacqueline Nester Jelen](#); [Rebecca Payne](#); [Dave Busch](#); [Guy Loftman](#)
Subject: White Oak Drainage questions
Date: Tuesday, March 9, 2021 9:30:35 AM

Hello Ms. Thetonia and Mr. Butler,

I appreciate Ms. Thetonia's March 8 response to my earlier email. As so often happens, answers create questions.

Ms. Thetonia says, "Mr. Butler surveyed the two existing pipes under the Clear Creek Trail after the 2/3/21 DB meeting and confirmed that they will be able to handle the discharge from the site. This site is meeting the very stringent release rates required for this watershed."

The White Oak documentation shows two existing 12 inch pipes under the Clear Creek Trail west of Victor Pike. Presumably they have handled the runoff from this site since the trail was established. Obviously White Oak wouldn't change the total runoff. However, it looks like it will concentrate the discharge for much of the site in the detention ponds, and increase the rate of flow to those ponds. I particularly address the detention pond at the south end of the Duke easement, by the planned walkway to the Clear Creek trail.

My basic concern is, the current Robertson farm drainage empties into the West Fork of Clear Creek along permeable natural surfaces extending from Victor Pike to the rail trail roundabout. It looks like the proposal would have most of that water enter this detention pond. Without properly controlled discharge from the detention pond there would be a vastly increased outflow rate at this location. If the detention pond won't contain stormwater sufficiently I conclude that the runoff concentrated in this small area might easily exceed the capacity of the culvert under that section of the trail. So, how do we know that this pond will completely contain the stormwater from a maximum event without increasing the flow rate to the existing culvert?

Here are some more specific questions that would help me understand the situation.

1. How many acres will drain into this detention pond? Please show supporting documentation and calculations.
2. What will be the surface area of the pond if it is full, in percentages of an acre? Please show supporting documentation and calculations.
3. How much water will the pond hold if full? Acre inches would seem an appropriate unit for the response. Please show supporting documentation and calculations.

4. How high will the dike surrounding the pond be, compared to its discharge point? Please show supporting documentation and calculations.
5. How high will the dike surrounding the pond be, compared to the adjoining ground surface? Please show supporting documentation and calculations.
6. What will be the discharge rate from the pond? Please show supporting documentation and calculations.
7. What percentage of storm water will get to the pond through the storm sewers, and what percentage through surface flow? Please show supporting documentation and calculations.
8. Is it expected that stormwater will ever go over the top of the dike surrounding the pond? Please show supporting documentation and calculations.
9. What will be the elevation drop from the bottom of the discharge facility in the pond to the bottom of the discharge facility near the trail? Please show supporting documentation and calculations.
10. Will there be a swale leading to the pond from Victor Pike along the southern edge of the lots adjoining the trail, near the existing fence?
11. What is the maximum rainfall event for which this storm water management system is designed?
12. What is the maximum 24 hour rainfall event in Monroe County for each year since 2000?
13. What are the water release rates for this site?
14. What is the total amount of impervious surface expected for the entire 44 acre site (in acres and/or percentage of the total site)? Does this total include all roads, roofs, driveways, patios and sidewalks? If not, what does it include?

I'm a stormwater novice, and may not have phrased these questions quite right, but hopefully they will be sufficient to identify and address my concerns.

I include Mr. Butler on this email because he may have the answers more readily available.

Please include this email in the Drainage Board packet for March 3.

Thank you for your attention to and assistance with this matter.

Respectfully yours,

Guy Loftman

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Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

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I include Mr. Butler on this email because he may have the answers more readily available. Please include this email in the Drainage Board packet for March 3.

Thank you for your attention to and assistance with this matter.

Respectfully yours,
Guy Loftman

--

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445
Guy Loftman is a retired attorney, and is no longer practicing law

Rebecca Payne

From: Reynolds, Donna K <makreyno@indiana.edu>
Sent: Wednesday, February 24, 2021 7:41 PM
To: Rebecca Payne
Subject: 2012-PUO-06

Hello Monroe County Plan Commissioners,

I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06.

145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Name: Madonna Reynolds
Address: 5917 s. Charlie Ave

Sent via the Samsung Galaxy Note20 5G, an AT&T 5G smartphone



**MONROE COUNTY HISTORIC PRESERVATION
BOARD OF REVIEW**

501 N. Morton Street, Suite 224, Bloomington, IN 47404

Telephone: (812)-349-2560 / Fax: (812)-349-2967

www.co.monroe.in.us/tsd/Government/Infrastructure/PlanningDepartment/HistoricPreservation.aspx

Date: March 8, 2021

To: Monroe County Plan Commission

**BOARD MEMBERS,
2021-2022**

Danielle Bachant-Bell,
Perry Township

Devin Blankenship,
Washington Township

Duncan Campbell,
Perry Township

Donn Hall,
Salt Creek Township

Don Maxwell,
Perry Township

Deborah H. Reed,
Bloomington Township

Amanda Richardson,
Perry Township

Polly Root Sturgeon,
Bloomington Township

Doug Wilson,
Richland Township

RE: Petition 2012-PUO-16 White Oak Planned Unit Outline Plan

The Monroe County Historic Preservation Board of Review reviewed and discussed the referenced petition at our February 22, 2021, meeting. Various concerns with the proposal were brought forward and we would like to express them here.

The property under consideration for this development was historically farmland and we understand the historic barn associated with the farm has already been demolished. However, the historic American Foursquare house and smaller outbuildings remain. In light of a previously unknown drystone wall being located on a property immediately to the south, our board is concerned with the potential loss of other historic resources on the petition property. In order to ascertain whether or not there are additional historic resources on the site, our board would like to request a walk-thru of the property in advance of any further changes.

Overall, the Board of Review is concerned with the loss of farmland in the county. The open landscapes and their minimal resources that speak to the farming history of Monroe County. While we are not advocating against development, the board is particularly concerned that the proposed density of house in the White Oak Planned Unit far exceeds that of other properties in the area and its impact on them will undoubtedly be extreme.

Further, with an influx of so many more people in such a small area, historic roadways such as Victor Pike, That Road, Church Lane, and South Rogers Street will be severely impacted. The eventual needs to widen these roads will then cause negative impacts to historic properties and drystone walls and forever alter the agricultural view sheds. Prior to any such widening discussions, the increase in traffic will certainly cause more damage to the drystone walls and properties in these areas, damage that has already been occurring simply because traffic in this part of Perry Township has already increased.

Likewise, increased flooding is a major concern. The Clear Creek watershed has already been experiencing more and more severe flooding events which will be exacerbated with the loss of more open land. Flooding destroys historic resources also—drystone walls, houses and farm properties, and archaeological resources in the path of flood waters.

The Board of Review hopes the Plan Commission will consider our concerns when deciding whether or not this proposed petition will be the right thing for Monroe County.

Rebecca Payne

From: Jacqueline Nester Jelen
Sent: Thursday, March 4, 2021 11:41 AM
To: Alice Hawkins
Cc: Drew Myers; Rebecca Payne
Subject: RE: Clear Creek Development

Thanks Alice – we will get your comments into the packet for the 3 petitions.

Thank you,

Jackie Nester Jelen, AICP
Assistant Director
Monroe County Planning Department
501 N. Morton St., Suite 224
Bloomington, IN 47404
jnester@co.monroe.in.us
Phone: (812) 349-2560

From: Alice Hawkins [mailto:alicehawk@c-hawk.net]
Sent: Wednesday, March 3, 2021 9:32 PM
To: Jacqueline Nester Jelen <jnester@co.monroe.in.us>
Subject: Re: Clear Creek Development

I would like my questions and comments to apply to all that is being planned because I am interested in the big picture.

Sent from my iPhone

On Mar 3, 2021, at 12:49 PM, Jacqueline Nester Jelen <jnester@co.monroe.in.us> wrote:

Hi Alice –

I am including the planner involved in this case, Drew Myers. We will make sure your email makes it into the staff packet and respond to your questions, specifically #5 & 6. Since there are three proposals in this area, I do want to clarify you are speaking in regards to the Southern Meadows Development in particular (first image below). If you would like your questions/comments to apply to the other two projects below, please let us know. Thank you,

<image003.jpg>

There is also Clear Creek Urban

<image004.jpg>

Or White Oak:

<image005.jpg>

Jackie Nester Jelen, AICP
Assistant Director
Monroe County Planning Department
501 N. Morton St., Suite 224
Bloomington, IN 47404
jnester@co.monroe.in.us
Phone: (812) 349-2560

From: Alice Hawkins [<mailto:alicehawk@c-hawk.net>]
Sent: Wednesday, March 3, 2021 11:35 AM
To: Jacqueline Nester Jelen <jnester@co.monroe.in.us>
Cc: Carol Edmonds <edmondsbc@gmail.com>
Subject: Clear Creek Development

I am late to this dance but am registering deep concerns about the Clear Creek Development.

It burst from 90 to 190 people living in the new development.

One person at the meeting expressed that he was looking for this to resemble Broad Ripple.

That brings me to questions

1. Why not develop delightful bungalows for families? (Margaret Clements has expressed that the project's mixed density has been overindulged in Monroe County.)
2. If this goes forward, who is projected to be the renters? (Is Bloomington and its environs not saturated with apartments?)
3. What is the zoning ordinance that is being superceded? (Why have an ordinance?)
4. Why is it a concern that a developer spent a lot of money to create this plan? (He didn't do it if he wasn't planning to make money. His problem, not the public's.)
5. Most importantly, what is the overarching plan for Monroe County? For instance, there is a proposal for the Sanders area that is clearly a dense, suburban development. (Trohn Enright-Randolph expressed his commitment to the environment.)
6. How do you suggest county residents have their voices heard? (The city has strong neighborhood alliances.)

Thank you for any light you can shed on these concerns. You are welcome to forward this email to Penny Githens, my commissioner and other commissioners.

Respectfully,
Alice Hawkins

Rebecca Payne

From: Ryan Cloe <rmcloe@yahoo.com>
Sent: Wednesday, March 10, 2021 2:06 PM
To: Planning Office
Subject: 2012-PUO-06

I'm against this proposed housing plan. We live on the South side and utilize the clear creek trail daily. Please do not approve of this development. The trail is naturally beautiful and do not need 145 houses crammed in such a tight space.

Thanks
Ryan Cloe

Sent from my iPhone

From: Bet Savich [<mailto:betsavich@gmail.com>]
Sent: Monday, March 15, 2021 12:34 PM
To: Tammy Behrman <tbehrman@co.monroe.in.us>
Subject: Proposed Victor Pike subdivision

Hello Planners,

I've read the Feb. 16 packet and walk the Clear Creek and Rail Trail several times a week. With this perspective, I would like to make the following suggestions and comments:



1. Please keep in mind the flooding of May's Greenhouse and surrounding areas in February 2019 after a 3 inch rain event. Clear Creek south of the proposed subdivision cannot handle additional flow. How can you ameliorate, not exacerbate, this problem? Cutting back on the density, and thus the amount of impermeable surface, would be one way. The petitioner states that the HOA will manage stormwater detention areas, but historically, relying on HOAs is problematic. I suggest that, in addition to HOA management of stormwater detention areas, individual rain barrels on homes and large rain gardens be incorporated throughout the development as part of the overall plat design.

2. If construction of a public park adjacent to the trail is in the final plan, and I hope that it is, I suggest that, after construction, the park be deeded to Monroe County. HOA management of a public park does not make sense. Over time, the HOA would start to think that they own it, since their fees would be paying for its upkeep. Disputes, no trespassing signs and fences would start to crop up.

3. Price points of "under \$350,000" are not affordable. Though the proposal mentions mixed use, the homes will be primarily higher-end. This does not address the community's shortage of reasonably priced homes.
4. There is no proposed neighborhood commercial of any kind. The ability to have a coffee shop or bike repair shop near the new park and the established trails would add to the development's integration into the community and what will eventually be the south side of the City.
5. Official ingress and egress from the trails is very important. While the proposal states that these will be provided, it should be mandated that they be clearly marked as public on both the subdivision side and the trail side. Currently it is difficult, if not impossible, to get from the trail to interior subdivisions without either trespassing or being afraid that one is trespassing. There is no reason that this problem should arise at a new subdivision on an established trail.
6. This proposal does not provide for the creation of open space during Phase One. Open space requirements should be met for each phase.
7. This proposal paints an idyllic portrait of kids walking along the trail to Clear Creek School. This would be both unrealistic and dangerous. They would need to cross Clear Creek on an extremely narrow bridge, without sidewalks, and would need to cross Rogers Street, where there is neither a stop light nor a stop sign.
8. Most of the mature trees on this property are along the fenceline. While the fenceline could be cleaned up and non-native trees and bushes removed, stipulate that all native trees must remain. This will prevent the developer from clearing the fenceline for utilities, drainage, etc.
9. All new trees and bushes planted on the site should be native to this area.
10. The Rail Trail and Clear Creek Trails were not cheap and are important amenities for many citizens. Please protect the beauty and integrity of these trails to the extent possible.

Thank you for your consideration.

Wishing you all the best,

Elizabeth Savich

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

KAREN McKIBBEN

Address:

2324 E. Moffett Ln.

Bloomington, IN 47401

Signature:

Karen McKibben

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Dale McKibben

Address:

2324 E. Moffett Ln.

Bloomington, IN 47401

Signature:

Dale McKibben

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Daniel Busch

Address:

1350 W Church Ln, Bloomington, IN

47403

Signature:

Daniel Busch

KEEP IT RURAL

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Carol L. Axson

Address: 1247 W. Church Lane
Bloomington, IN 47403

Signature: Carol L. Axson

RECEIVED
FEB 05 2021
MONROE COUNTY PLANNING

KEEP IT RURAL

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Gerald Wolfe

Address: 4995 S. Victor Pike
Bloomington, IN 47403

Signature: Gerald Wolfe

RECEIVED
FEB 05 2021
MONROE COUNTY PLANNING

Please! Listen to Horsemen Citizens
Not just to the Developers!

KEEP IT RURAL

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Charlotte Hess

Address: 1006 S. Covenant Dr
Bloomington IN 47401

Signature: Charlotte Hess

RECEIVED
FEB 05 2021
MONROE COUNTY PLANNING

KEEP IT RURAL

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Steven W. Axson

Address: 1247 W. Church Lane
Bloomington IN 47403

Signature: Steven W. Axson

RECEIVED
FEB 05 2021
MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: David Biggs

Address: 3607 E Jordan's Way

Bloomington, IN 47401

Signature: [Signature]

RECEIVED
FEB 05 2021
MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Kevin Stearns Bruner

Address: 1313 S. Madison St.

Bloomington, IN 47403

Signature: [Signature]

RECEIVED
FEB 05 2021
MONROE COUNTY PLANNING

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Row MELLOTT

Address:

4909 S. Victor Pike

Signature:

Bloomington IN 47403
1/29/21

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Gloria Stearns - Bruner

Address:

1313 S. Madison St.

Signature:

Bloomington, IN 47403
Gloria Stearns-Bruner

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Sandra Biggs

Address:

307 E. Jordans Way

Signature:

Bloomington 47401
Sandra Biggs

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Carolyn Bucher

Address:

3842 S. Laurel Ct

Signature:

Bloomington, IN 47401
Carolyn Bucher
I'm concerned about flooding in that area.

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Jacob Bailey

Address: 420 E Laurelwood Dr.

Signature: [Signature]

RECEIVED

FEB 11 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Victoria Nelson

Address: 608 E Moody Dr.
Bloomington, IN 47401

Signature: [Signature]

RECEIVED

FEB 08 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: McKenzie Holmgren

Address: 3203 S. Abby Ln.
Bloomington, IN 47401

Signature: McKenzie Holmgren

RECEIVED

FEB 19 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Mara Flynn

Address: 2627 E 2nd St, Bloomington, IN 47401

Signature: Mara Flynn

RECEIVED

FEB 11 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor like PUD

Printed Name: Josh Cornett

Address: 3807 S. Bushmill Dr.

Blgtn. IN 47403

Signature: Josh Cornett

MONROE COUNTY PLANNING

FEB 23 2021

RECEIVED

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD

RECEIVED
MAR 05 2021
MONROE COUNTY PLANNING

Printed Name: Marc Masie

Address: 506 N. E. 4th Creek

Solsberry IN 47459

Signature: [Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

RECEIVED
MAR 05 2021
MONROE COUNTY PLANNING

Printed Name: Felicia Pafford

Address: 3360 E. Lanam Rd.

Brown 47408

Signature: [Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD

RECEIVED
MAR 05 2021
MONROE COUNTY PLANNING

Printed Name: Steven K. Logan

Address: 9584 Painted Lashelle Dr.

Bloomington IN 47401

Signature: [Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

RECEIVED
MAR 05 2021
MONROE COUNTY PLANNING

Printed Name: NOY GRAMM

Address: 3330 N. Custer Rd.

Bloomington IN 47408

Signature: [Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Samantha Earler

Address: 1205 Walnut St.

Signature: Samantha Earler

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: WHITNEY CARP

Address: 2741 S. PINE MEADOWS DR

BLOOMINGTON 47403

Signature: Whitney Carp

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: JANE SCHEID

Address: 3218 E KENSINGTON PARK

BLOOMINGTON, IN

Signature: Jane Scheid

MAR 05 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Kim White

Address: 4248 S. CLEARVIEW DR

BLOOMINGTON, IN 47403

Signature: Kim White

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Lisa Hine

Address: 1205 S. Walnut St.

Bluffton 47401
Signature: Lisa Hine

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Elizabeth Henshaw

Address: 6227 Krah Ave

Blansville, IN 47110
Signature: Elizabeth Henshaw

MAR 05 2021

MONROE COUNTY PLANNING

RECEIVED

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Vickie Borg

Address: 5096 N Richland Cr Rd

Solsberry, IN 47459
Signature: Vickie Borg

MAR 05 2021

MONROE COUNTY PLANNING

RECEIVED

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: ELLA ROBINSON

Address: 592 W. LUKEN RD

BLOOMINGTON, IN 47407
Signature: ELLA R

MAR 05 2021

MONROE COUNTY PLANNING

RECEIVED

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Address:

Signature:

MAR 05 2021

RECEIVED

MONROE COUNTY PLANNING

Jane Williams

323 W. Persimmon Ct
Bloomington IN 47403

[Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Address:

Signature:

MAR 05 2021

RECEIVED

MONROE COUNTY PLANNING

BARTT SCHROEDER

5516 Hazue Rd
EVANSVILLE, IN 47712

[Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Samantha Earler

Address: 1205 Walnut St.

Signature: Samantha Earler

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: WHITNEY CARP

Address: 2741 S. PINE MEADOWS DR

BLOOMINGTON 47403

Signature: weaver

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: JANE SCHEID

Address: 3218 E KENSINGTON PARK

BLOOMINGTON, IN

Signature: Jane Scheid

MAR 05 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Kim White

Address: 4248 S. CLEARVIEW DR

BLOOMINGTON, IN 47403

Signature: Kim White

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

RECEIVED

MAR 03 2021

MONROE CO

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Lori Jordan

Address:

1143 W SUGARBERRY CT

Signature:

Lori Jordan

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Lu Zhou

Address:

916 S Fenwick Ct, Bloomington, IN

Signature:

Lu Zhou

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Melissa Orr

Address:

4248 S. Clear View Dr

Bloomington IN 47403

Signature:

Melissa Orr

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Jennifer Shep

Address:

3573 S. Glasgow Cir

Signature:

Jennifer Shep

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Elizabeth Fox

Address:

726 E. University St.

Bloomington, IN 47401

Signature:

[Signature]

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Adam Dule

Address:

582 W. Green Ad. Bloomington IN

Signature:

[Signature]

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

[Signature]

Address:

726 E. University St.

Bloomington, IN 47401

Signature:

[Signature]

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Imelda Wyalda

Address:

6140 W Duval Rd.

Bloomington, IN 47403

Signature:

[Signature]

KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Debbie Brzoska

Address: 7340 W. Gifford Rd.
Bloomington IN 47403

Signature: 

KEEP IT RURAL!

Dear Monroe County Plan Commission:

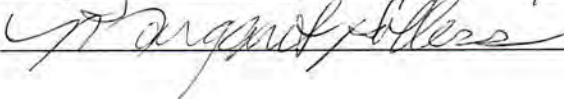
I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: MARGARET HOLLERS

Address: 230 W. Madison
Bloomington IN 47404

Signature: 

KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Cosima Hanlon

Address: 1408 W. Caber Ct
Bloomington, IN 47403

Signature: Cosima Hanlon

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Devon Hallenbury

Address: 7696 S. Breiden Rd.
Bloomington, IN

Signature: 47403

KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Ellen Sbarounis

Address: 220 N. Madison
Bloomington, IN 47404

Signature: Ellen Sbarounis

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Allison Powell

Address: 547 W. Pogwood Ln.
Bloomington, IN 47404

Signature: Allison Powell

KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Allison Santarossa

Address: 541 W Dogwood N.
Bloomington, IN 47404

Signature: AW Santarossa

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403

JUST SAY NO
TO 145 LOTS
AT 4691 S. VICTOR PIKE
VOTE NO ON 2012—PUO-06

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

KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Josh Washef

Address: 220 N. Madison St Bloomington IN
47401

Signature: [Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Rebecca Rose

Address: 2219 S. Belhaven Ct.
Bloomington 47401

Signature: [Signature]

EXHIBIT 10: Letter of Support

Rebecca Payne

From: Adam Nunez <bloomingtonadam@gmail.com>
Sent: Monday, February 8, 2021 10:48 AM
To: Rebecca Payne
Subject: Proposed development

Categories: Blue Category

Greetings.

