

MONROE COUNTY PLAN REVIEW COMMITTEE



**August 10, 2017
6:00 pm**

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

A G E N D A
MONROE COUNTY PLAN REVIEW COMMITTEE

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

August 10, 2017

6:00 p.m.

OLD BUSINESS: **None.**

NEW BUSINESS:

1. 1706-REZ-07 Stipp-Bender Farm Historic Preservation (HP) Overlay Rezone PAGE 3
One (1) 5.47 +/- acre parcel in Section 29 of Perry Township at 5075 S Victor
Pike. **Zoned PB.**

2. 1707-REZ-08 Koontz (LTB Properties LLC) Rezone from Single PAGE 45
Dwelling Residential (RS – AIFA) to General Business (GB)
One (1) 1.67 +/- acre parcel in Section 6 of Perry Township at 500 S Cory Lane.
Zoned RS (AIFA).

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 Nancy Panzarella, (812)-349-7313, npanzarella@co.monroe.in.us, as soon as possible but no later than forty-eight (48) hours before the scheduled event.

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

The meeting will be open to the public.

MONROE COUNTY PLAN REVIEW COMMITTEE**August 10, 2017**

PLANNER Carly Petersen, AICP
CASE NUMBER 1706-REZ-07, Stipp-Bender Farm HP Overlay Rezone
PETITIONER Erika & Geoffrey Morris
ADDRESS 5075 S Victor Pike
REQUEST Application for the Historic Preservation (HP) Overlay for the entire parcel
ACRES 5.47 acres +/-
ZONE Pre-Existing Business (PB)
TOWNSHIP Perry
SECTION 29
COMP PLAN
DESIGNATION: MCUA Employment, MCUA Phase II – South Side Employment (E2)

EXHIBITS

1. Petitioner Letter
2. Petitioner Photos
3. Bloomington Restorations Incorporated Fall Membership Tour, Sunday, Dec. 2, 1990 – Description
4. SHAARD IHSSI County Survey Description – Notable
5. SHAARD Structural Drawing
6. Monroe County 1989 Interim Report Description - Outstanding
7. Property Survey
8. Petitioner Site Plan

RECOMMENDATION

Approve the request for Historic Preservation Overlay, based on the Findings of Fact and those facts provided by the petitioner in response to the criteria for local historic preservation designation, and subject to the County Highway and Drainage Engineer reports.

This Historic Preservation Overlay designation will preserve historic or architecturally worthy structures that represent distinctive characteristics of construction, and a distinguishable entity that is a historic farm, including an 1876 Greek Revival I-house, stacked limestone fence, and original out-buildings (including a Dairy Barn and Corn Crib Barn). This designation is also significant, in that local development and passage of time has eliminated many similar farms from the local rural landscape.

PLAN REVIEW COMMITTEE

TBD

HISTORIC PRESERVATION BOARD OF REVIEW

The petition will be heard at the August 21, 2017 meeting.

SUMMARY

The petition site, Stipp-Bender Farm (also known as Pleasantview Farm), is a 5.47 +/- acre parcel located in Perry Township and maintains frontage along S Victor Pike (Local Road) and S State Road 37 (Principal Arterial). The property gains access to S Victor Pike via W Old Capitol Pike, which is a private road in an easement on the petition site. The site is zoned Pre-Existing Business (PB) under Chapter 802 of the Monroe County Zoning Ordinance. The petitioner is requesting to rezone the site to add it to the Historic Preservation Overlay (Primary) District. HP Overlay is defined as follows:

Historic Preservation (HP) Overlay District. The character of the Historic Preservation (HP) Overlay District is defined as areas which contain (Primary) or which surround (Secondary) areas which contain buildings, structures or places in which historic events occurred or having special public value because of notable architectural or other features relating to the general, archeological, economic, social, political, architectural, industrial or cultural history of Monroe County, Indiana, of such significance as to warrant conservation or preservation, and which, by virtue of the foregoing, have been designated as an Historic Districts by the Monroe County Commissioners pursuant to the

provisions of the Zoning Ordinance.

The site contains the following structures:

1. Single family dwelling, circa 1878
2. Stacked limestone wall
3. Dairy barn, circa 1910
4. Corn crib barn on limestone pillars
5. Canning shed
6. Barn
7. 2 Sheds
8. Garage (non-contributing)
9. Metal shelter (non-contributing)
10. Water well

The most recent Indiana Historic Sites and Structures Inventory (IHSSI) County Survey for Monroe County is made available via the State Historic Architectural and Archaeological Research Database (SHAARD). The 2015 IHSSI survey ranks the Stipp-Bender House, as Notable.

Notable (N)—These properties do not quite merit an Outstanding rating, but possess enough historic or architectural significance to be considered above-average. Further research may reveal these properties to be eligible for listing in the National Register.