Someone posted locally about a planned housing development near Lighthouse Christian Academy.

To start, I wholly support the idea. We suffer from a lack of affordable housing. As part of the process, please consider making the homes and lots modest size. I think that would be best for that area and the community as a whole.

Adam Nunez

**COMMITMENT CONCERNING THE
USE AND DEVELOPMENT OF REAL ESTATE**

White Oak Endeavors, LLC (“Owner”) makes the following commitment to the Monroe County Board of Commissioners (the “Commissioners”) regarding the use and development of the following described real estate in Monroe County, Indiana:

Section 1: Real Estate.

The Trails at Robertson Farm

A part of the south half of Section 20, Township 8 North, Range 1 West consisting of 44.07 acres and more particularly described on Exhibit A, attached.

Section 2: Deed Reference: Instrument No _____, recorded in the Office of the Recorder of Monroe County, IN.

Section 3: Statement of Commitment.

- a. White Oak Endeavors, LLC is the owner of the above-described Real Estate.
- b. Subject to final plat approval, the Real Estate will consist of up to 160 lots, comprising single-family residential use lots and common areas, including storm water drainage and detention facilities.
- c. On the platting of the Real Estate, covenants, conditions and restrictions (hereafter “Covenants”) will be imposed on the Real Estate to include the following:
 1. The Trails Homeowners’ Association, Inc. (“Association”) will be organized under the laws of the State of Indiana as a residential homeowners association.
 2. Membership in the Association shall be mandatory for the owners of each residential lot platted on the Real Estate.
 3. The Common Areas for the Trails at Robertson Farm will be placed in a non-residential lot(s) and title to the lot(s) shall be conveyed to the Association.
 4. The duties of the Association will include maintenance of the Common Areas, including the storm water drainage system and facilities (hereafter “Drainage System”) in accordance with a best

management practice plan to be adopted by Owner and approved by Commissioners or their designee.

5. The Covenants will include powers and authority for Association to assess its members for Association's costs and expenses to maintain and repair the Drainage System and Common Areas. Association will be empowered to record an assessment lien against a lot if the owner/member fails or refuses to pay Association assessments.
6. Association shall budget for annual maintenance expenses for the Common Areas (including maintaining and repairing the park areas) and the Drainage System. The Association's budget shall include funding of a reserve account to be earmarked for major repair, improvement and replacement of the Drainage System and Common Areas. Developer shall frontload the reserve fund with an initial financial contribution and ensure that the HOA board adopts a budget for periodic additions to the reserve account. The Developer shall initially fund the reserve account based on the recommendations for financing to be derived from a reserve study (a study of the cost, creation, maintenance and repair of the Common Areas and drainage facilities).
7. The Covenants will provide that in the event of failure of Association to perform maintenance and repair of the Drainage System and Common Areas in accordance with the approved best management practices plan, Commissioners, or their designee, may perform the maintenance and repair of the Drainage System and Common Areas. Commissioners shall first give ten (10) days written notice to the Association to perform required maintenance and repair. If Association fails to complete any required maintenance or repair, Commissioners may cause the maintenance and repair to be performed. All costs incurred by Commissioners for the maintenance and repair of the Drainage System and Common Areas in accordance with best management practices plan shall be assessed jointly and severally to the owners of the lots in The Trails together with cost of collection and reasonable attorney fees. Commissioners shall have all of the rights and powers of Association to assess the members and to enforce payment of the assessments by the members to include recording a notice of an assessment lien against each lot where the owner/member of Association fails or refuses to pay the assessments.
8. The covenants shall declare and stipulate that the general maintenance, repair and improvement of the Drainage System and Common Areas is a benefit to all lots equally and that the cost associated with such maintenance and repair will be assessed against all lots in equal shares.

9. The covenants shall declare that all rights and interests of the Association to any easements and other rights associated with the Common Areas shall inure to the benefit of Commissioners or their designee for the purpose of inspection, maintenance and repair of the Drainage System and Common Areas.

10. In the event Association fails to maintain a functioning Board of Directors or fails to perform its duties to maintain and repair the Drainage System and Common Areas, Association consents to and stipulates to the appointment of a receiver empowered to perform Association's duties and responsibilities for maintenance and repair of the Drainage System and Common Areas.

Section 4: Authorization for Signature. _____, member of White Oak Endeavors, LLC, certifies that he is authorized and empowered, for and on behalf of Owner, to execute this Commitment Concerning the Use and Development of Real Estate.

Section 5: Binding Effect.

1. These commitments are a condition of approval of the White Oak Endeavors, LLC, Petition Number REZ-21-1, to rezone the Real Estate to high density residential (HR).
2. These commitments are binding on the owner(s) of the above-described Real Estate, subsequent owners and each person acquiring an interest in the above-described Real Estate.
3. These commitments may be modified or terminated only by approval of the Monroe County Plan Commission.

Section 6: Effective Date. The commitments contained herein shall be effective upon the recording of the first plat for any part of the above-described Real Estate.

Section 7: Recording. The statements and commitments contained herein shall be memorialized in a Declaration of Covenants, Conditions and Restrictions encumbering the above-described Real Estate effective with the recording of the first final plat for any part of the above-described Real Estate. Recording of the Declaration of Covenants, Condition and Restrictions shall be at the expense of Owner. The Owner shall submit a copy of the recorded Declaration of Covenants, Conditions and Restrictions bearing the recording stamp of the Recorder of Monroe County, Indiana, to the Monroe County Planning Department.

Section 8: Enforcement. These Commitments may be enforced by the Monroe County Plan Commission as defined by the Monroe County Plan Commission rules and procedures.

IN WITNESS WHEREOF, White Oak Endeavors, LLC has caused this Commitment to be executed as of the ____ day of _____, 2021.

WHITE OAK ENDEAVORS, LLC

By: _____
_____, Member

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for said county and state, this _____ day of _____, 2021, at which time _____, Member of White Oak Endeavors, LLC personally appeared and acknowledged the execution of the above and foregoing Commitment Concerning the Use and Development of Real Estate to be a voluntary act and deed.

My Commission Expires: _____

Notary Public

(Name Printed)
A resident of _____ County, Indiana

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

JOHN K EPPERLEY

Address:

125 WYATT RD

Signature:

John K Epperley

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Gene Curry

Address:

2910 Somerset
Bloomington IN 47401

Signature:

Gene Curry

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

David Lewis

Address:

2772 E CIANA CT
Bloomington IN 47401

Signature:

David Lewis

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

GARY WILSON

Address:

810 E EDDINGTON CT
Bloomington IN 47401

Signature:

GARY WILSON

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Jerry Lou Curry

Address:

2810 Somerset
Bloomington IN 47401

Signature:

Jerry Lou Curry

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Michael Wynia

Address:

3112 Copperfield
Gowanda

Signature:

[Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Kathy Lewis

Address:

2711 S. Silver Creek Dr
Bloomington, IN 47401

Signature:

[Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Sean Lewis

Address:

2711 S. Silver Creek Dr
Bloomington, IN 47401

Signature:

[Signature]

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Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Tracy Bevels

Address:

720 W Whittemore Rd

Bloomington, IN 47403

Signature:



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Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Vince Weddle

Address:

4351 W. Moss Ln

Signature:

Bloomington, IN 47403

V. Weddle

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Michael L. Roby

Address:

4356 W McHaffey Woods Dr.

Signature:

Michael L. Roby

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Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Conrad Fowler

Address:

7150 S. Lucas Rd.

Signature:

Bloomington, IN 47401

Conrad Fowler

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Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Rick Davidoff

Address:

2772 E. Pawley Cove Rd.

Signature:

Rick Davidoff

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Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Chris Langley
Address: 5556 S. Rockport Road
Signature: Chris Langley

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Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Robin Langley
Address: 5556 S. Rockport Rd.
Bighn 47403
Signature: Robin Langley

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Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Monica Mitchell
Address: 2216 S. Sussex Dr.
Signature: Monica Mitchell

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Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Randy Crossley
Address: P.O. Box 605
Clear Creek Tr 4742C
Signature: Randy Crossley

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Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Mark Barlow
Address: 21050 S. Wexley Rd.
Signature: Mark Barlow

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Richard S. Figg
Address: 3323 S. Eden Dr.
Signature: Richard S. Figg

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Tyler Curry

Address:

3579 Saddlebrook Ln

Signature:



18

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
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Printed Name:

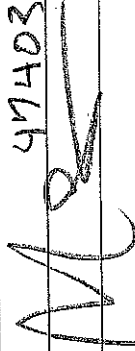
Mat Seefeld

Address:

2740 S. Paverhill Dr

47403

Signature:



We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Heather Barkley

Address:

2650 S Wexley Rd

Signature:



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Dear Monroe County Plan Commission,

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Printed Name:

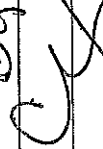
Colleen Curry

Address:

3579 Saddlebrook

3579 Saddlebrook

Signature:



We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Justin Rogers
Address: 3816 S. Ashwood drive
Signature: [Signature]

61

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Morgan Owens
Address: 826 E Hillside Dr
Signature: [Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Alisa Sumner
Address: 415 S Benson St
Signature: [Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Shelly Starn
Address: 2303 N Fritz Dr Bloomington IN
47408
Signature: [Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support **The Trails** neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Amada Dineen
Address: 2401 E Canada Drive
Signature: Amada Dineen

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support **The Trails** neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Amy Kelly
Address: 2242 S Old Hill Dr
Signature: Amy Kelly
Bloomington IN 47401

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support **The Trails** neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Griffin Dahlstrom
Address: 2410 Cedarwood Ct.
Signature: Griffin Dahlstrom

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support **The Trails** neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Melanie Stahl
Address: want to move to Bloomington
Signature: But CANT Find a House
Melanie Stahl

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support **The Trails** neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Kathy Findley
Address: 5355 N. Monica Ct
Bloomington, IN 47404
Signature: Kathy Findley

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support **The Trails** neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Marlo Bowen
Address: 7767 S. Stain Ridge Rd
Bloomington, IN 47401
Signature: Marlo Bowen

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support **The Trails** neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Curtis Smith
Address: 3702 E Duossure Lane
Signature: Curtis Smith

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support **The Trails** neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Ryan Stanton
Address: 3400 S. Sun Road Bloomington
IN 47401
Signature: Ryan Stanton

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike. Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new middle class homes for Monroe County families.

Printed Name: A.S. Bowler
Address: 7767 S Strain Ridge
Bloomington, IN 47401
Signature: [Signature]

164

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike. Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new middle class homes for Monroe County families.

Printed Name: Michael S. Hensinger
Address: 407 S. Rolling Rock Dr.
Bloomington, IN 47403
Signature: [Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike. Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new middle class homes for Monroe County families.

Printed Name: Brian Prashad
Address: 3846 S Mill Stone Ct
Bloomington, IN 47401
Signature: [Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike. Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new middle class homes for Monroe County families.

Printed Name: Dan Findley
Address: 5355 N. Monroe Ct. 47424

27

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote YES on REZ-21-1 to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Tina Cooper

Address:

322 S Southern Blvd #7
Bloomington, IL 47401

Signature:

Tina Cooper

165

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote YES on REZ-21-1 to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Annu PRASHAKA

Address:

3846 Mill Stone Ct
Bloomington IN 47401

Signature:

Annu Prashaka

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote YES on REZ-21-1 to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

ROSLYN PERRY

Address:

4244 Clearview Dr
Bloomington, IN 47403

Signature:

Roslyn Perry

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote YES on REZ-21-1 to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

LARRY D. PERRY

Address:

4244 S. Clearview Dr.
Bloomington, IN 47403

Signature:

Larry D. Perry

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Bill Frommer
Address: 2002 E Ashwood Ln
Bloomington, IN 47401
Signature: [Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Kim Turner
Address: 1707 S. Long Hill Dr.
Bloomington, IN
Signature: [Signature]

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Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
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Printed Name: Bethany Peerman
Address: 10 Taylor Ln
[Signature]
Signature: [Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Naina Probst
Address: 3846 S Mill Stone Ct.
Bloomington, IN 47401
Signature: [Signature]

need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote YES on REZ-21-1 to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Deborah Sweet
Address: 3601 W. Taper Rd.
Bloomington, IN 47403
Signature: [Signature]

67

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote YES on REZ-21-1 to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Melony Paine
Address: 320 S. Pleasant Ridge Rd
Bloomington, IN 47401
Signature: [Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote YES on REZ-21-1 to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: Debra Seifers
Address: 4572 S. Sandpiper Dr
Bloomington, IN 47401
Signature: [Signature]

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote YES on REZ-21-1 to provide up to 160 attainable new
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Printed Name: Brad Seifers
Address: 4572 S. Sandpiper Dr
Bloomington, IN 47401
Signature: [Signature]

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Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
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Printed Name:

Bryan Paine

Address:

3695 S Gore Rd.

Bloomington, IN 47401

Signature:



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Printed Name:

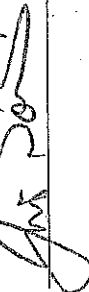
Jim Southern

Address:

7644 S. M. 210th Rd.

Bloomington, IN 47403

Signature:



188

We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

Teresa Seifer's

Address:

2740 S. Pinchurst Dr.

Bloomington, IN 47403

Signature:



We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
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Printed Name:


Gary A. Paine

Address:

320 S. Pleasant Ridge Rd.

Bloomington, IN 47401

Signature:



We need to solve Monroe County's housing shortage!

Dear Monroe County Plan Commission,

I support *The Trails* neighborhood development at 4691 S Victor Pike.
Please vote **YES** on REZ-21-1 to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name: _____

Austin Carver

Address: _____

2999 E. Kyle St

Signature: _____

[Signature]

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Dear Monroe County Plan Commission,

I support ***The Trails*** neighborhood development at 4691 S Victor Pike.
Please vote **YES** on **REZ-21-1** to provide up to 160 attainable new
middle class homes for Monroe County families.

Printed Name:

HAL WEAVER

Address:

1200 W. 7th Road

Bloomington IN 47403

Signature:



Planning Commission Meeting

June Planning Meetings



Attainable Housing for Bloomington Families

Who are the Developers?



Donnie Adkins

- Graduated IU 2001, BS Astronomy/Astrophysics; 4 years AFROTC
- 6 years active duty USAF primarily with major satellite systems, earned Bronze Star during tour in Iraq
- 13.5 years major energy projects in Louisiana, Canada, Iraq, Nigeria

Kevin Schmidt

- Graduated Colorado School of Mines 2006, BS Civil Engineering
- 15 years major energy projects in Qatar, Indonesia, Canada, Korea, Italy, Texas
- Mother-in-Law and Father-in-Law met at IU and graduated in 1968

Attainable Housing for Bloomington Families

Our Inspiration



Sydney Adkins, 6 months old at NCAA
Tournament rooting for the Hoosiers



The Adkins kids playing at
Cascades Park



Jacob and Chloe Schmidt
enjoying the outdoors

Attainable Housing for Bloomington Families

Lot Price Economics & Attainability



- For homes to be attainably priced and meet the intent of the comp plan, it's essential to distribute direct costs over more homes than RE allows
- Our high level estimate indicates a goal to reduce lot prices by roughly \$65,000
 - Otherwise ~\$100k 1-acre lots will yield >\$700k homes
- This estimate doesn't include indirect costs that will also be distributed over more lots reducing the per lot cost even further:
 - Marketing
 - Purchasing
 - Common areas (parks, etc)
 - Construction management/labor

The Trails proposal for no more than 160 homes hits a “sweet spot” that allows for homes to be priced attainably while balancing density concerns to create a incredible neighborhood for families to flourish.

Direct Cost Estimate	40 Home Sites		155 Home Sites
Land Price per Lot	62,500		16,129
Surveys/Design per Lot	2,500		645
Neighborhood Civil Construction per Lot	8,750		2,258
Platting Design/Engineering per Lot	1,200		900
Utilities Install per Lot	20,000		10,000
Direct Cost per Lot	\$94,950		\$29,932

Attainable Housing for Bloomington Families

Monroe County Housing <\$400k Extremely Stressed



- Across ALL listings, Monroe County <\$400k homes are extremely constrained due to current demand
 - Includes multi-family, attached, detached, etc...
 - A “healthy” supply is defined as **6 month supply**
 - Per IRMLS May data:
 - Homes <\$300k have only a **~0.5 month supply**
 - Homes <\$400k have only a **~1 month supply**
 - Homes >\$600k have **5.5 month supply**
- Data clearly indicates sub \$400k are lacking supply
- This trend has continued to worsen month by month and is driving prices up at historic rates

The Trails target of homes between \$200-400k is exactly what the County needs.

Allowing more \$200-400k single family homes is most effective way to increase supply for Monroe County Families.

Monroe County Market Supply Report
For Residential Listings ONLY

Price Range	Historical Data			Prior 12 Months Actual Sales	Total Current Supply	Total # Pending/Contingent	Current # Listings Available	Current # Months Supply Available
	2018	2019	2020					
\$150,000-\$174,999	229	221	184	181	24	21	3	0.2
\$175,000-\$199,999	173	206	206	199	30	28	2	0.1
\$200,000-\$224,999	141	148	185	175	32	26	6	0.4
\$225,000-\$249,999	144	158	183	183	41	33	8	0.5
\$250,000-\$274,999	125	128	121	144	21	16	5	0.4
\$275,000-\$299,999	110	136	136	125	33	27	6	0.6
\$300,000-\$324,999	86	93	93	102	20	13	7	0.8
\$325,000-\$349,999	61	66	82	100	26	17	9	1.1
\$350,000-\$374,999	47	49	62	81	28	18	10	1.5
\$375,000-\$399,999	46	45	53	68	23	21	2	0.4
\$400,000-\$449,999	49	65	74	92	29	19	10	1.3
\$450,000-\$499,999	47	50	60	71	26	14	12	2.0
\$600,000 and above	32	51	64	68	54	23	31	5.5

Attainable Housing for Bloomington Families

Alignment with Comprehensive Plan



Comp Plan comparison:

- ✓ "Mixed Residential Neighborhoods accommodate a wide array of both single family homes and attached housing types, integrated into a cohesive neighborhood."
- ✓ "These neighborhoods are intended to serve growing market demand for new housing choices among the full spectrum of demographic groups."
- ✓ Transportation: "mixed residential development is intended to be designed as walkable neighborhood.....neighborhood design should de-emphasize the automobile"
- ✓ Utilities: "mixed residential areas designated in the land Use Plan are located within existing sewer service areas"
- ✓ Open Space: "Pocket parks, greens, squares, commons, neighborhood parks and greenways are all appropriate for mixed residential neighborhoods"
- ✓ Development Guidelines: Meeting all HR zoning requirements and staying aligned with the Comp Plan. Agreed to cap of 160 lots to facilitate the spectrum of housing choices. Also aligns with Comp Plan Mixed Residential Density

We are aligned with the Comprehensive Plan usage intent for this land

Attainable Housing for Bloomington Families

Alignment with Planning Committee & Community



Quote from B Square Beacon May 13th 2021

Clements told the county commissioners: "That idea has failed. So let's just take a look at it, build more single-family housing, meet the needs of your true constituents."

- The Trails is 100% Single Family Homes and a diverse offering for a wide range of people seeking home ownership

Quote from Hoosier Times May 15th 2021

Thomas told the H-T via email that county officials make their decisions about proposed developments on the basis of the relevant zoning and planning ordinance.

"The threat of annexation won't diminish over time, so it is important that we follow our ordinances for proposals outside the city," she said.

- The Trails is nearly perfectly aligned with the County Comprehensive Plan. Communicated very well by the planning staff at the PRC.

Quote from Hoosier Times May 1st 2021

Bloomington business leaders including Cook Medical President Pete Yonkman say the tight local housing market is making it more difficult to retain and recruit talented employees who are critical to the local economy's growth.

- The Trails offers high quality diverse housing to help solve this concern and drive the continued prosperity of Monroe County

Attainable Housing for Bloomington Families

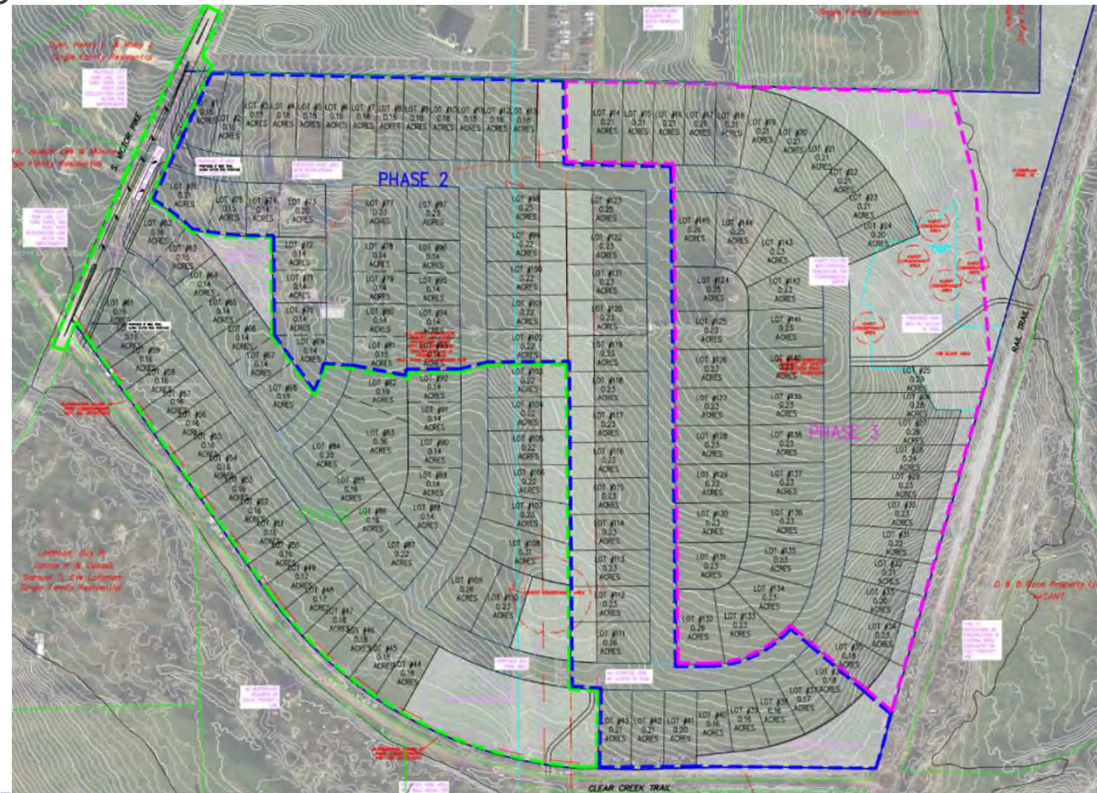


Overview of The Trails at Robertson Farm



Development Plan:

- HR Rezone to develop 150-160 homes
- Built in 3 phases over 4-7 years
- High quality attainable housing
 - Targeting 200's-400's
- Diverse offering of home types and sizes based on lot size and location
 - Lots from 0.14 to 0.30 acres
- Unique amenities planned:
 - Community park near trail
 - Dog park
 - Community orchard/garden



Attainable Housing for Bloomington Families

Overview of The Trails at Robertson Farm



Key Environmental Commitments:

- Drainage
 - Key site design focus area
- Wetlands
 - Confirmed boundaries and will remain protected
- Karst Features
 - Concentrated in NE non-development area
 - All conservation areas identified
- Environmental Phase 1
 - No issues found
- Minimize site disruption
 - Existing hay field with minimal tree removal



Attainable Housing for Bloomington Families

Why HR Rezone?

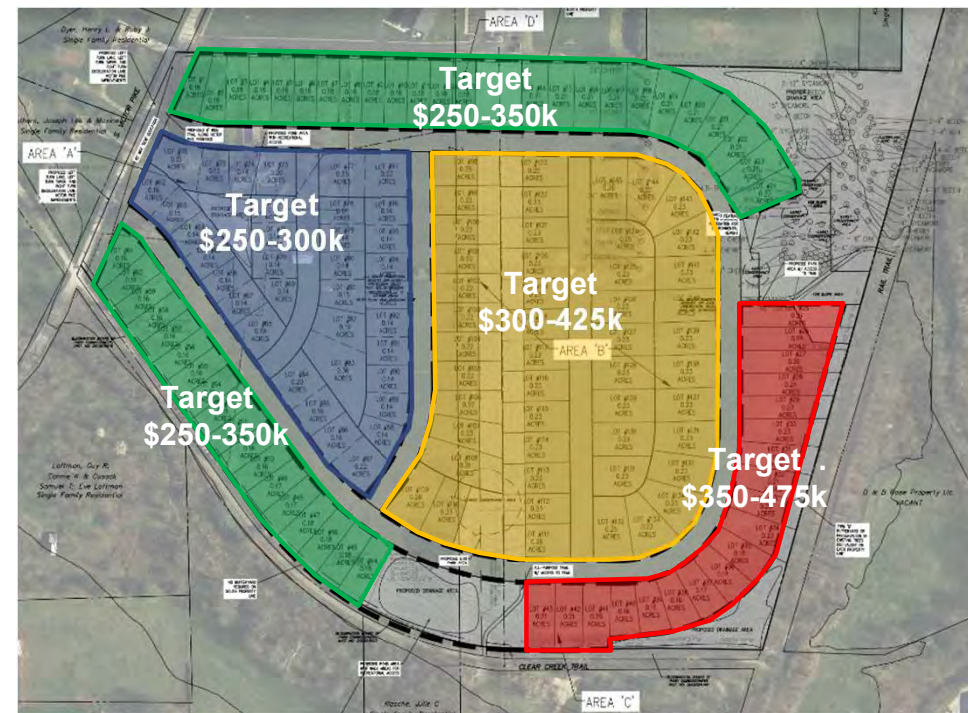
Key Considerations:

- HR Rezone with a lot cap is the most aligned with the Comprehensive Plan objectives.
- HR Rezone allows **“housing choices among the full spectrum of demographic groups”**.
- The Trails unique shape and trail access requires the flexibility of lot specifications associated with HR
- HR zoning lot size flexibility allows for diversity in home price, size and type.
- HR facilitates community open spaces amenities

Details by Section:

Area	Lot Average (acre)	Home (sqft)	Home Type
Blue	0.16	1,500-2,100	Paired Patio
Green	0.19	1,500-2,600	Paired Patio & Freestanding
Yellow	0.23	2,000-2,900	Freestanding
Red	0.21	2,000-3,200	Freestanding

Attainable Housing for Bloomington Families



Overview of The Trails at Robertson Farm

Planned Amenities:

Terrace Park



Overview of The Trails at Robertson Farm



Planned Amenities:

Terrace Park Continued



Attainable Housing for Bloomington Families

Overview of The Trails at Robertson Farm



Planned Amenities:

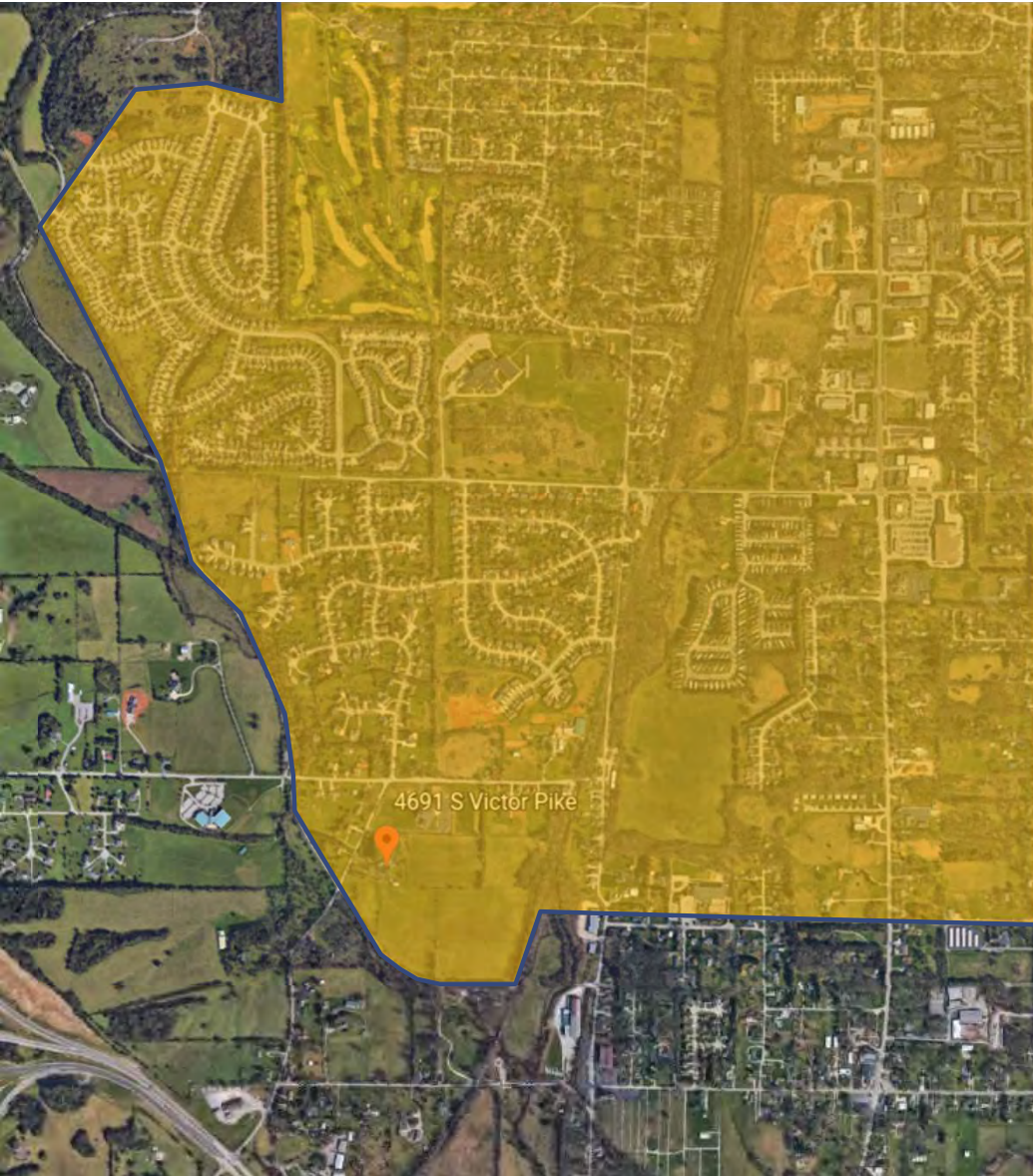
Dog Park



Community Garden



Attainable Housing for Bloomington Families



Neighbor Meetings & Concerns

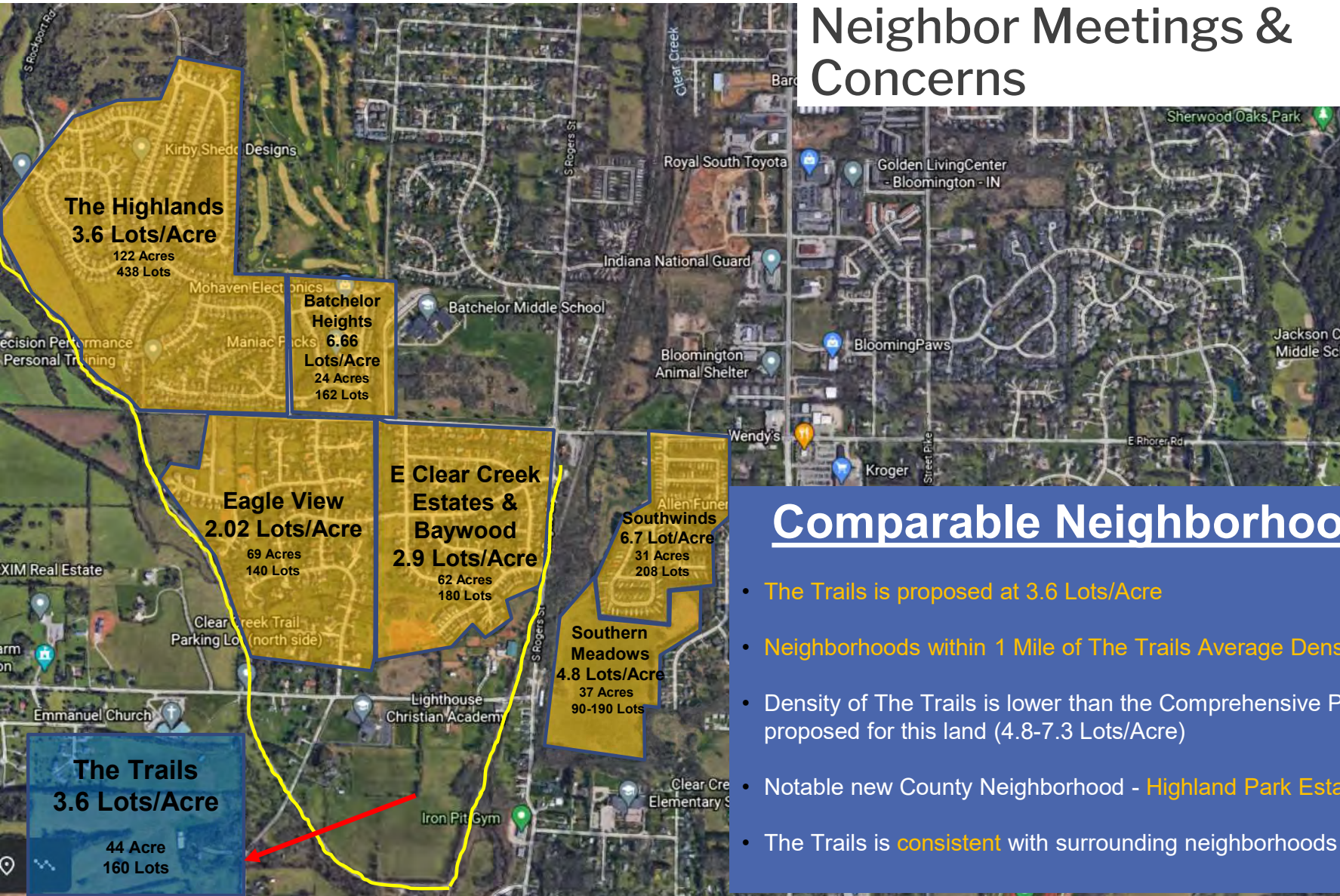


County Utility Infrastructure

- The Trails has will serve letters from the following:
 - Water, Power, Sewer, Fire, Etc.
- The Trails Neighborhood is at the Southern & Western extremity of sewer line service
- See left for Areas served by full utilities and **authorized to develop neighborhoods of more than 5 homes**

oomington Families

Neighbor Meetings & Concerns



Comparable Neighborhood Density

- The Trails is proposed at 3.6 Lots/Acre
- Neighborhoods within 1 Mile of The Trails Average Density is 3.7 Lots/Acre
- Density of The Trails is lower than the Comprehensive Plan/Future CDO proposed for this land (4.8-7.3 Lots/Acre)
- Notable new County Neighborhood - Highland Park Estates ~ 4.3 Lot /Acre
- The Trails is consistent with surrounding neighborhoods

Neighbor Meetings & Concerns



Drainage

- Current site runoff flows uncontrolled and is contributing to downstream issues
- The drainage design of our development will **reduce runoff by more than 80% and clean/filter the outflow**
 - Downstream effects of site runoff will be **DRAMATICALLY REDUCED**
 - Committed to meet ALL requirements for “critical watershed” area
- Critical watershed requirements are new/updated in the last 12 months to reduce development impact on downstream users
- Rezone preliminary drainage was approved by the Drainage Board
- Design led by engineering firm, in consultation with the County drainage team (approved)



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Neighbor Meetings & Concerns



Transmission Lines

- The Trails will bury all utilities throughout the neighborhood consistent with the Comprehensive Plan
- Existing transmission lines:
 - Explored options with Duke for 4 months
 - Duke confirmed not viable to bury transmission lines; rough estimate of >\$10M
- Duke Energy Transmission Specialist (Ryan Daugherty) has been involved in layout & design for 6 months
- Ryan has reviewed and takes **no exception** to the proposed layout
 - **The Trails will meet all the regulatory and safety guidelines provided by Duke and the State**
 - The Trails will ensure the HOA is positioned to enforce the easement (Based on Duke's positive experience)
- Living near powerlines has been researched for 30+ years
 - In 1992 Congress sanctioned the EMF-RAPID study to research health risk of powerlines.
 - In 1995 the conclusion was "The scientific literature and the reports of reviews by other panels show **no consistent, significant link between cancer and power line fields.**"
 - In 1999 the National Academy of Sciences, National Research Council reviewed the evidence of the EMF-RAPID again and concluded "An earlier Research Council assessment of the available body of information on biological effects of power frequency magnetic fields (NRC 1997) led to the conclusion **that the current body of evidence does not show that exposure to these fields presents a human health hazard**"
- The Trails approach is consistent with other long standing neighborhoods (no adverse impacts)

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Neighbor Meetings & Concerns

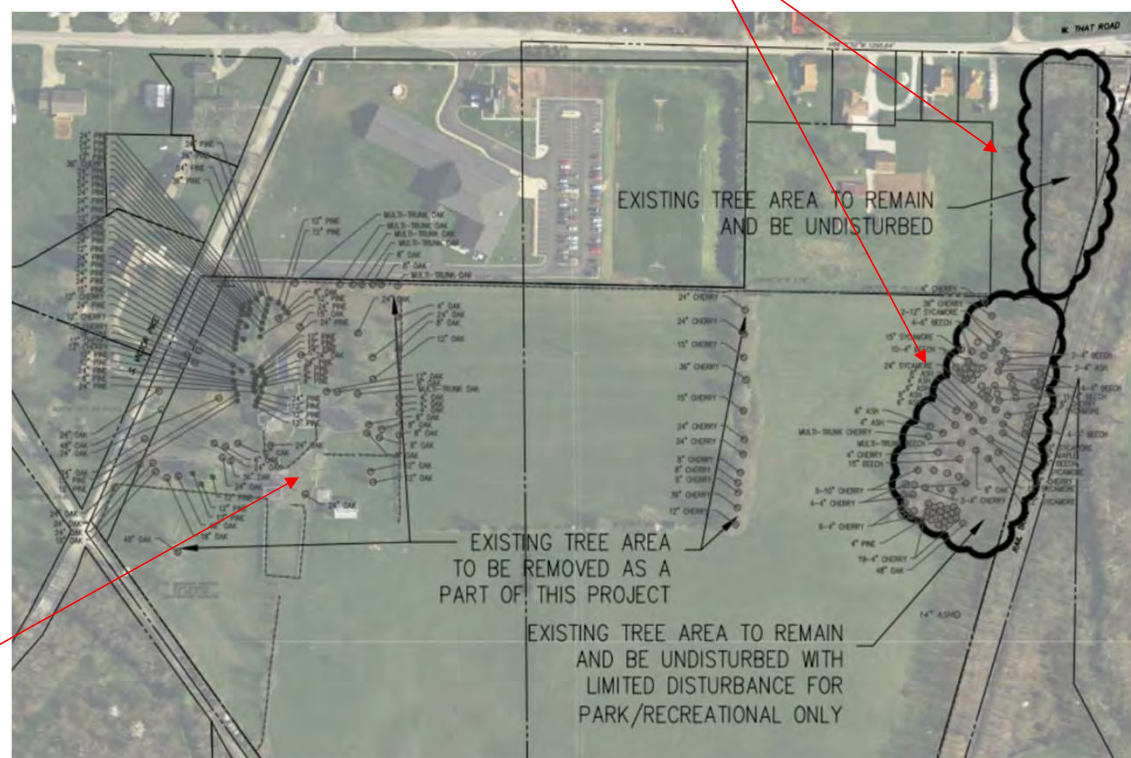


Trees

- We are committed to preserving all trees except where removal is essential
- Site currently has 350+ trees and we estimate the development will require the removal of ~100
- The development plans will yield planting at least 200-300 trees
- When completed, **The Trails development tree count will increase by ~50%**