The Statement of Significance from the survey states the following:

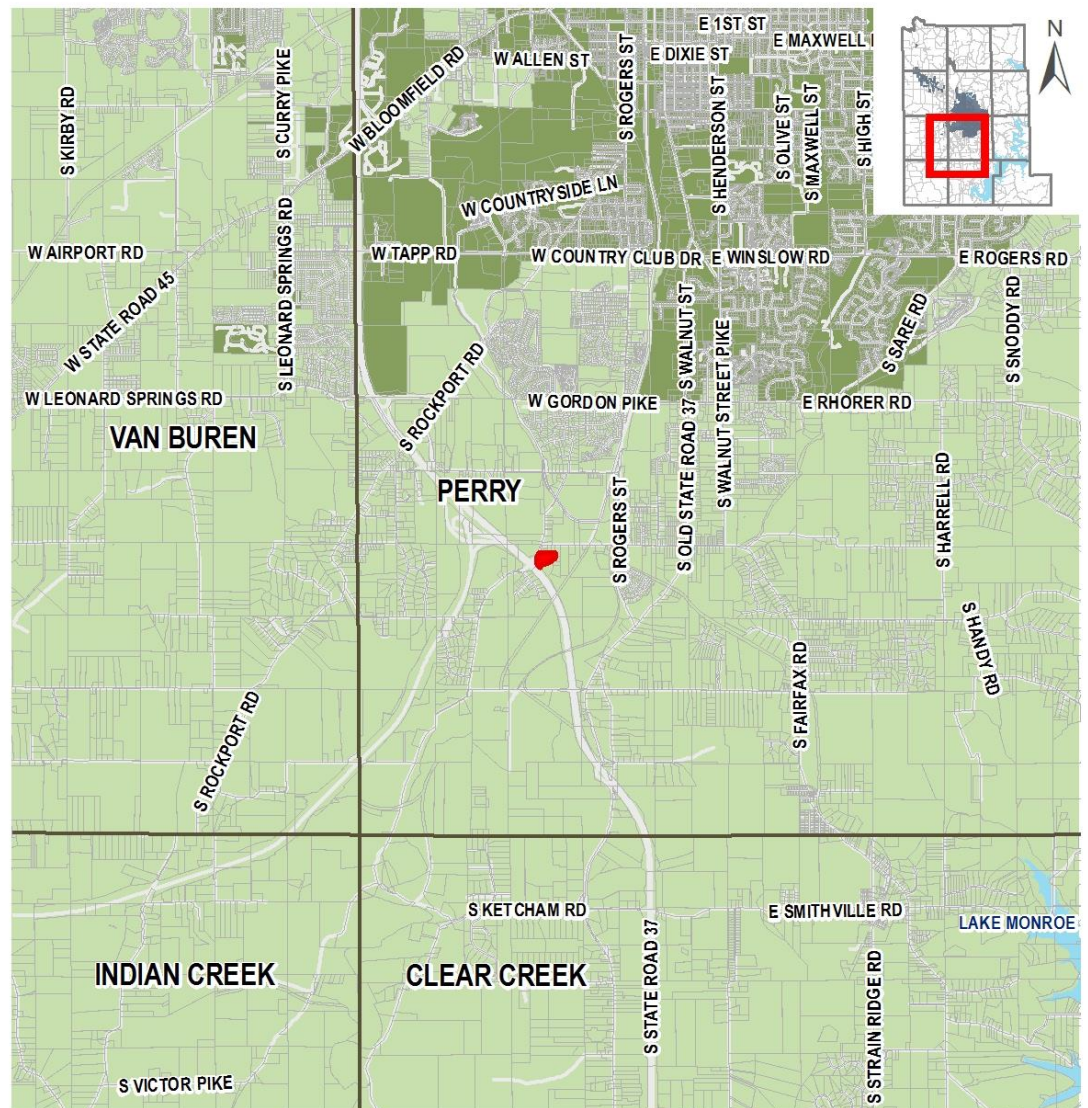
The Stipp-Bender is a frame I-House built by George Stipp in 1878 for \$2000.
Originally a limestone wall surrounded the entire quarter section of the house.

The Monroe County Interim Report of 1989, which provides an inventory of all historic sites and structures in the County, assessed structures in terms of their historical significance, architectural merit, environment, and integrity. As a result of this assessment, the structures were placed in one of four rating categories. The Stipp-Bender House was given the highest rating, outstanding (O).

The Historic Preservation Overlay does not negate the underlying Pre-Existing Business (PB) zoning district. Although the reason for or origin of the PB zone for the property is likely related to the existence of businesses on the property to the east and south – these properties were held in common ownership with the Stipp-Bender Farm under previous owners. The adjacent business lots were subdivided in 1995 as part of the Marshall Place subdivision.