Tree Removal
as Required

Area of Tree
Preservation



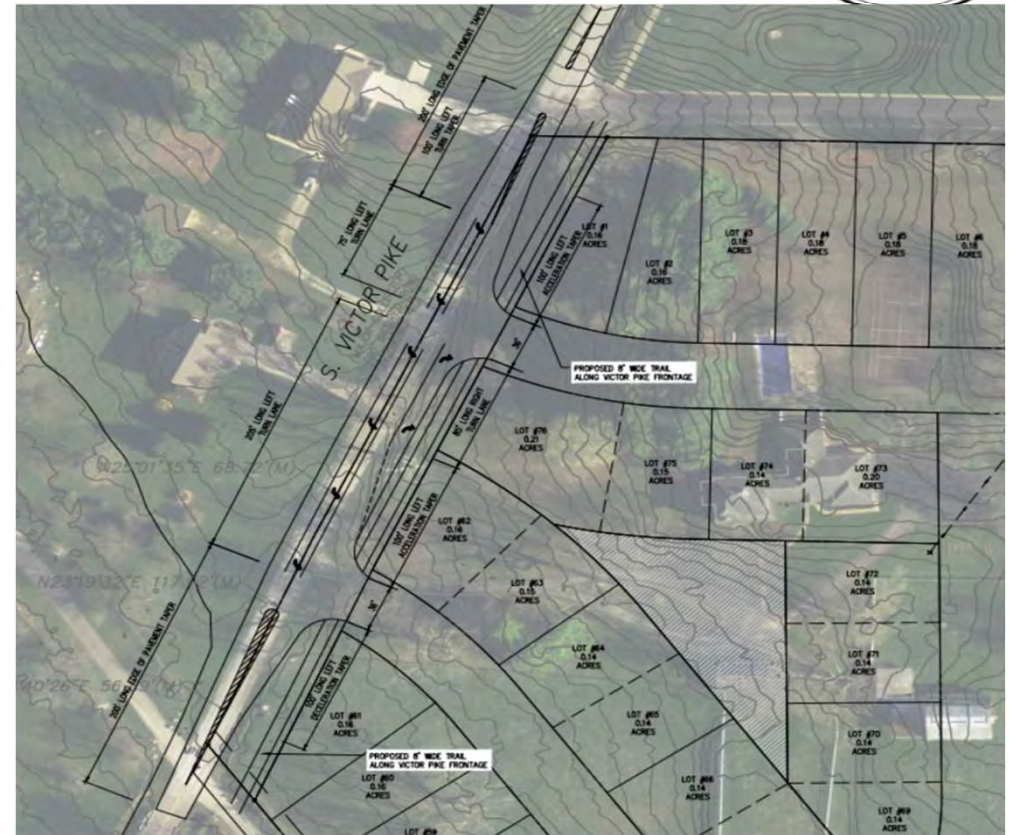
Attainable Housing for Bloomington Families

Neighbor Meetings & Concerns



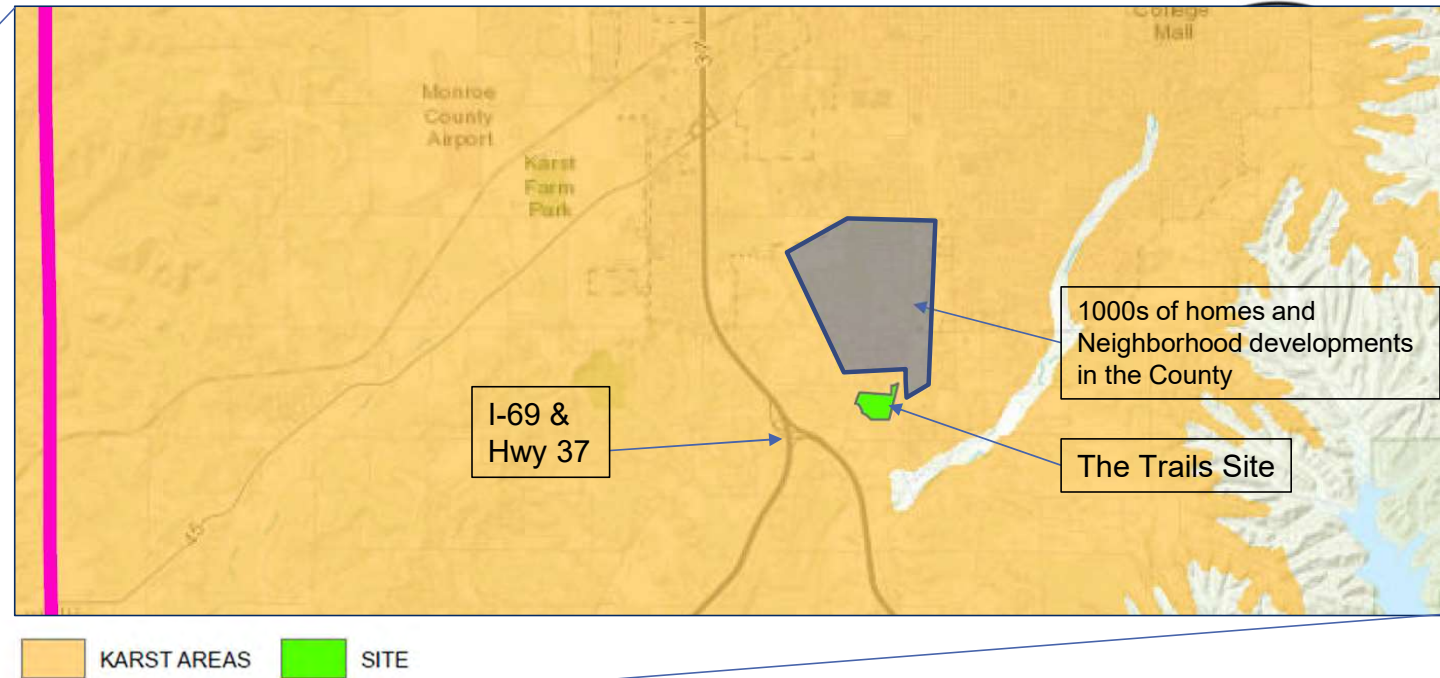
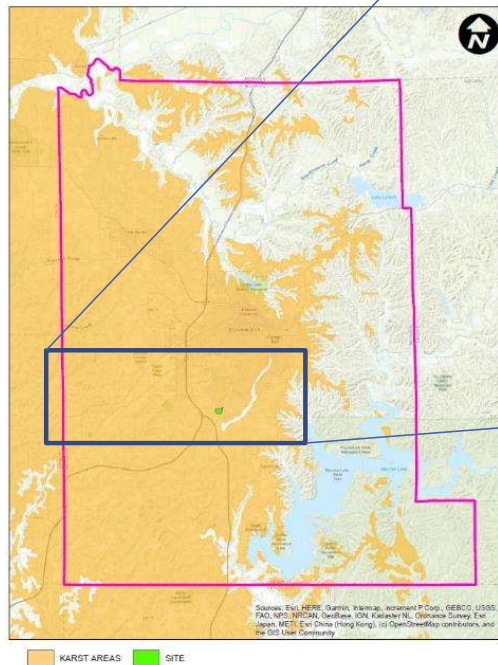
Traffic

- Shared plans with Public Works Department Highway Engineer
- Incorporated multiple rounds of feedback to design the necessary street upgrades on S Victor Pike
- Upgrades are aligned between Engineering, Monroe County and Public Works Department
- Neighborhood design and layout **encourages alternate transportation** means via existing trails
 - Also adding more trails on Victor Pike
- **S Victor Pike was designed as a collector** and this expansion was assumed in the Comp Plan and general area layout
- Estimated trips per day will be absorbed by the upgrades



Attainable Housing for Bloomington Families

Neighbor Meeting & Concerns

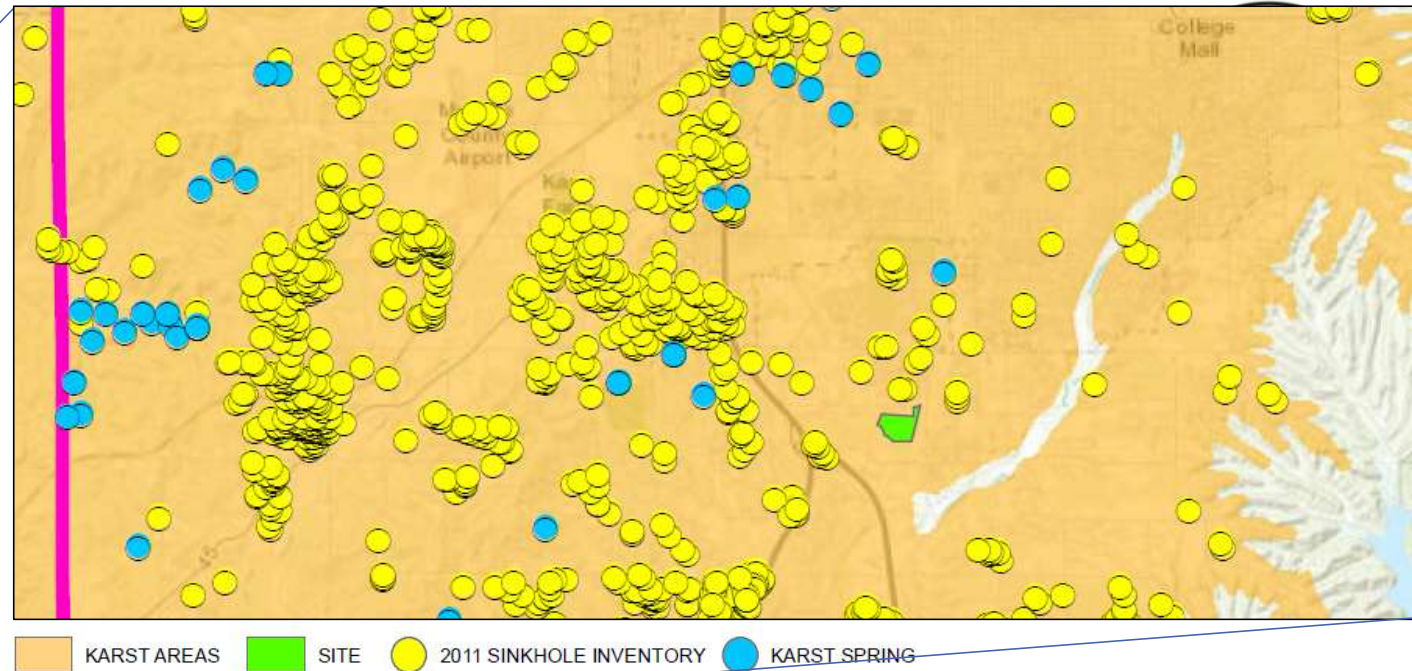
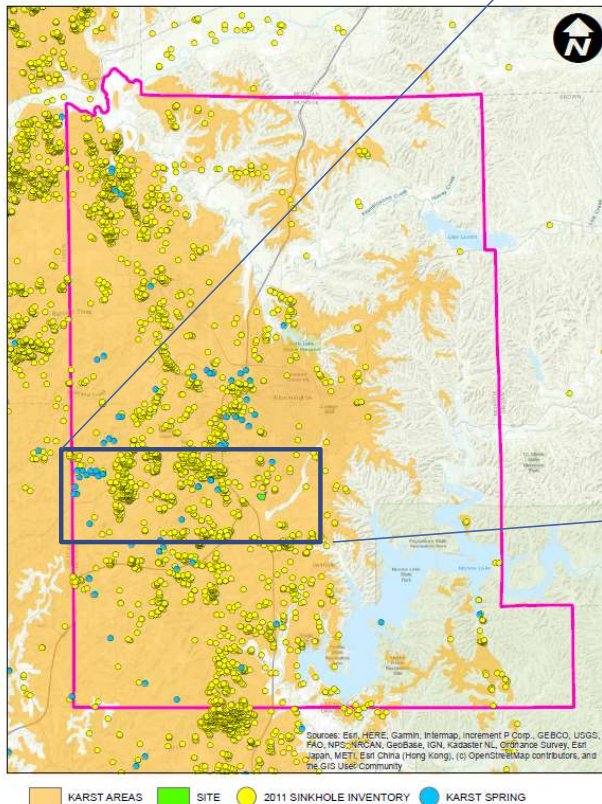


Karst Features

- More than 50% of Monroe County is Karst Area
- The Trails land is not unique, we are no more or less environmentally sensitive than the rest of the county
- No concern that new Karst features will open in the future or during construction
 - Geology of the area is not conducive to this type of issue
- The Trails Site survey completed is more robust than was required even 5 years ago and will ensure a safer and more predictable development
- No Risk to Future Homeowners

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Neighbor Meeting & Concerns



Sinkhole Inventory

- The Trails site survey found 1 primary sinkhole in southern part of site
- Site survey also identified 5 features in the NE Corner that will not require setback due to <1/10 of acre drainage area
- J. Krothe working with Urban Planning to update rules on setback for sinkholes based on size
- The Trails sink hole and Karst features are consistent or better than surrounding areas in Monroe County

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Thank You!!

We appreciate your time
and consideration in
helping us develop
Attainable Housing for
Bloomington Families



Attainable Housing for Bloomington Families

EXHIBIT 14: Fire Marshal Correspondence

Rebecca Payne

From: Daniel Butler <dbutler@bynumfanyo.com>
Sent: Monday, May 17, 2021 2:41 PM
To: Rebecca Payne
Cc: Kevin Schmidt; White Oak Endeavors LLC
Subject: FW: FW: FW: BFA 402039 - White Oak Subdivision -- 4691 South Victor Pike

Rebecca,

See fire inspector e-mail below giving an okay on layout and location. Let me know if you needed anything else for this.

-Daniel

From: Rusty Clark <rclark@monroefd.org>
Sent: Monday, May 17, 2021 1:50 PM
To: Daniel Butler <dbutler@bynumfanyo.com>
Subject: Re: FW: FW: BFA 402039 - White Oak Subdivision -- 4691 South Victor Pike

Hello Daniel, I have found; *In determining the requirements for fire flow, the Fire Chief, or his designee, shall utilize 675 IAC 22 Appendix B – "Fire Flow Requirements for Buildings" and 675 IAC 22 Appendix C – "Fire Hydrant Locations and Distribution" as a guide. The requirements in Appendix B & C may not be made more stringent by the Fire Chief, or his/her designee.*

I need a bit of time to check it further.

Again, I don't have any issue with the layout. The street width will have to meet NFPA and Indiana, and Monroe County code's. So I'm not too concerned there much.

I will get back to you on the hydrant issue in the next couple of days.

I wanted to send you this - so you know what we are working on.

Thank you,
Rusty Clark

Fire Marshal, Monroe Fire Protection District
812-837-3077
2130 S. Kirby Rd (Station 29)
Bloomington, IN 47408

On Fri, May 14, 2021 at 1:01 PM Daniel Butler <dbutler@bynumfanyo.com> wrote:

Rusty,

Besides the fire hydrant requirements from the e-mail below, is there any other problems you see with our layout and serving this new neighborhood here? See attached again.

-Daniel

From: Rusty Clark <rclark@monroefd.org>
Sent: Wednesday, January 27, 2021 10:55 AM
To: Daniel Butler <dbutler@bynumfanyo.com>
Subject: Re: FW: FW: BFA 402039 - White Oak Subdivision -- 4691 South Victor Pike

Hello Daniel, I don't know if this will make a difference or not?

Here is a link to an article I found that talks about ISO ratings. If there are hydrants in this neighborhood, we have a rating of 4.

With no hydrants in this neighborhood - the rating would be 9. There is a considerable difference in insurance costs.

The link - <https://www.thetimesherald.com/story/news/2019/04/04/fire-department-hydrant-placement-equipment-impact-home-insurance-rates-savings-iso-rating-scale/3275099002/>

Additionally, I was looking into NFPA 1. There was a revision in 2015. I have attached the revision.

I will check into NFPA further to see what the nationally recognized best practices are. Yes - Indiana is an OSHA state.

Indiana does recognize NFPA. I will also check into the Building Code and Fire Codes as well.

I'm just trying to do the right thing and recommend what is best.

Thank you Daniel

Rusty Clark

Fire Marshal, Monroe Fire Protection District

2130 S. Kirby Rd (Station 29)

Bloomington, IN 47408

CASE NUMBER	Ordinance #2005-32
PLANNER	Jackie Nester Jelen, AICP
OWNER	Miller-Robertson Inc, C/o Bynum Fanyo & Associates
REQUEST	Outline Plan Extension to Planned Unit Development Ordinance #2005-32 Preliminary Hearing. Waiver of Final Hearing Requested.
ADDRESS	9300 block of S Harrodsburg Rd (Parcel #: 53-11-29-300-047.000-006 & 53-11-29-301-044.000-006)
ACRES	6.60 +/- acres
ZONE	PUD – Heritage Creek
TOWNSHIP	Clear Creek
SECTION	29
PLATS	NA
COMP PLAN	Designated Communities
DESIGNATION	

EXHIBITS:

1. Ordinance 2005-32
2. Letter from Owner's Representative
3. Survey from 2000

RECOMMENDATION:

Staff gives a recommendation of **denial** for the extension of the Ordinance # 2005-32.

Staff gives a recommendation of **approval** for the request to waive the final hearing.

If denied:

The petitioner may seek an outline plan amendment to seek the duplex development. Concurrently, Planning staff may initiate a rezone of the property to a zoning designation that meets the comprehensive plan.

PLAN COMMISSION ADMINISTRATIVE MEETING

At the Plan Commission Administrative Meeting on June 1, 2021, the Plan Commission requested an as-built of the site. The petitioner's representative stated that they would attempt to put together the as-built in time for the regular meeting but did not have the report ready by the time the packet would be published.

SUMMARY

The petitioner and their representative are seeking to extend the PUD zoning, which would allow for 10 four-plexes. The petitioner is seeking to construct 9 duplexes on the site that matches the footprint of the development plan that expired from 2005, which would require an outline plan amendment. To date, some improvements have been installed; however, the construction was never fully completed. Prior to building the 9 duplexes the petitioner needs to first seek an extension of the outline plan (PUD zoning) and then, if the PUD is extended, will be required to seek an outline plan amendment to allow for duplex development at this site.

The central area of Harrodsburg contains primarily single family dwellings and has a density of about 4 units/acre. In 2001, the site was rezoned from AG/RR and SR to PUD to allow for 10 duplexes. Since then, the PUD was amended in 2005 and approved for 10 duplex buildings. They are seeking an extension of the latest outline plan amendment that allows for 9 four-plex buildings.

The owner is seeking an extension of the 2005 outline plan ordinance. This is in accordance with Chapter 811, which states:

(E) Development Plan:

(3) Expiration of Time Limit. **Periodically, the planning staff shall report to the Plan Commission on Planned Unit Developments whose time limits have expired. The applicants shall be notified. The Plan Commission shall determine whether to consider extending the time or to initiate action to amend the Zoning Map so as to rescind the Planned Unit Development designation.**

The Heritage Creek PUD was originally approved in 2001 ([Ord #2001-22](#)) and allowed single story duplex buildings. 10 duplexes permitted in total. All included only 1 bedroom. A development plan was approved for this area and it included a cul-de-sac with a different design.

The Outline Plan was amended in 2005 ([Ord #2005-32](#)) and changed the density from duplexes to 4-plexes. It also changed the number of buildings from 10 to 9 units total. It also made it so one unit was on top of the other, allowing for 2 story development. It stated all conditions applied from the 2001-22 ordinance, and added 12 conditions for this ordinance. It specifically calls out the street stub requirements of Ch 856 with reference in the minutes to a required temporary turnaround that can be taken out if ever developed to the west.

Both development plans submitted (2001 and 2005) were approved and then expired due to the time lapse. According to Ch 811, the development plan must conform to the outline plan approved.

LOCATION MAP

The petition site contains two lots totaling 6.6 +/- acres, parcel numbers: 53-11-29-300-047.000-006 & 53-11-29-301-044.000-006. The site is located on +9300 block of S Harrodsburg in Section 29 of Clear Creek Township.

Location Map

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

0 0.2 0.4 0.8 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 5/25/2021

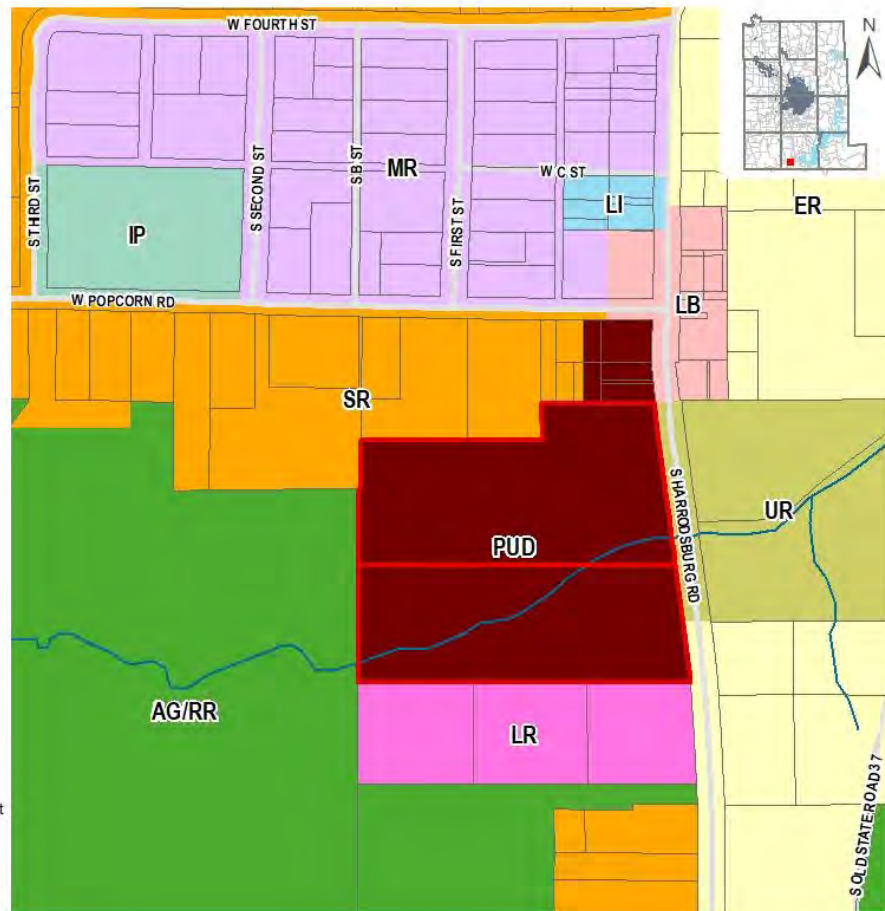
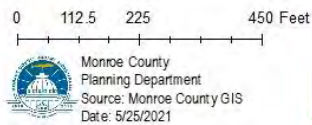


ZONING

The zoning for the petition site is Planned Unit Development (PUD). The sites adjacent include PUD to the North ([Jim Baugh PUD](#), similar to LI zoning) and Suburban Residential; to the east is Urban Residential; to the south is Low Density Residential; to the west is Agriculture/Rural Reserve.

Current Zoning Map

- Petitioner
 - Parcels
 - Roads
 - Hydrologic Features
- Monroe County Zoning**
- AG/RR - Agriculture/Rural Reserve
 - ER - Estate Residential
 - IP - Institutional/Public
 - LB - Limited Business
 - LI - Light Industrial
 - LR - Low Density Residential
 - MR - Medium Density Residential
 - PUD - Planned Unit Development
 - SR - Suburban Residential
 - UR - Urban Residential



SITE CONDITIONS MAP

The petition site is two parcels totaling 6.6 +/- acres. The lot contains easements for utilities and an existing 50' drainage easement through the site. The prior approved development plans placed the creek in a large drainage easement area.

Site Conditions Map

- Minor Collector [60']
- Petitioner
- 2-Foot Contours

Permit Slopes

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

- Local Roads [50']
- Hydrologic Features

DNR Best Available Data

FLD_ZONE, ZONE_SUBTY

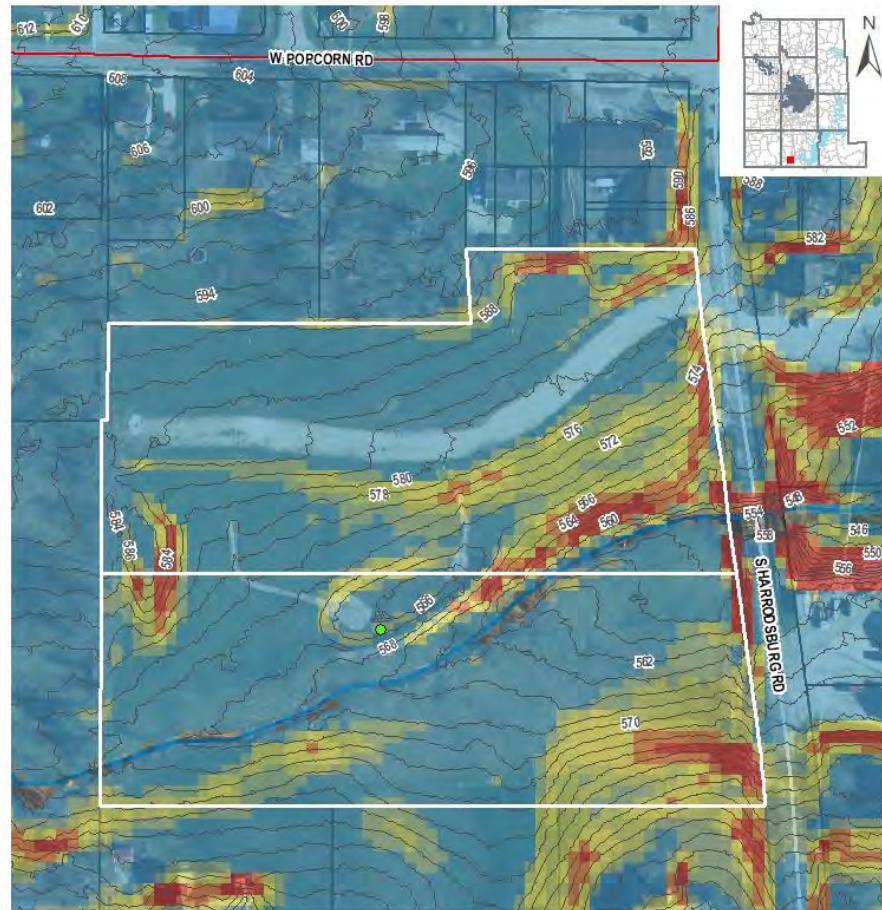
X UNSHADED

□ Parcels

0 25 50 100 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 5/25/2021



INFRASTRUCTURE AND ACCESS

The parcel maintains frontage along S Harrodsburg Road, which is classified as a Local Road with 25' of right-of-way. Right-of-way dedication has been shown on the survey (see Exhibit). The property has access to sewer and under the current PUD designation, sidewalks are required throughout the development. Additionally, bioretention, landscaping, and road improvements would be required prior to developing this parcel with multiple units.

The proposed 2005 development plan included building a road that stubbed to the property to the west. In the prior plan from 2001, it included a cul-de-sac design.

SITE PHOTOS



Street view facing west from S Harrodsburg Rd



Street view facing west from S Harrodsburg Rd



View of the property from above facing north, 2020 aerial



2005 aerial of the property

COMPREHENSIVE PLAN DISCUSSION

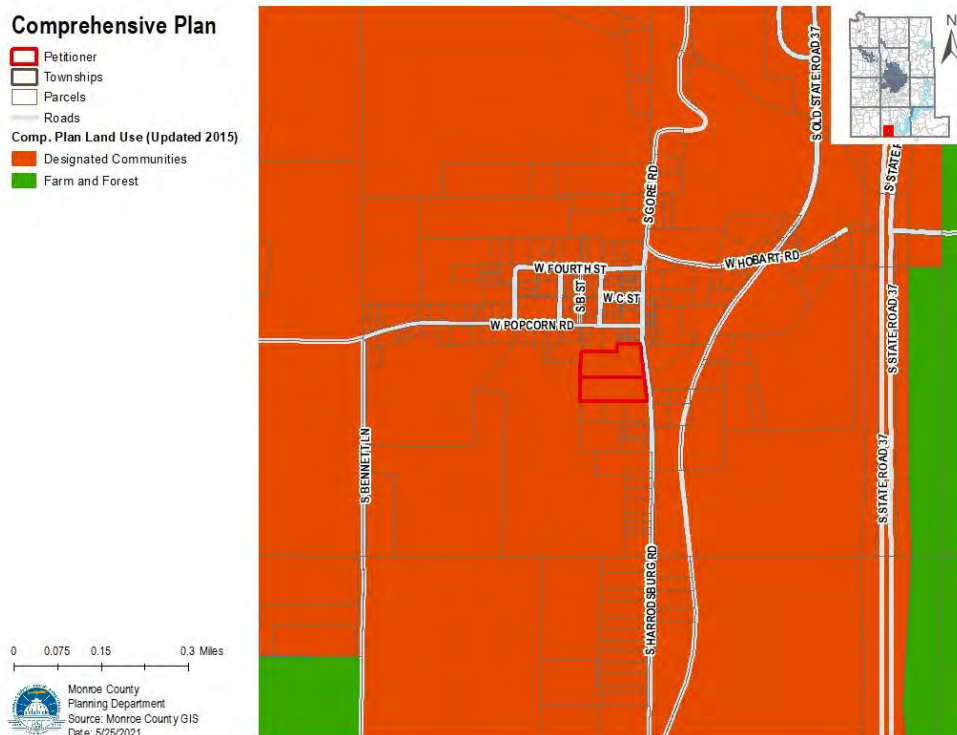
The petition site is located within the Designated Communities designation of the Comprehensive Plan, which is described below.

Designated community plans

The Board of County Commissioners adopted the previous Monroe County Comprehensive Land Use Plan on February 2, 1996, establishing a blueprint for the future growth and development of the unincorporated portions of Monroe County. A central element of this plan was the development of a number of focused rural community plans. Each of the plans takes the vision, goals, and preferred development patterns in the prior 1996 comprehensive plan and applies them in a more detailed manner within each of the county's existing rural communities.

As stated in the 1996 Comprehensive Plan, "Growth will primarily occur within the City of Bloomington, guided by the city's Growth Policies Plan; in appropriate areas in the Bloomington fringe, guided by the County's Comprehensive Plan; within the Town of Ellettsville, guided by the town's Comprehensive Plan and within the existing small rural communities located throughout the county, each guided by its own rural community plan. The remaining portions of the county will remain rural with very low residential densities, active agricultural lands, mineral extraction operations, and logging activities, as well as substantial areas of open space. The comprehensive plan proposes this development pattern for a number of reasons, including wise management of limited fiscal resources, protection of the natural and manmade environment, and capitalizing on existing public and private investments."

These rural plans are now incorporated as part of the updated 2010 Monroe County Comprehensive Plan.



EXHIBITS:

**PLAN COMMISSION
ORDINANCE # 2005-32**

Heritage Creek

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

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

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

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

SECTION I.

The Monroe County Zoning Ordinance is amended to reclassify:

A part of the South half of Section 29, Township 7 North, Range 1 West, Clear Creek Township, Monroe County, Indiana.

6.05 acres (more or less), located at the 9000 block of Harrodsburg Road.

6.05 acres to Planned Unit Development and approve the outline plan for the Heritage Creek PUD to create a total of 36 housing units.

SECTION II.

The following conditions of approval shall apply to this petition:

- 1) A large commercial driveway application shall be submitted for the entrance street into the development. Driveways for each individual lot shall be from the internal streets of the subdivision.
- 2) Drainage Board approval is needed. The previously approved plan may not be feasible because of IDEM restrictions. (Clear Creek watershed).
- 3) Street stubs in accordance with Sections 856-13 and 21 shall be provided to the adjacent boundaries where practical road extensions may be made in the future.
- 4) The interior roads are to be constructed in accordance with public road standards as outlined in the Subdivision Control Ordinance. Construction plans shall be submitted for review and approval. A performance surety will be required at final plat approval.
- 5) The interior streets shall have a 50 foot overall Right-of-Way.
- 6) Construction of a sidewalk/pedestrian path (and 10-foot easement) from the proposed sidewalk along W. Buffalo Trace Road to the northern property line with an easement to Popcorn Road for a connection with the sidewalk along Popcorn Road.
- 7) Landscaping shall be implemented to a density value of 300 for the entire length of the northern property line (allowing for an opening to the pedestrian path) and illustrated on the development plan.
- 8) Relocation of the detention pond to meet IDEM and the county drainage engineer's recommendations and illustrated on the development plan.
- 9) All applicable conditions of the original PUD approval remain.
- 10) The buildings shall incorporate the elements shown in the conceptual plans provided with additional detailing to create the appearance of architectural diversity among the buildings. Specific details will be verified upon request of an Improvement Location Permit.
- 11) The open space is to be maintained as a passive recreational area with safe access.
- 12) The PUD development plan shall encourage landscaping to the east of Harrodsburg Road to provide buffering for the residents and will encourage the fencing to avoid a nuisance to the property to the west of this property.

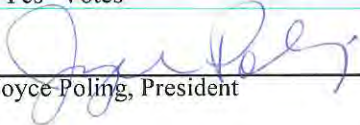
SECTION III.

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

Passed and adopted by the Board of Commissioners of Monroe County, Indiana, this 2nd day of September, 2005.


BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

"Yes" Votes



Joyce Poling, President

Herb Kilmer, Vice-President



Iris F. Kiesling, Member

"No" Votes

Joyce Poling, President

Herb Kilmer, Vice-President

Iris F. Kiesling, Member

Attest:



Sandra Newmann, Monroe County Auditor

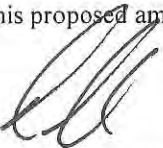
OFFICE OF
MONROE COUNTY PLAN COMMISSION
COURTHOUSE - ROOM 306
BLOOMINGTON, IN 47404

TO: THE COMMISSIONERS OF MONROE COUNTY, INDIANA

CERTIFICATION

I, Robert Cowell, hereby certify that during its meeting on June 21, 2005, the Monroe County Plan Commission considered petition #0504-PUO-01 for an amendment (Ordinance #2005-32) to the Monroe County Zoning Ordinance and made a recommendation to approve thereon, based on the findings, with a vote of 9-0.

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



Robert Cowell
Planning Director



Date

MINUTES
MONROE COUNTY PLAN COMMISSION
June 21, 2005, 6:30 P.M.

CALL TO ORDER: 6:30

ROLL CALL: Dan Baugh, Andy Dodds, Kevin Enright, Iris Kiesling, Richard Martin, John Newlin, Charles Newmann, Jerry Pittsford, Sophia Travis

INTRODUCTION OF EVIDENCE:

Cowell requested that the following items be entered into the record:
The Monroe County Comprehensive Plan (as adopted and amended)
The Monroe County Zoning Ordinance (as adopted and amended)
The Monroe County Subdivision Control Ordinance (as adopted and amended)
The Plan Commission Rules of Procedure (as adopted)
The case files and contents for each of the cases on this agenda

APPROVAL OF AGENDA WITH AMENDMENTS:

Martin moved and Enright seconded to amend the Agenda to continue the Chitwood Rezone to Medium Density Residential, 0504-REZ-10 to the July 19, 2005 meeting and to move the approval of contract for professional services for the preparation for Monroe County Alternative Transportation Greenway System Plan to the first item under New Business.

APPROVAL OF MINUTES: The May 17, 2005 regular meeting minutes and May 31, 2005 special continuation meeting minutes were approved with amendments.

OLD BUSINESS:

0504-PUO-01 Heritage Creek PUD, Outline Plan Amendment One to increase density from 20 to 40 units, 2 parcels on 6.05 acres, 9000 block of S. Harrodsburg Road, Clear Creek Township, Section 29, zoned Planned Unit Development.

BOARD ACTION: Martin read the petition.

STAFF ACTION: Cowell stated this case was heard at the May 31, 2005 special continuation meeting and it was requested the item be continued to allow Staff time to work with the applicant to address some of the concerns. He said the Staff Report delivered at the May meeting was recommending against the project and explained what their basis for recommendation was at that time and how things have changed to the point where now Staff is recommending approval.

Monroe County Plan Commission Regular Meeting June 21, 2005

1. Construction of a sidewalk/pedestrian path (and 10-foot easement) from the proposed sidewalk along W. Buffalo Trace Road to the northern property line with an easement to Popcorn Road for a connection with the sidewalk along Popcorn Rd.
2. Landscaping shall be implemented to a density value of 300 for the entire length of the northern property line (allowing for an opening to the pedestrian path) and illustrated on the development plan
3. Relocation of the detention pond to meet IDEM and the county drainage engineer's recommendations and illustrated on the development plan
4. All applicable conditions of original PUD approval remain
5. The buildings shall incorporate the elements shown in the conceptual plans provided. Specific details will be verified upon request of an Improvement Location Permit

He gave an overview of the case and said with these changes, Staff is recommending approval based on the findings of fact and subject to 5 conditions identified in the Staff Report most of which are items already shown on the plans that they are simply trying to reinforce. From the original PUD there is a requirement for a landscaped buffer in this location of one size and one density and of another size and density in another location. The condition Lepke has included in the Staff Report is simply a restatement of that condition that was in the original Plan Unit Development. As proposed, this project could move forward as either rental units or condominiums. He noted the conceptual drainage plans they have now indicate a detention basin that involved a dam location in the stream corridor and they know with a fair amount of certainty IDEM will not approve the location of that detention facility in that stream corridor so the detention facility will likely move and it is something they, with the Drainage Engineer, can work out at development plan stage.

FINDINGS OF FACT

REZONE TO PUD

831-3. Standards for Amendments

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 proposed PUD is located in a targeted neighborhood growth area as outlined in the Harrodsburg Area Rural Community Plan
- The Harrodsburg Plan calls for a neighborhood pattern that should be "small in scale, expand upon the traditional development pattern, focus on a center (public open space, business district, or institutional use), be physically linked to other neighborhoods and to the core of the community via pathways, sidewalks, streets, etc., and contain a mix of uses where practical, with a continued emphasis on single family residences."

Monroe County Plan Commission Regular Meeting June 21, 2005

- Other features include streets serving adjoining residences and calming traffic, sidewalks connecting to the pedestrian network, and housing designs compatible with traditional designs

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

Findings

- The site is currently undeveloped open space with moderate (6-10 percent) slopes in the proposed area to be improved. Some steeper slopes are located near the stream bed
- Adjacent zoning is Agriculture/Rural Reserve (AG/RR), Suburban Residential (SR), Light Industrial (LI), Urban Residential, and Estate Residential (ER)
- Adjacent uses to the petition site include residences, open space, and an excavation business
- The property contains a stream bisecting the site into two pieces
- The property is adjacent to existing residences and farms
- The property is adjacent to the Harrodsburg business core

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

Finding

- The Harrodsburg Plan proposes neighborhood growth in this area

D. The conservation of property values throughout out the jurisdictions; and

Finding

- The addition of this development could cause a decline in adjacent property values, especially if not properly screened and buffered from adjacent uses and if site development does not promote consistency with the Harrodsburg Area Rural Community Plan

E. Responsible development and growth.

Findings

- The addition of 40 units would put the area well on its way toward meeting the goal of adding 25 to 50 dwelling units in the community within the next five to ten years, a target outlined in the Harrodsburg Plan's Preferred Development Pattern section
- The development will preserve much of the site for open green space use and runoff detention in using about 2.5 acres of a 6.05 acre site
- The development does not currently feature a substantial buffer and transition between areas of different use or intensity, especially in comparison with the residential uses to the north and agricultural area to the west
- The project currently features one cul-de-sac road which ends in the development and is not designed to connect with any other areas of the town street grid
- The elevation plans for the apartment units currently show architecture and materials that could be refined to better meet the Harrodsburg Plan's goal for new structures that blend with and compliment the existing stock of structures

- Though the overall density is approximately 6 dwelling units/acre the development area itself is proposed at a density exceeding 13 dwelling units/acre

PUD OUTLINE PLAN

Chapter 811-6 (A) of the Monroe County Comprehensive Plan states: "The Plan Commission in its recommendation, shall consider as many of the following as may be relevant to the specific proposal:

- (1) 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 proposed PUD is located in the Neighborhood Growth Area as defined in the Harrodsburg Area Rural Community Plan
- The proposed PUD fails to expand upon the traditional development pattern
- The project fails to be physically linked to the adjacent neighborhood, fails to calm traffic via site and road design, and fails to provide lot and home design that is compatible with traditional local designs

- (2) The extent to which the proposed plan meets requirements, standards, and stated purpose of the Planned Unit Development regulations

The Comprehensive Plan reads thusly on the purpose of PUD regulations:

811-1. Purpose

The purpose of the planned unit development is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new developments; to encourage a harmonious and appropriate mixture of uses; to facilitate the adequate and economic provision of streets, utilities and city services; to preserve the natural environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; and to mitigate the problems which may be presented by specific site conditions. It is anticipated that Planned Unit Developments will offer one or more of the following advantages:

- A. Reflect the policies of the Comprehensive Plan specific to the neighborhood in which the PUD is to be located;
- B. Provide substantial buffers and transitions between areas of different land use and development densities;
- C. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces;
- D. Counteract urban monotony and congestion on streets;
- E. Promote architecture that is compatible with the surroundings;
- F. Buffer differing types of land use and intensities of development from each other so as to minimize any adverse impact which new development may have on existing or zoned development;
- G. Promote and protect the environmental integrity of the site and its surroundings

and provide suitable design responses to the specific environmental constraints of the site and surrounding area; and

H. Effectuate implementation of the Comprehensive Plan.

Findings

- The PUD is located in a targeted neighborhood growth area as outlined in the Harrodsburg Area Rural Community Plan
 - The development will preserve much of the site for open green space use and runoff detention in using about 2.5 acres of a 6.05 acre site
 - The development does not currently feature a substantial buffer and transition between areas of different use or intensity, especially in comparison with the residential uses to the north and agricultural area to the west
 - The project currently features one cul-de-sac road which ends in the development and is not designed to connect with any other areas of the town street grid
 - The elevation plans for the apartment units currently show architecture and materials that could be refined to better meet the Harrodsburg Plan's goal for new structures that blend with and enhance the existing stock of structures
 - The materials submitted for the project satisfy the submittal requirements as listed in Chapter 811-5 (B)(1)
- (3) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property

Findings

- The plan includes buildings and infrastructure similar to other multifamily developments elsewhere in the county. The stated purpose of the PUD regulations, however, is to "improve the design, character and quality of new developments" as stated in 811-1
- Although a 20-foot landscape buffer is identified on the plans, it is unknown as to what materials would be used to accomplish the necessary density value of 300

(4) The proposal will not be injurious to the public health, safety, and general welfare

Finding

- The development appears to meet regulations concerning the public's health, safety, and general welfare

(5) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood, and whether the proposed plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods

Finding

- While it is adjacent to the business core of Harrodsburg, limited accessibility to that area (the development's only sidewalk leads to Harrodsburg Road) essentially isolates the complex from the neighboring Main Street area
- The addition of this development may cause a decline in adjacent property values, especially if not properly screened and buffered from adjacent uses
- The project does not appear to pose any interference with the use of adjacent properties

- (6) The physical design of the Planned Unit Development and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated permanent open space, and furthers the amenities of light and air, recreation and visual enjoyment

Findings

- The development utilizes sewer, natural gas, and water lines located on or adjacent to the property
- The cul-de-sac street pattern would eliminate cut-through traffic
- The proposed layout of buildings and infrastructure preserves over half of the site's open space
- The conveyance of permanent open space must be properly carried out in accordance with section 811-3 (E)(5)
- A 35-foot wide street is proposed with on-street parallel parking. This is not a neighborhood-proportioned street width or scale, and can be improved
- There is a landscape buffer on the north and west sides of the property but no specifics are listed in the plan as to what materials would be used in buffering this use from the adjacent properties
- A density value of 300 per 100 linear feet of property line is required with a type "B" bufferyard of 20 feet from the property line
- Parking may be better addressed by shifting the proposed locations of some buildings to accommodate a surface parking lot
- The cul-de-sac and street may be reconfigured to stub at the west side of the property and/or to move the cul-de-sac south of its present location
-

- (7) The desirability of the proposed plan to the County's physical development, tax base and economic well-being

Findings

- The introduction of 40 new housing units to the Harrodsburg area could bring in many new residents
- These new residents could patronize local businesses, which would collect sales taxes
- New residents could also provide an employment base for existing or new businesses in the rural community, and pay taxes through these employers

- (8) The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services

Findings

- The development features one outlet onto the local road network at Harrodsburg Road
- Existing sewer, water, and natural gas lines will serve the site

- (9) The proposal preserves significant ecological, natural, historical, and architectural resources to the extent possible

Findings

- The site plan would preserve over half of the total undeveloped open space present on site
- There are no apparent historical or architectural resources present at this location

Based on the findings of fact, staff recommends that the Plan Commission advise approval of the request to the County Commissioners with the following conditions:

1. Construction of a sidewalk/pedestrian path (and 10-foot easement) from the proposed sidewalk along W. Buffalo Trace Road to the northern property line with an easement to Popcorn Road for a connection with the sidewalk along Popcorn Rd.
2. Landscaping shall be implemented to a density value of 300 for the entire length of the northern property line (allowing for an opening to the pedestrian path) and illustrated on the development plan
3. Relocation of the detention pond to meet IDEM and the county drainage engineer's recommendations and illustrated on the development plan
4. All applicable conditions of original PUD approval remain
5. The buildings shall incorporate the elements shown in the conceptual plans provided. Specific details will be verified upon request of an Improvement Location Permit

HIGHWAY ENGINEER COMMENTS: Williams said they have a letter before them and one thing that is not incorporated is Drainage Board approval and driveway applications should be submitted to their office for review. Already in the Subdivision Control Ordinance is a requirement for a 50 foot right of way dedication and the road is to be constructed in accordance with that ordinance.