Properties within the HP Overlay are subject to the regulations for both the zoning district and the HP Overlay. If there is conflict between the requirements of the zoning district and the requirements of the Historic District, the more restrictive requirements apply. It is important to note that the Historic Preservation Overlay regulations are concerned with exterior appearance and preservation of historic features, and not with other zoning or land use requirements.

The parcel is located at 5075 S Victor Pike in Section 29 of Perry Township.



ZONING

The site is zoned Pre-Existing Business (PB). The neighboring properties are zoned PB and Agriculture/Rural Reserve (AG/RR) with Business and Industrial Overlay (BIO). There are properties to the North that are zoned Estate Residential 1 (RE1) and properties to the South that are zoned Light Industrial (LI) and Heavy Industrial (HI).

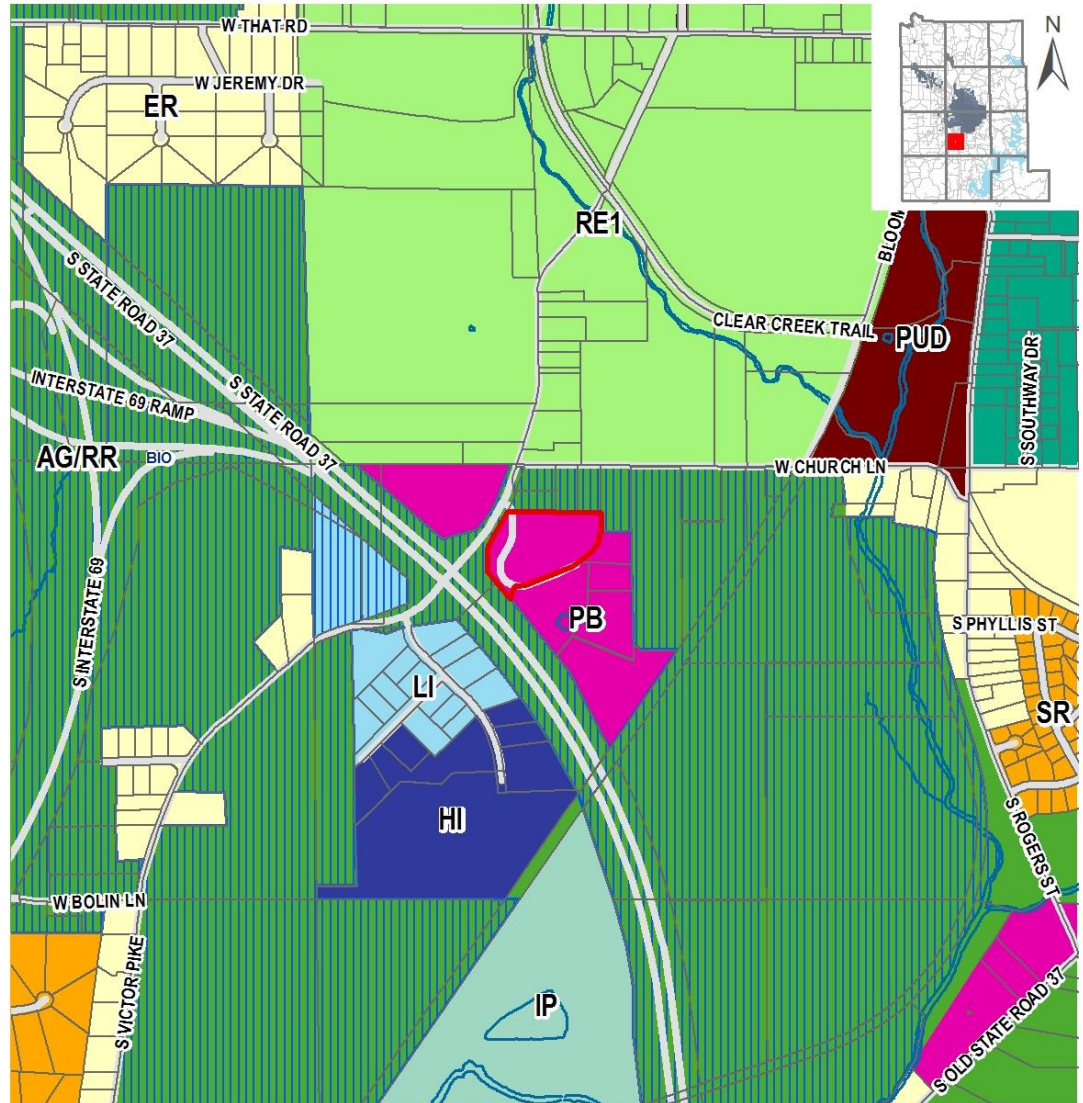
Current Zoning Map

- Petitioner
 - Parcels
 - Roads
 - Hydrologic Features
 - Business Industrial Overlay
- Monroe County Zoning**
- AG/RR - Agriculture/Rural Reserve
 - ER - Estate Residential
 - HI - Heavy Industrial
 - IP - Institutional/Public
 - LI - Light Industrial
 - LR - Low Density Residential
 - PB - Pre-Existing Business
 - PUD - Planned Unit Development
 - RE1 - Estate Residential 1
 - RS3.5/PRO6 - Single Dwell. Res. 3.5/PRO6
 - SR - Suburban Residential