PETITIONER: Steve Peters of Bynum Fanyo & Associates spoke, representing their clients, Steve Robertson, Heritage Creek. He said Cowell had pretty well summed up everything and he would hit on the main items that have changed since the last time they heard this case. He said he was pleased they had accommodated everything the Planning Staff had concerns about. The density was not an issue from Planning, but was something the clients had voluntarily lowered to open up some green space and make it more comfortable and visually pleasing in the layout.

He explained they are now doing 9 buildings with 4 units each; the road is extended to the property line to promote connectivity with vehicular access in the future. They have also accommodated pedestrian connectivity to the north with the 10 foot easement and with development plans they will be installing a 5 foot sidewalk that will continue from the 5 foot walk that is proposed on the north side of West Buffalo Trace. He said they worked out the turn-around in a way that would not affect the location of the buildings as it would have with the cul de sac. With that, they reduced the road width from 31 to 24 feet wide, lowering impervious surface and eliminating the need for on-street parking. The building footprints are the same as far as depth and width; the only difference is the addition of a garage on either side of the building, giving each unit an accessible garage as well as adding two parking spaces in the center of the building which will give a total of six parking spaces with direct access to the street. They have spaced the buildings away from the road to give optional stacked parking for guests and

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additional occupants. They have 47 required parking spaces for the subdivision; 54 have direct access to the road. With the additional stacked parking, there are 90 spaces off the road and they feel they have more than adequately addressed the parking situation.

Peters said the architectural details they submitted are in keeping with the objective to create a continuation of the character of the Harrodsburg area, adding some specific architectural details as displayed with the illustration that will be further emphasized in the development plan. With the illustrations, the clients wanted to demonstrate the 4-car garage, the roof, windows on all sides, front stoop areas for all units and the centralized stairwell to the upper two units. There will be landscaping space between the garage areas and between all the housing units. He went over the items that will remain the same as before regarding open space, the landscape buffer and detention. He said they respectfully ask for approval this evening.

BOARD DISCUSSION:

Newmann referenced Peters' letter which stated each garage also has an optional stackable parking space and asked if that is in the garage.

Peters said it is outside the garage and is designed so each car has adequate space and will not be encroaching on the right of way or walk on the north side. You can stack two cars in each one of the spaces. Each one-bedroom unit would have a garage and a stackable space; each two-bedroom unit would have a garage, extra interior space and the stackable space.

Newmann asked if the stackable space is the driveway going to the garage. Peters said yes.

Newmann asked if they had considered pervious pavement on this project; he has heard there is a type of concrete that is impervious. Williams said the pervious concrete is not a type of pavement they would accept into the road system. They are fine for parking lots but don't handle the snow plows very well. Newmann asked if they would not be using that for slowing down water drainage in the future. Williams said not within the roadway.

Newmann asked when they would find out whether this will be a rental or condominium project.

Peters said further along in the development stage when they have the plans actually set up they will need to address the water hook-ons and sewer hook-ons and at that time will have to decide. They could service all the units with the adequate sewer and water hook-ons and still have them as apartment units but he thinks at that time they will have a decision on whether it will be owner occupied or rental.

Newmann asked if they would be hearing that at the outline plan tonight. Peters said no the outline plan has not been decided.

Cowell said this project could move forward as a rental property and then convert into a condominium project at any time in the future. Hopefully we will know at development plan what their intention is but that could change over time.

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Newman commented there was interest from the community for these to be single family residences as opposed to rental properties.

Martin asked how wide the spaces are where they have three driveways. Peters said the two spaces in front of the garage are 10 feet and the one on the side is 9 feet wide; 29 feet total. Martin asked if there isn't as much width in concrete in the drives as there is in green space next to and between the buildings. Peters said the width in between the buildings range from 18 feet to 38 feet; the space in between the individual units is about 15 to 20 feet. Martin asked if they were going to put trees between each set of drives and Peters answered yes. Cowell said street trees are normal every 40 feet and they are going to incorporate as part of the street trees a tree in each of these locations as well, in between those drives to try to break that up because of the amount of concrete or asphalt that will be there. Martin asked if they were going to landscape between those and between buildings and Peters also said yes.

Martin asked if the buildings are the same size. Peters said they are essentially the same; in both occasions they were 70 feet wide and in both occasions, if you don't look at the garages from the front of the buildings, from the back of the buildings it is 30 feet deep. The difference is the garages were only protruding 6 feet from the building before and now they are protruding 12 feet to get a little more useable space inside. The one bedroom units are 850 square feet and the 2 bedroom are just under 1,000 square feet.

Martin asked what the "shed" beside the road was for and Peters said it is going to be the maintenance shed for lawnmower equipment and other things to maintain the property. Martin asked what it will look like. Peters said it is going to be comparable to the materials of the building.

Baugh asked if this doesn't build out the way it is perceived, and the Harrodsburg market doesn't turn into a condominium place, what the long term projection is for that piece of property. Can they go into single family houses if they would change the PUD? Cowell said this acts as an overlay zoning on top of the base zoning which is that same Agricultural, Rural Residential Zoning. If this receives approval by the County Commissioners, the clock starts running as to when they have to file a development plan and start construction and they have the opportunity once to grant them an extension and after that, at their discretion, they can remove the PUD if it is clear this is not happening or you have a better idea for this area. The time frame for the first one is 18 months and if the development plan is approved there is a two year cycle that starts on the development plan. They stay at the outline plan for an 18 month period at which they have another opportunity to file for an extension which they could extend for another 18 months. At the conclusion of the 3 years, it is at their discretion to rescind the PUD at that point or continue to extend it.

Dodds asked what the purpose was of the "T" intersection at the end of the road. Peters said it was basically to save space. If they had put a cul de sac in there it is a 40 foot radius and it takes a more impervious surface to create it and more asphalt and it would force all the buildings to be pushed to the east to accommodate that temporary drive which will hopefully be taken away

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when the connectivity goes through. This only implements a 20 foot wide hammerhead type road structure and according to the AASHTO standards is perfectly acceptable and will prove to be large enough to accommodate snow plows and school busses without permanently affecting the locations of these buildings.

Dodds asked if the original plan had a true cul de sac. Peters said yes, but it did not promote connectivity and did not go all the way to the property line; it dipped down further to the southern portion of the property.

Cowell said the original plan ended in a cul de sac and they had recommended this be continued on to tie into this larger piece of property that eventually could develop. Whenever you stub a property, the county requires there be some sort of temporary turnaround for school buses and snow plows and normally you will see a temporary cul de sac but this option worked better so when this road goes through these could be removed.

Newmann asked if that is designed so a school bus can turn around and if that is a good idea to have a school bus back up. Newlin said it works for the length of a school bus to turn around there.

Martin said they received a letter in their packet regarding the fencing along the western boundary of this property and asked Schilling what options the petitioner and the concerned neighbor have regarding the request for fencing which would separate the cattle to the west from this subdivision.

Schilling said there is always the partition fence option where you go to the township trustee and one neighbor builds half and the other neighbor builds the other half. Under the PUD if you think fencing requirements are necessary to promote the objectives of the PUD and to protect the public, you can require that as a condition.

Martin asked if the fencing in this area had been treated in any way. Cowell said he did not know but he would guess there is fencing somewhere because it is the back yards of peoples' homes. He doesn't know if it is fencing those property owners put up or if this property owner put it up or if it is any different from the fencing on their east property line. A comment was made that it is the same woven wire fencing.

Travis asked if there is an entrance from the garage into the one unit dwellings. Peters said the architectural designs have not been done but while designing the schematic layout, the intent is for each garage to have direct access to the units on the ground floor. For the upper units, they will probably propose to have a door coming out the side of the garage to the common stairwell and there is also an option to go internally directly up in back of the garage.

Travis spoke regarding of the design adhering to the standards of the architectural style in the community of Harrodsburg which has a lot of older homes. She said when the roofs are angled in different ways, it is not historically accurate or adhering to historic principles of architecture. She asked if they had thought about having the garage roofs slant in the same direction as the

main part of the home.

Peters said what they want is pitched roofs instead of flat roofs to allow the water to flow away from the wall. He said he thinks the angles away from the building give it a more pleasing look.

Travis asked about rain water drainage on the inner part, guttering and getting water away from the building. Peters said it won't be an issue and will be handled with normal down spouts.

Travis asked what the central area was between the two separate driveways. Peters said he thinks it is 15 or 18 feet wide by about 30 feet deep. Travis asked how far the cul de sac was from the fence line. Peters said they did have 4-plexes in between the cul de sac so it was at least 60 plus feet. Travis said she was glad they put in the sidewalk access they had talked about.

Travis asked if those who weren't present for the special meeting on May 31st should have abstained from voting for the minutes. Schilling said if they had not reviewed the record they should have abstained. One member said he had abstained. If they felt they could say the minutes were accurate as to what took place, then it is fine to vote.

Enright had three questions: 1) He feels they should address, within the ordinance, the ongoing issue of fencing which he thinks the Plan Commission has ignored. 2) He said he thinks they need a condition that would allow for buffering to protect the residence across the street from the headlights from this subdivision. Is it offsite and can they leave it to Staff's discretion? Cowell said technically it is an offsite improvement. The applicant owns the duplex across the street and you can express your preference they do that. It is one of those things they would have to commit to doing but he isn't certain it could be made a condition of approval. 3) With the common area, when they get the development plan with the detention basin, he would like to see access to it with passive recreation use of the common area. Cowell said the way the project is laid out now (and it would not change if they went into a condominium development) because we are not creating individual lots for these units, all the accesses between all these units will be open access to all the common areas. The common area runs right up to the street. Enright asked if at the development plan, stage they need to make it a condition that there be landscaping for passive recreation use of the common area. Cowell said if he wants to require something other than leaving it in its current condition, with the understanding the detention basin will go in there, and wants something else like a trail to be constructed, this would be the stage you would want to add that as a condition of approval. Enright said you are going to want a pathway for walking dogs and kids playing. Cowell said if the concern is making sure the access remains open, that is already covered but if he is looking for some type of improvement out there you would need to include that at this stage and it would be verified at the development plan stage.

Martin said since this is all held in common; the owner of this is going to be responsible for the maintenance of that open space area. Cowell said that is correct unless it became a condominium then there would be the Covenants and Restrictions accompanying the condominium agreement that would take care of that as well. Martin said he understand it is mowed periodically. Cowell said the last time he was out there it was growing up for a hay field and he is assuming they mowed it for the hay and doesn't know if that is what they are currently

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doing but it is occasionally mowed. Martin stated haying it is an option the owner of that would have as part of its maintenance. Cowell said they could enter into a lease agreement with the Mr. Strain and he could use it for hay. Martin said then they could not fence it and run cattle on it. Cowell said that would require an amendment to the Planned Unit Development because it is not identified as a use currently.

Newmann said the detention facility obviously doesn't need to be on a separate lot because it is going to be owned and maintained by the owner. Cowell said that is correct.

Newmann referenced the Staff Report, page 104, continuation of responsible development and growth, 3rd bullet, "The elevation plans for the apartment unit currently show architecture and materials that could be refined to better meet the Harrodsburg goal of new structures that blend with and compliment the existing structures." Then on page 105, bullet #5 says, "The elevation plans for the apartment unit show architecture materials that meet the Harrodsburg plan goal for new structures." Which is it?

Cowell said the bullet on page 104 is a carry over from the previous Staff Report and has been amended to reflect what is on page 105. It is one of those areas where it is subjective; on the first set of plans we didn't have any architectural standards and the goal was to insure we had pitched roofs, garages, and porches of some capacity. As Travis has pointed out, there is a wide diversity of architectural styles in Harrodsburg, some of which are quite historic. They felt the findings on page 105 are accurate as far as they can make them.

Newmann said regarding diversity of architectural styles in Harrodsburg and thinking of this as a rural community plan and this is their first project in their concept of rural communities, including Ellettsville, Stinesville and Smithville, there are a lot of positive things that the petitioner has committed to but when he looks at it, the word "ticky-tacky" comes to his mind. He said he wondered if this could be enhanced to offer more diversity on at least the fronts of the buildings. He said all these buildings are uniform and wonders how well this represents the concept of the rural community plan concept.

Cowell pointed out because this is a Planned Unit Development and the architecture of the buildings is an element that they have discretion over during the Planned Unit Development if they choose to add conditions to that regard, he would encourage them to establish appropriate findings to demonstrate the need for those improvements. This would be the stage in which to do that because they will be verifying those at the development plan stage.

Travis said on page 105 one of the purposes of the PUD is to counteract urban monotony and congestion on streets. She said she thinks they have addressed congestion on streets and it is a double edged sword because they have created urban monotony in order to combat the congestion on the streets. If there is any chance for a design that would harmonize with Harrodsburg's character a little bit better, that is something she would like to see. She thinks the style of architecture introducing something that is unfortunately commonly referred to as a "snout house," with the garage representing a nice little snout instead of being welcomed by the vision of a home first is a very car-centric design.

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SUPPORTERS: None

REMONSTRATORS:

Chris Sturbaum spoke saying this project is adding 20% more units in the town and is significant with a big impact and it is important it be gotten right. He said he thinks most of the problem they have is due to the density and it looks like a rental project. One of the findings was the community of Harrodsburg is predominately single family homeowners which represents the stability and character of the community. Should these become rental properties there will be a lot more turnover, a higher density and a stacking of traffic. He said this project would eat up about two-thirds of the sewer and water requirements projected for growth into the future. He is afraid if they are built at this density they never will be compatible and will never become condominiums.

Peters cited some reasons they do believe it is promoted in the rural community; it calls for 2 to 8 units per acre in this area. The reason this plan was proposed at 20 units and had a delay period and then increased the density was because the owners and partners of this land were involved in the design of the rural community plan and were waiting to see what density was wanted in this area and tried to match it. Regarding traffic, they have taken great steps to eliminate on-street parking congestion problems. The statement of the western community being adjacent to the community business areas is exactly what the community plan is asking for and accomplishes it to the "tee." It is directly adjacent to the business center, with two forms of access to the business center and the plan asks for a diverse style of building to be brought into the area which is what they are achieving. The clients worked very close with the Planning Staff and the town of Harrodsburg in developing the rural plan and have adjusted them many times to accommodate what has been asked of them. Regarding exasperating the utilities, one of the partners works for one of the utilities that services this and there is plenty of service available once it builds out and beyond. As designed and presented this is a strong plan that meets all the goals of the rural community.

Newlin said this is something that has been talked about for a long time. It has access for sewers. The same people who said they don't want urban sprawl said that wherever there is sewer accessibility and city water they want to see higher densities and that is exactly what this is. It does fit exactly what they have asked the community for.

Martin said there are options on the way you outline these buildings. One that they already talked about was changing the roof style; you could build a second story above some of the garages and face the roof a different way. There are ways to make the buildings look different, such as manipulation of dormers, which would add a lot of surface diversity to the look of these buildings and help to break it up a little bit. In a small community like this where you are going to dominate the community, having some variety in the appearance of the frontage of those buildings is pretty important. It might also be desirable to have some difference in appearance in the back of the buildings, such as in the deck structures. There are ways that will create some variety in the way these buildings appear that won't add significantly to the cost and will have a

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very positive affect on the amenity value of this very dominant development. He asked how they could approach this in a way to meet some of those objectives.

Peters said the objective for this outline stage was to get the location of the buildings and how they interact with the development as a whole. In the development stage of this is when they will be working on the architectural plans of the buildings and he believes his firm will be doing that as well. Decisions for bringing forth the diversity will be made by the clients at that time. For these stages, they were concentrating on the impervious surface and the placement of them and providing the accommodations necessary for attractive buildings.

Newmann said Peters mentioned diversity is in compliance with the rural community plan and asked how the diversity he mentioned is incorporated here.

Peters said when they say diversity they are talking about the residential units you find in Harrodsburg. There are no four-plexes. The community plan offers something different. The majority of Harrodsburg is owner occupied and this may turn out that way but the difference is they are promoting higher density and a different type of unit, which is a four-plex, both of which are diverse from the rest of the area.

Newmann said under the recommendations from the Staff, number 5 says “ the building shall incorporate the elements shown in the conceptual plans provided.” That is part of the PUD outline plan. He asked if Peters is saying they need to wait on that until the development stage.

Peters said the illustrative house they put up was to emphasize several points they wanted to commit to that are typical for commitment in a PUD like window placements, angled roofs, attached/detached garages, porches, back stoops and things of that nature. As far as the placement and changing the angle pitches, etc., those are all technical architectural aspects that will have to be decided and those are what he believes will have to come forth in the development plan.

Newmann said he though Peters’ firm incorporated those architectural features in the PUD outline plan in the North Park project.

Peters said they incorporated different materials and color regulations for all projects. It is an oranges and apples project as far as the magnitude of the architectural details. They did not come up with architectural footprints of any of the buildings at North Park, did not determine any of the angles of the pitched roofs, which way they would face or which would have garages closer or farther from the road. They did specific elements of materials, colors and things of that nature, so he thinks it is very comparable to what they are offering here.

Newmann asked what it would take to get those colors and materials in this plan as they put in to the North Park plan. Peters said he thinks what they are offering they submit here on public record and the items they have mentioned will be the commitment from the owners and clients. He said they feel they have addressed the architectural standards that have been asked for. As far as colors and things like that, they feel they have plenty of time and are confident in working

with the Staff in the development process it will be achieved.

Cowell said they have presented a concept of the kind of architecture they are going to do and condition #5 is to insure that that is at least the minimum they meet. However, as with any PUD that incorporates architectural discussions, if there is an interest in insuring there is diversity in the front and rear elevations or if there are specific elements you want to make sure are included, you can add that at this stage to the outline plan and that is another thing that would be verified at the development plan stage. He said the approach they took in North Park was they didn't have buildings proposed so they had to take a more generalist approach and say when buildings are proposed here are the elements we would like to see on those. In this case, we are actually getting buildings proposed because of the type of development it is and we are trying to make sure the things they are showing on the buildings are at least held as a minimum standard. It is at their discretion to go beyond the minimum standard and be more specific in those.

Newmann asked again what it would take to get from Bynum Fanyo the comparable standards that they willingly put into North Park in this project as far as the colors and the architectural features on the fronts of the buildings.

Cowell said it would be something the applicant would propose and they are doing some of those things in the sketch they provided. In North Park, they only ended up with one or two fairly insignificant design considerations for the residential portions. Most of those design elements were for the non-residential and largely it is for the same reason. In those instances they had no idea what the residential product was going to look like. He said they picked out a few things they specifically wanted to make sure took place, but many of those have been left open on the residential side.

Newmann said as far as this being a poster child project for the rural community plans in Monroe County, they are going to be needing to see the specific details of the architectural design before he can go along with this.

Martin said in their initial presentation they indicated on the north boundary there would be two different landscape bufferings; one to the east and one to the west. But in item #2, it indicates we are going to essentially have the same density value across the entire northern boundary.

Cowell said he thinks the density value remains the same; it was the size of the buffer yard. There is a 20 foot and a 10 foot buffer yard. The reason is this is an Industrial Commercial type of use and these uses are Residential. It is likely the buffer yard that is provided along this property line will incorporate some sort of fencing where the other one would not because it is wide enough to accommodate all of the trees. That is also an item that would need to be worked out at the development plan stage.

Martin moved that they recommend approval of case 0504-PUO-01 to the County Commissioners with the conditions specified by the County Highway Department of which there are 5, with the conditions of the County Drainage Engineer made available at our previous meeting, and with the conditions of the Staff with the following modifications:

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No. 5 continue the first sentence so entire sentence says, “the building shall incorporate the elements shown in the conceptual plans provided with additional detailing to create the appearance of architectural diversity among the buildings. Specific details to be verified upon request of an improvement location permit” That will give them the ability to deal with this at the next stage. Add condition No. 6, “The open space is to be maintained as a passive recreational area with safe access.”

Kiesling said she wanted to make sure the commitments made by the petitioner are included. Martin said when he said it that it became part of the record and is a commitment.

Enright seconded the motion and added condition No. 7: “The PUD development plan shall encourage landscaping to the east of Harrodsburg Road to provide buffering for the residents and will encourage the fencing to provide a nuisance to the property to the west of this property.” Martin accepted Enright’s proposal as an amendment to his motion.

Cowell clarified the motion would be to approve, based on the findings of fact, all of the conditions that have been identified in the various reports as well as indicating that the building shall incorporate additional architectural detailing to result in a building diversity. Another items are the open spaces remain a passive recreation area with unlimited, safe access by the residents and encouraging of landscaping on the eastern property line near the vicinity of the driveway to provide buffering of the duplex that is located across Harrodsburg Road and to encourage the fencing/landscaping on the west line.

Newmann wanted to explain the significance of this project to the county, in general for the Plan Commission and for the public. This is the first rural community project at an increased density. We have encouraged the increased density to encourage the rural village community type environment and this is the first one in the county. The Staff, the Plan Commission and the Commissioners have approved Ellettsville, Smithville Sanders and Harrodsburg and are in the process of working on Stinesville. When he says this is the poster child, this is an example they are going to be using as a selling tool to hopefully develop this concept in the minds of the county of what this rural community concept could be. It has been in development for a long time and has been one of the key conditions and goals of the Plan Commission and that is why they have been so emphatic about this to be a very agreeable looking and operating project for Harrodsburg and as a representation of the rural community concept.

Kiesling thanked Peters for his patience in trying to get this through.

CONDITIONS OF APPROVAL:

1. Construction of a sidewalk/pedestrian path (and 10-foot easement) from the proposed sidewalk along W. Buffalo Trace Road to the northern property line with an easement to Popcorn Road for a connection with the sidewalk along Popcorn Rd.
2. Landscaping shall be implemented to a density value of 300 for the entire length of the northern property line (allowing for an opening to the pedestrian path) and illustrated on

Monroe County Plan Commission Regular Meeting June 21, 2005

- the development plan
3. Relocation of the detention pond to meet IDEM and the county drainage engineer's recommendations and illustrated on the development plan
 4. All applicable conditions of original PUD approval remain
 5. The buildings shall incorporate the elements shown in the conceptual plans provided **with additional detailing to create the appearance of architectural diversity among the buildings**. Specific details will be verified upon request of an Improvement Location Permit.
 6. **The open space is to be maintained as a passive recreational area with safe access.**
 7. **The PUD development plan shall encourage landscaping to the east of Harrodsburg Road to provide buffering for the residents and will encourage the fencing to provide a nuisance to the property to the west of this property.**

The motion carried unanimously.

Cowell said this is a recommendation to the County Commissioners and within the next 90 days this item will be scheduled to appear before the Commissioners. Anyone interested in the project should contact Matthew Lepke in the Planning Department within the next few weeks for the date of the meeting.

NEW BUSINESS:

Approval of Contract for Professional Services for the preparation of the Monroe County Alternative Transportation and Greenways System Plan

BOARD ACTION: Martin read the petition

STAFF ACTION: Cowell explained they are requesting the Plan Commission to authorize the Staff, in cooperation with the County Engineer as well as the representative in the Parks Department, to work with the selected consultant in finalizing the scope and cost and to develop with cooperation with the Legal Department a contract. They are also asking them to authorize the President of the Plan Commission to sign that contract once it has been developed. All of this is with the understanding the contract will meet the requirements that INDOT will place upon them as well as those our own Legal Department will place upon them and also the acknowledgement that the agreed upon price will not exceed that which we have the funds already budgeted for.

He said they received three proposals in response to their RFQ. A committee made up of himself and Iris Kiesling representing the Plan Commission, Bill Williams from the Highway Department and Chuck Stephenson from the Parks Department met to review the three proposals to select the firm they felt was the most qualified to perform the work they were requesting. He said they had arrived at a recommendation that the firm of Storrow-Kinsella be selected for the firm that they negotiate the final scope and final cost on. The proposal is to do an Alternative Transportation Plan, meaning to take the city's greenways efforts and move them out into the

Monroe County Plan Commission Regular Meeting June 21, 2005

county so eventually the county can be developing greenways that will tie into those the city is also developing and building. This document will be used in part, not only to guide other decision making as far as subdivisions and how they relate to the Alternative Transportation, to make application for additional federal funds for construction of these kind of facilities. He said they had spent the last two to two and one half years trying to secure funds to be able to do this. They have done so in partnership with the Metropolitan Planning Organization in Bloomington and with funds provided by the County Council in their consulting budget. He said the two principals for the company were there, Meg Storrow as well as John Kinsella and they will introduce themselves and answer any questions.

Meg Storrow spoke, and introduced John Kinsella, saying they are delighted to be selected for this project and she is excited and challenged by it. Kiesling asked who would be doing the work and Storrow said she would be the principal in charge and they have several other staff members that will be part of the team.

BOARD DISCUSSION:

Newmann asked them to describe the kind of work they have done in the past.

Storrow said their firm is almost 20 years old and they have been working on pedestrian connectivity issues almost continuously, starting in Columbus, Indiana. They were involved with the Front Door Project and were able to successfully have that trail integrated through the interchange. They have worked on many greenway trails and know how to implement many of the systems that are done at the planning stage and work with agencies to get funding, having identified a lot of funding sources for other projects. On a planning basis they have been working on many projects but probably the most related or significant would be the Indianapolis Regional Pedestrian Plan of which they are in the third phase. Right now the Marion County component is up for adoption which they are very excited about and it has been a very comprehensive effort. It does include a greenway component update much like this plan would. There are many other projects that would relate to this and they could bring that experience to bear.

Kiesling asked if they also planned to do an equestrian trail alongside the regular trails. Storrow said yes, they are working on a cross-state greenway plan right now, The National Road Heritage Trail, and possibly incorporating an equestrian component, and looking for access areas, parking areas, and making sure there is enough right of way.

Enright said he appreciates them working at our budget level.

Martin said they indicated they need to do a match for the MPO and they are also going to have to commit other portions of our consulting budget. He asked for an indication of our total budget availability and how much of that this represents.

Cowell said they have in their consulting line for this year about \$12,000, keeping in mind this could be bridged over two calendar years as far as the invoicing. The work is likely to be

MONROE COUNTY PLAN COMMISSION**June 21, 2005**

CASE NUMBER: 0504-PUO-01 **PLANNER:** Matthew Lepke
PETITION: Heritage Creek Rezone to Planned Unit Development and Outline Plan Approval
PETITIONER: Dennis Miller c/o Steve Peters, Bynum Fanyo
ADDRESS: 9000 block of Harrodsburg Road
REQUEST: Rezoning to PUD and outline plan approval to create 36 dwelling units
ACRES: 6.05± **ZONE:** SR and AG/RR
TOWNSHIP: Clear Creek **SECTION:** 29 **PLATS:** DL6C and 150
Harrodsburg Area Rural Community Plan Designation: Neighborhood Growth Area

EXHIBITS

1. Location Map
2. Zoning Map
3. Harrodsburg Area Rural Community Recommended Land Use Map
4. Site Plan
5. Proposed building elevation
6. Petitioner's Statement
7. Letter from adjacent property owner (west), Strain Enterprises

RECOMMENDATION

Based on the findings of fact, staff recommends that the Plan Commission advise approval of the request to the County Commissioners with the following conditions:

1. Construction of a sidewalk/pedestrian path (and 10-foot easement) from the proposed sidewalk along W. Buffalo Trace Road to the northern property line with an easement to Popcorn Road for a connection with the sidewalk along Popcorn Rd.
2. Landscaping shall be implemented to a density value of 300 for the entire length of the northern property line (allowing for an opening to the pedestrian path) and illustrated on the development plan
3. Relocation of the detention pond to meet IDEM and the county drainage engineer's recommendations and illustrated on the development plan
4. All applicable conditions of original PUD approval remain
5. The buildings shall incorporate the elements shown in the conceptual plans provided. Specific details will be verified upon request of an Improvement Location Permit

SUMMARY

The petitioner is requesting a rezoning to PUD and outline plan approval for a 6.05 acre site to build 36 multifamily dwelling units. The actual developed area of the site would be approximately 2.5 acres. These fourplex buildings would feature one bedroom units on the ground floor and two bedroom units on the second floor. Such apartments would have an intended occupancy of one to two residents per dwelling unit. A previous proposal for the site (in 2001) received approval for a rezoning to PUD and a 20-unit development.

ADJACENT ZONING AND USES

Adjacent zoning is Agriculture/Rural Reserve (AG/RR), Suburban Residential (SR), Light

Industrial (LI), Urban Residential, and Estate Residential (ER).

Adjacent uses to the petition site include residences, open space, and an excavation business. The property zoned Light Industrial now features a business that does not comply with county zoning standards.

ENVIRONMENTAL CONSTRAINTS

According to FEMA maps, the site is not located in a floodplain, though a creek does flow through the property. Along the stream bed, the parcels lie within the prime farmland area identified in the natural features/constraints section of the Harrodsburg Area Rural Community Plan, and may also contain hydric soils along the creek. The area does not appear to exhibit any karst features or constrained slopes. The stream would be flanked by a proposed 50-foot wide drainage easement along the entire west-east length of the property.

Stormwater management and detention is required, and a detention system meeting state and county standards as recommended by the drainage engineer shall be implemented as a condition of approval. Runoff directed toward the stream and detention area would flow down the north lot's slope, whose ground would be protected by rip-rap over filter fabric. Wastewater would be handled by an existing sanitary sewer line, and should not create a significant burden on the existing system.

PROPOSED USE/PROJECT BACKGROUND

In 2001, the Plan Commission approved an outline plan for a 20-unit development on this site. During proceedings in 2001, the petitioner was made aware of the need for a resubmission should the dwelling unit total change.

The project consists of nine four-plex buildings, with two units on each floor. Driveways (each with a two car garage) should provide parking for most vehicles using the development and additional pull-in spaces adjacent to the roadway would handle the remaining vehicles.

The development would be serviced by a new street, West Buffalo Trace Road, featuring curbing and gutters with a T-shaped cul-de-sac along the western property line. A 5-foot wide sidewalk would be installed along the north side of the road, with a concrete handicapped ramp at the radius of the intersection with Harrodsburg Road. A connection via 10-foot easement for a pedestrian path north to Popcorn Road would also be included.

FINDINGS OF FACT

REZONE TO PUD

831-3. Standards for Amendments

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 proposed PUD is located in a targeted neighborhood growth area as outlined in the Harrodsburg Area Rural Community Plan
- The Harrodsburg Plan calls for a neighborhood pattern that should be “small in scale, expand upon the traditional development pattern, focus on a center (public open space, business district, or institutional use), be physically linked to other neighborhoods and to the core of the community via pathways, sidewalks, streets, etc., and contain a mix of uses where practical, with a continued emphasis on single family residences.”
- Other features include streets serving adjoining residences and calming traffic, sidewalks connecting to the pedestrian network, and housing designs compatible with traditional designs

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

Findings

- The site is currently undeveloped open space with moderate (6-10 percent) slopes in the proposed area to be improved. Some steeper slopes are located near the stream bed
- Adjacent zoning is Agriculture/Rural Reserve (AG/RR), Suburban Residential (SR), Light Industrial (LI), Urban Residential, and Estate Residential (ER)
- Adjacent uses to the petition site include residences, open space, and an excavation business
- The property contains a stream bisecting the site into two pieces
- The property is adjacent to existing residences and farms
- The property is adjacent to the Harrodsburg business core

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

Finding

- The Harrodsburg Plan proposes neighborhood growth in this area

D. The conservation of property values throughout out the jurisdictions; and

Finding

- The addition of this development should not cause a decline in adjacent property values, especially if properly screened and buffered from adjacent uses and if site development promotes consistency with the Harrodsburg Area Rural Community Plan

E. Responsible development and growth.

Findings

- The addition of 36 units would put the area well on its way toward meeting the goal of adding 25 to 50 dwelling units in the community within the next five to ten years, a target outlined in the Harrodsburg Plan’s Preferred Development Pattern section
- The development will preserve much of the site for open green space use and runoff detention in using about 2.5 acres of a 6.05 acre site
- A landscaped buffer and transition between areas of different use or intensity would be required as a condition of approval
- The project currently features one T-shaped cul-de-sac road which ends in the development and could connect with a future road to the west in the town street grid
- The elevation plans for the apartment units currently show architecture and materials that could be refined to better meet the Harrodsburg Plan’s goal for new structures that blend with and compliment the existing stock of structures

- The overall density is approximately 6 dwelling units/acre

PUD OUTLINE PLAN

Chapter 811-6 (A) of the Monroe County Comprehensive Plan states: “The Plan Commission in its recommendation, shall consider as many of the following as may be relevant to the specific proposal:

- (1) 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 proposed PUD is located in the Neighborhood Growth Area as defined in the Harrodsburg Area Rural Community Plan
- The proposed PUD would expand upon the traditional development pattern
- The project would be physically linked to the adjacent neighborhood via the proposed pedestrian path, uses a 24-foot wide street to calm traffic, and would provide lot and home design that is compatible with traditional local designs

- (2) The extent to which the proposed plan meets requirements, standards, and stated purpose of the Planned Unit Development regulations

The Comprehensive Plan reads thusly on the purpose of PUD regulations:

811-1. Purpose

The purpose of the planned unit development is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new developments; to encourage a harmonious and appropriate mixture of uses; to facilitate the adequate and economic provision of streets, utilities and city services; to preserve the natural environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; and to mitigate the problems which may be presented by specific site conditions. It is anticipated that Planned Unit Developments will offer one or more of the following advantages:

- A. Reflect the policies of the Comprehensive Plan specific to the neighborhood in which the PUD is to be located;
- B. Provide substantial buffers and transitions between areas of different land use and development densities;
- C. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces;
- D. Counteract urban monotony and congestion on streets;
- E. Promote architecture that is compatible with the surroundings;
- F. Buffer differing types of land use and intensities of development from each other so as to minimize any adverse impact which new development may have on existing or zoned development;
- G. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area; and
- H. Effectuate implementation of the Comprehensive Plan.

Findings

- The PUD is located in a targeted neighborhood growth area as outlined in the Harrodsburg Area Rural Community Plan
 - The development will preserve much of the site for open green space use and runoff detention in using about 2.5 acres of a 6.05 acre site
 - A landscaped buffer and transition between areas of different use or intensity would be required as a condition of approval
 - The project currently features one cul-de-sac road which ends in the development and is designed to connect with a future street to the west on the town street grid
 - The elevation plans for the apartment units show architecture and materials that meet the Harrodsburg Plan's goal for new structures that blend with and enhance the existing stock of structures
 - The materials submitted for the project satisfy the submittal requirements as listed in Chapter 811-5 (B)(1)
- (3) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property

Findings

- The plan includes buildings and infrastructure similar to other housing structures in the Harrodsburg area. The stated purpose of the PUD regulations, however, is to "improve the design, character and quality of new developments" as stated in 811-1
 - A density value of 300 for landscaping along the northern property line would be required as a condition of approval
- (4) The proposal will not be injurious to the public health, safety, and general welfare

Finding

- The development appears to meet regulations concerning the public's health, safety, and general welfare
- (5) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood, and whether the proposed plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods

Finding

- The project's location adjacent to the business core of Harrodsburg is improved upon by the proposed 10-foot pedestrian path easement linking it to Popcorn Road
 - The addition of this development should not cause a decline in adjacent property values, especially if properly screened and buffered from adjacent uses
 - The project does not appear to pose any interference with the use of adjacent properties
- (6) The physical design of the Planned Unit Development and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated permanent open space, and furthers the amenities of light and air, recreation and visual enjoyment

Findings

- The development utilizes sewer, natural gas, and water lines located on or adjacent to the property

- The cul-de-sac street pattern would eliminate cut-through traffic
- The proposed layout of buildings and infrastructure preserves over half of the site's open space
- The conveyance of permanent open space must be properly carried out in accordance with section 811-3 (E)(5)
- A 24-foot wide street is proposed with off-street parking
- A density value of 300 per 100 linear feet of property line is required with a type "B" bufferyard of 20 feet from the property line when adjoining residential properties and 10 feet where adjoining commercial/industrial properties
- The cul-de-sac with a T-stub at the western property line allows for connection to any future roads

- (7) The desirability of the proposed plan to the County's physical development, tax base and economic well-being

Findings

- The introduction of 36 new housing units to the Harrodsburg area could bring in many new residents
- These new residents could patronize local businesses, which would collect sales taxes
- New residents could also provide an employment base for existing or new businesses in the rural community, and pay taxes through these employers

- (8) The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services

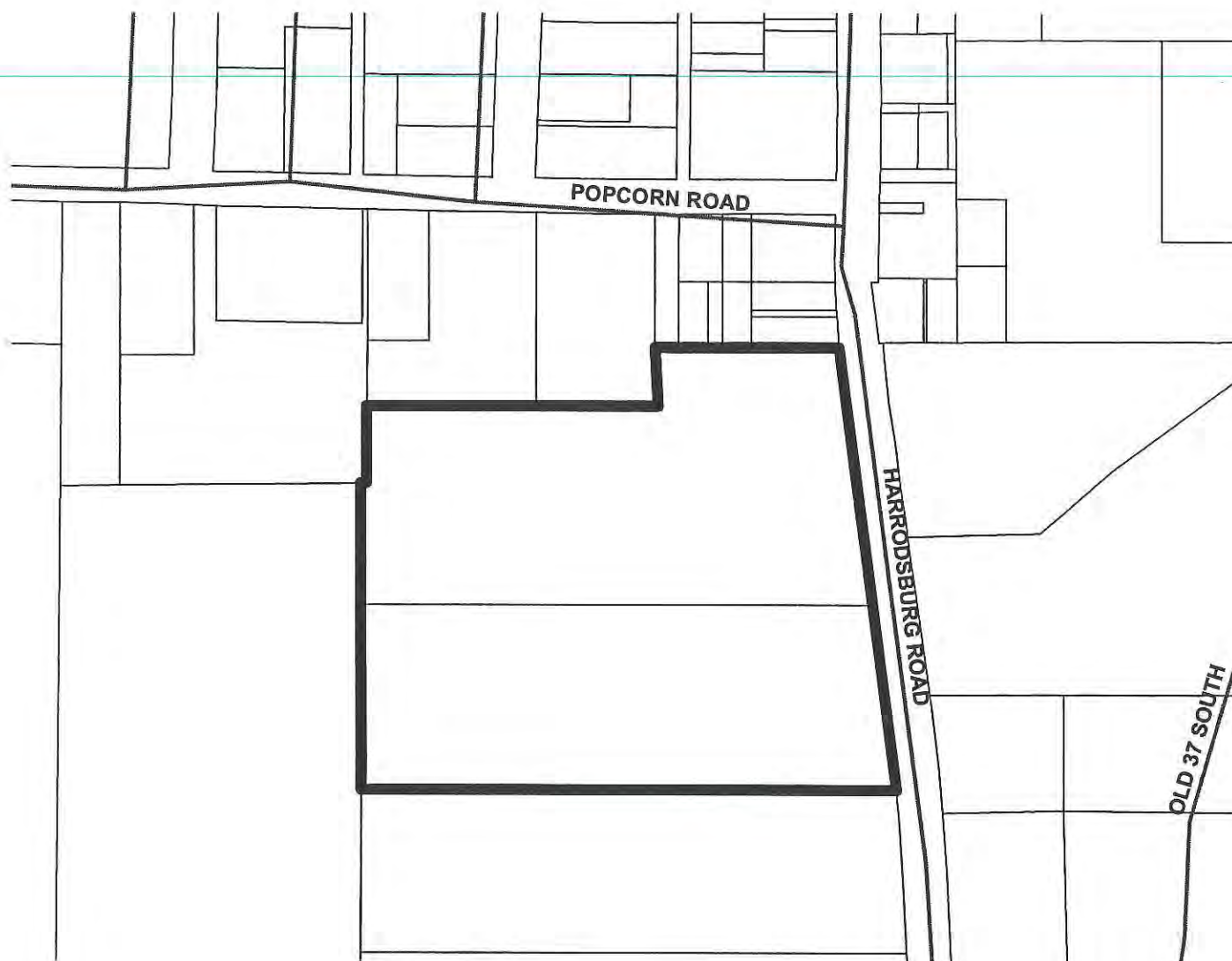
Findings

- The development features one outlet onto the local road network at Harrodsburg Road
- Existing sewer, water, and natural gas lines will serve the site

- (9) The proposal preserves significant ecological, natural, historical, and architectural resources to the extent possible

Findings

- The site plan would preserve over half of the total undeveloped open space present on site
- There are no apparent historical or architectural resources present at this location



Heritage Creek PUD

Petition No: 0504-PUO-01

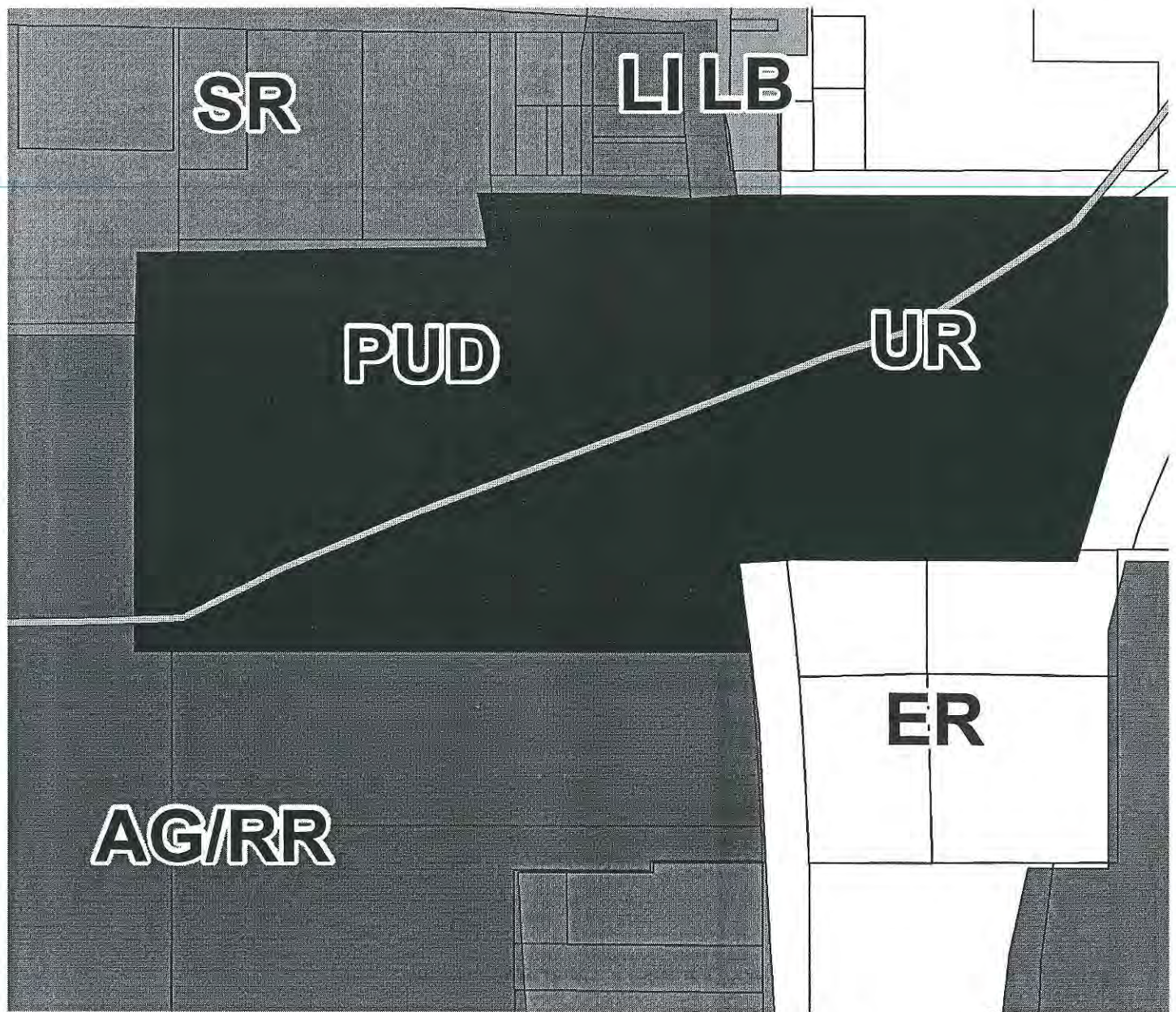
Location Map

Not to Scale

June 2005

Exhibit 1

All GIS and electronic database materials, and any services which may be provided related thereto, are provided "as-is" without any warranty of any kind, and all warranties of merchantability and fitness for a particular purpose are hereby disclaimed. In no event shall Monroe County be liable to the recipient or any other party for damages arising out of the use or inability to use these materials. This agreement shall be governed by the law of Indiana, where any litigation arising hereunder shall take place. The agreement is the complete and exclusive statement of the agreement between the parties and may be modified only by a written agreement.



Zoning Designations

PUD (Petitioner site) *Planned Unit Development* **SR** *Suburban Residential*
LI *Light Industrial* **LB** *Limited Business* **UR** *Urban Residential*
ER *Estate Residential* **AG/RR** *Agriculture/Rural Reserve*



Heritage Creek PUD

Petition No: 0504-PUO-01

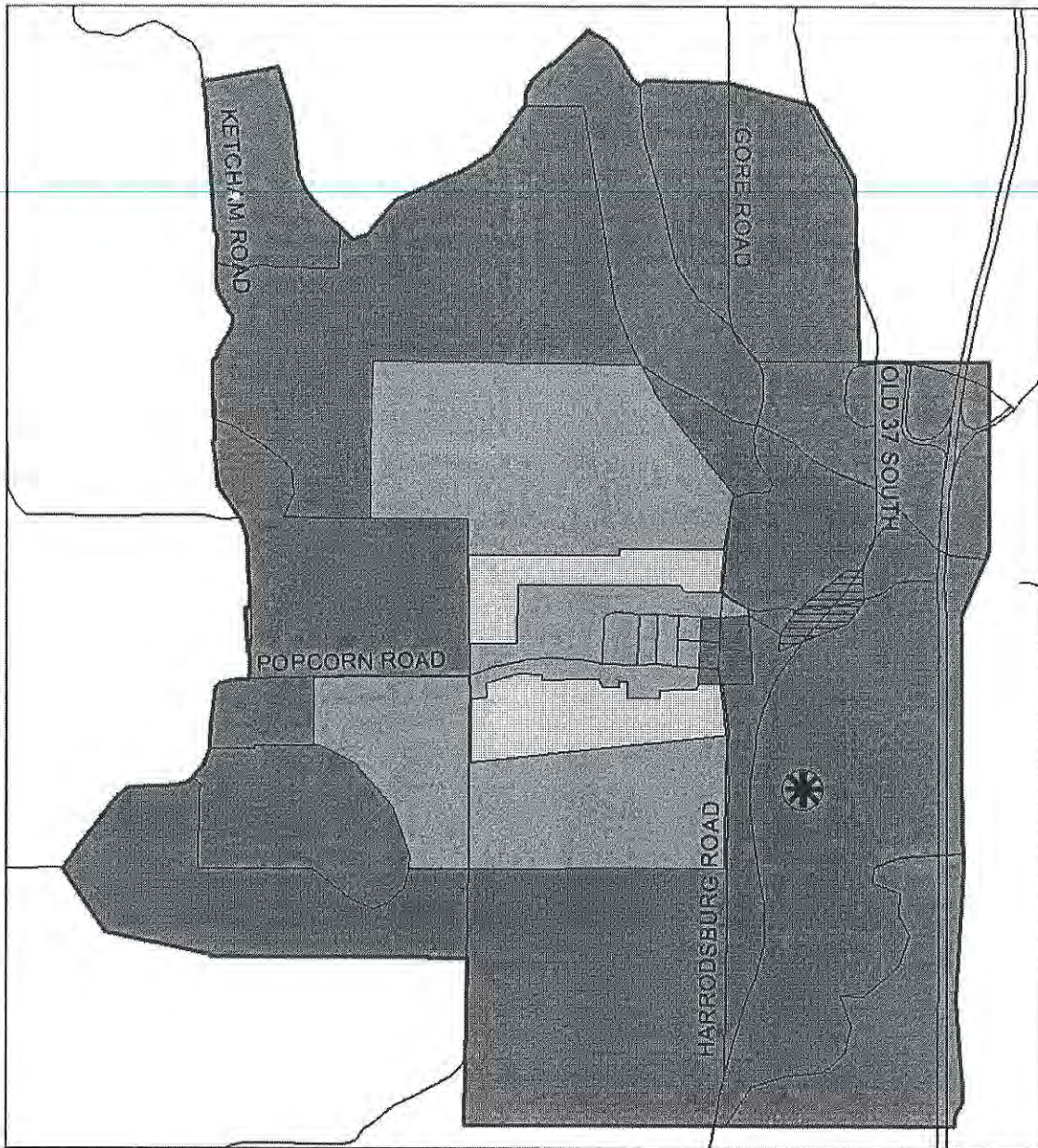
Zoning Map

Not to Scale

June 2005

Exhibit 2

All GIS and electronic database materials, and any services which may be provided related thereto, are provided "as-is" without any warranty of any kind, and all warranties of merchantability and fitness for a particular purpose are hereby disclaimed. In no event shall Monroe County be liable to the recipient or any other party for damages arising out of the use or inability to use these materials. This agreement shall be governed by the law of Indiana, where any litigation arising hereunder shall take place. The agreement is the complete and exclusive statement of the agreement between the parties and may be modified only by a written agreement.



0 335 670 1,340 2,010 2,680
Feet

Harrodsburg Area Rural Community

Recommended Land Use Map

Legend

— Roads



Employment node



Rural Community

Category

Automobile-oriented Business

Business Core

Community Core

Rural Conservation

Rural Reserve

Neighborhood Growth Area

Rural Reserve/Secondary Neighborhood Growth Area



Monroe County
Planning Department

January 13, 2003



Heritage Creek PUD

Petition No: 0504-PUO-01

Proposed building elevation

Not to Scale

June 2005

Exhibit 5



BYNUM FANYO & ASSOCIATES, INC.

June 13, 2005

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

Monroe County Planning Dept.
Matt Lepke
Courthouse, Room 306
Bloomington, Indiana 47404

Re: Heritage Creek Revisions

Dear Matt,

Following the Monroe County Plan Commission meeting and our personal meetings regarding the Heritage Creek development, we have made the following changes and respectfully resubmit this petition with the expectation of the County's support.

The total number of buildings has been reduced from ten (10) to nine (9), lowering the proposed units from 40 to 36. The buildings are proposed to have two 1-bedroom apartments on the ground floor and two larger 2-bedroom units on the upper floor. The footprints of the buildings have been adjusted to allow for 4 garages rather than two, offering a garage to each unit. In addition to the garages, each building has an extra parking stall with direct access to the public street. Each garage also has an optional stackable parking space. This parking arrangement results in each building (which is required to have 5.2 parking stalls each) having six (6) parking stalls with direct access to the public street and four (4) optional parking spaces. This results in a possible 90 off street parking spaces consumed in a well compacted design.

Because of this new parking arrangement, the public street has been reduced from a 31' wide road to a smaller width of 24' with 2' curb and gutters. This results in less impervious surface and better traffic control. The Road has been extended to the west property line to promote future vehicular connectivity and a temporary turn around area has been shown in accordance with ASHTO standards and the County Highway Department.

Additional improvements have been made to place adequate landscape buffers around the perimeter of the development and to add a pedestrian access point to the north property line. This access is given with a 10' pedestrian easement to the north property line just west of building #1. A 5' sidewalk is still shown on the north side of the newly proposed road to provide pedestrian access.

Finally, an illustrative example of architecture has been included with the petitioners' commitments to the proposed buildings. Each building is to have 4 attached garages. Each side of the buildings is proposed to have windows and the roofs are to be pitched. Front porches are proposed for the front of the buildings accessed by a central stair column to reach the upper units. The rears of the buildings are also proposed to have decks and patios incorporated into the architecture.

Very Truly Yours,

Steven M. Peters
Bynum Fanyo & Associates, Inc.

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

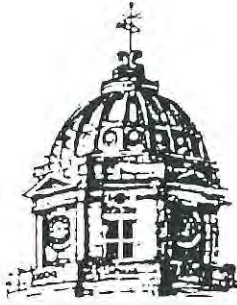
Reference 0504-PVO-01
Heritage Creek PUD

With regard to the subject petition, Strain Enterprises, which is an adjoining farm to the proposed development, requests that special consideration be given to provide an appropriate fence between the Strain farm and the planned development. It has been recommended that a chain link fence 60-72" tall with a single barbed wire at the top would provide adequate security for both parties.

The main concern here is that proper fence would be required to keep unwanted visitors from gaining access to the active pasture grounds. Young children would most certainly be in harm's way if able to easily access these grounds. Anyone acquainted with cattle is aware of the danger involved if trespassers were to be exposed to an irritable bull or to come between a mother cow and her newborn calf. It is imperative that we minimize the opportunity for both youth and adults to gain entry to this pasture ground. This farm ground is not a petting zoo, park or campground and should be a safe haven for the cattle. We also hope to maintain a safe and secure area for residents involved in the new development.

We believe the request for this type of fence will serve both property owners very well. A standard farm fence, be it woven or barbed wire, would be satisfactory for the management of the cattle, but would not secure the pasture from the advances of either curious children or adventure-seeking youth.

We appreciate your consideration.



MONROE COUNTY
BOARD OF COMMISSIONER
REQUESTED AGENDA INFORMATION FOR THE COMMISSIONERS'
MEETINGS

TITLE OF ITEM THAT APPEARS ON THE COMMISSIONERS' AGENDA:

Heritage Creek Outline Plan Amendment

DATE ITEM WILL APPEAR ON THE COMMISSIONER'S AGENDA: September 2, 2005

CONTACT PERSON: Matthew Lepke **PHONE NUMBER:** X2565

Presenter at Commissioners' Meeting if other than Contact Person: N/A

OFFICE/DEPARTMENT: Planning

HAS THE MONROE COUNTY LEGAL DEPARTMENT REVIEWED ITEM? Yes X NO _____

INFORMATION PERTAINING TO A GRANT

1. CURRENT STATUS OF GRANT REQUESTED: *(new or renewal)*

2. AMOUNT OF GRANT MONIES THAT WILL BE AWARDED:

Federal ? / State ?	\$ _____	
Local Match	\$ _____	Source: _____
Total	\$ _____	

EXECUTIVE SUMMARY: *(Please write information for the Monroe County Board of Commissioners in ten sentences or less, relating how this agenda item will benefit or be used in the community.)*

The proposed resolution seeks to amend the Planned Unit Development outline plan for a total of 36 units on 6.05 acres in Harrodsburg as forwarded with a positive recommendation by the Plan Commission on June 21, 2005.

Signed *Matthew Lepke*

Date 8/26/05



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

May 24, 2021

Monroe County Planning Department
And Monroe County Board of Zoning Appeals
501 N. Morton Street, Suite 224
Bloomington, Indiana 47404

RE: PUD Heritage Creek Outline Plan Extension (S. Harrodsburg Road, Bloomington, IN 47404)

Board of Zoning Appeals or To Whom It May Concern:

On behalf of Miller-Robertson, Inc., Bynum Fanyo & Associates, Inc. would like to request the subject PUD Outline Plan be extended. This will allow the property to be developed per the original plan that was approved around 2005. There would be 20 units that contain 2 or 3 beds each. This is consistent with the original plan with the building footprints given on the original plans.

Please note that while you consider this petition that you understand that the property already has all infrastructure constructed. This included all utilities, drainage, road base gravel and road cut.

Thank you for taking the time to hear this request to continue this property development.

Sincerely,
Bynum Fanyo & Associates, Inc.

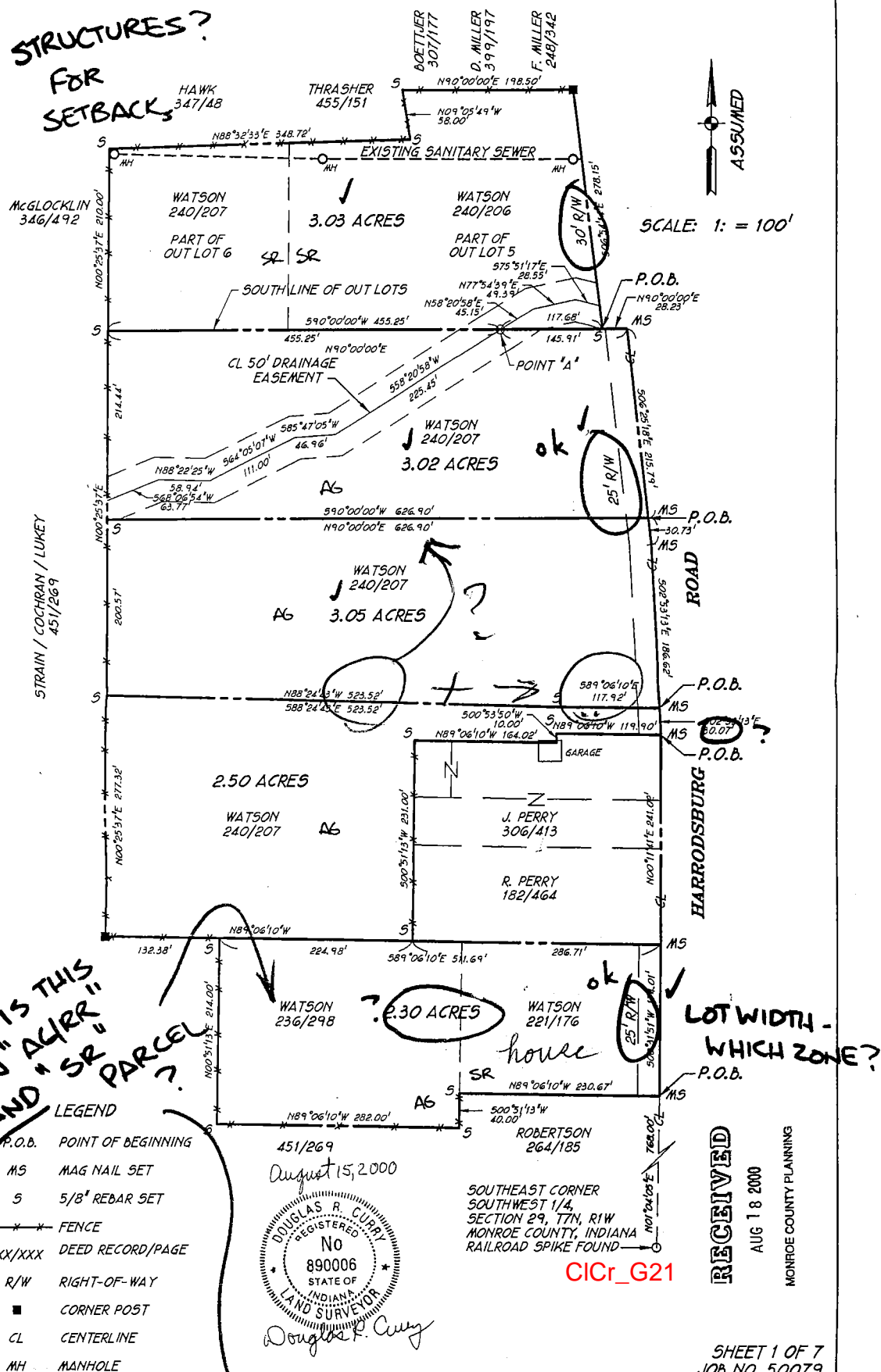
Daniel J. Butler, P.E.
Bynum Fanyo and Associates, Inc.
Phone 812 332 8030

COPY: BFA FILE #402119

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

STRUCTURES?
FOR
SETBACKS



2.3 ac of AG/RR AND
2.3 ac of SR? 238