0 0.075 0.15 0.3 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 7/25/2017



SITE CONDITIONS

The site contains 11 structures, including a single-family dwelling, 6 accessory structures that contribute to the historic character of the property (dairy barn, corn crib barn, canning shed, barn and two sheds), as well as a stacked stone wall and an original water well, and 2 accessory structures that appear to be non-contributing (garage and metal shelter).

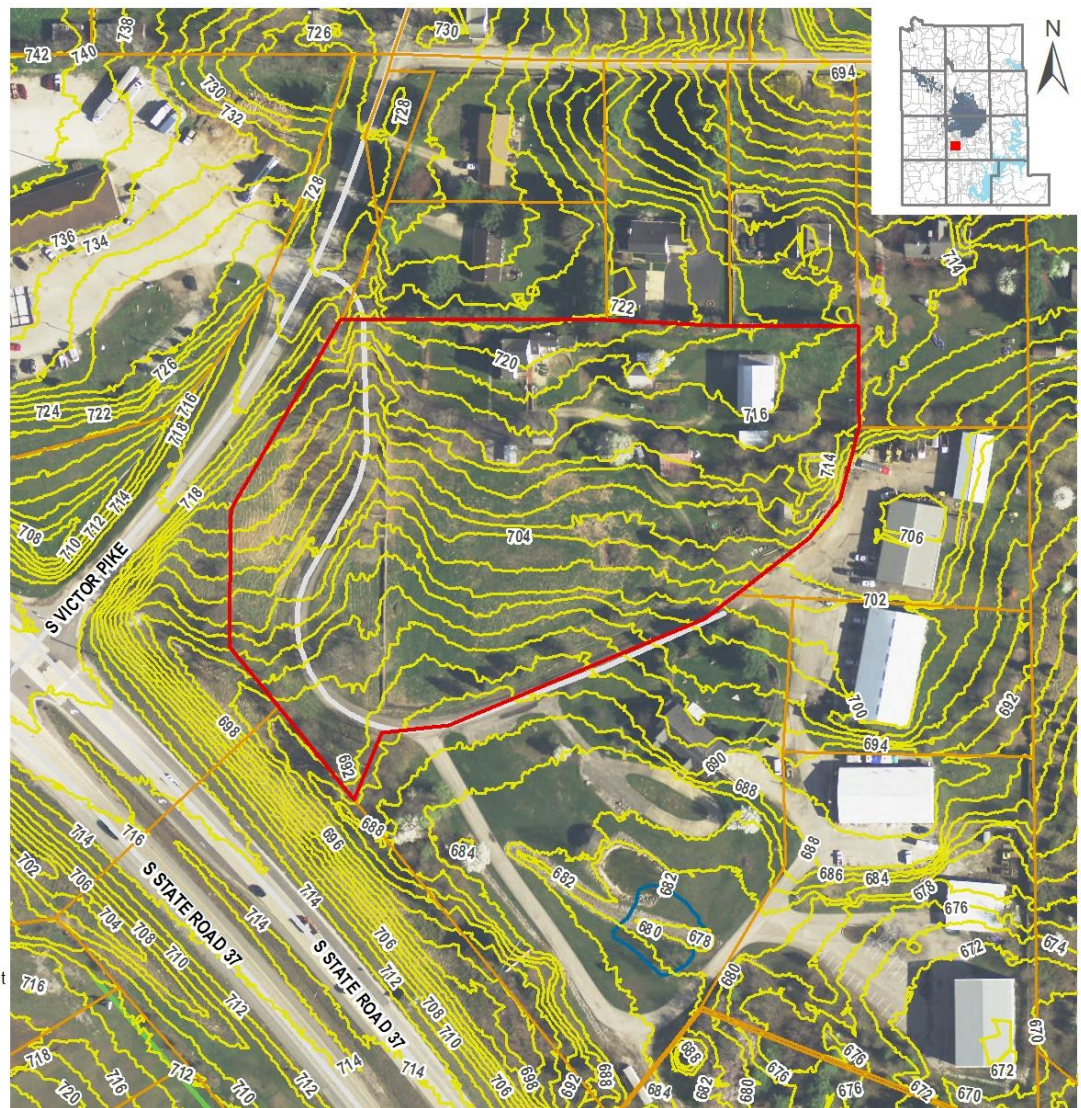
There are no FEMA flood areas present on the site. There are no known karst features on site – see slope map below.

The property gains access to S Victor Pike via W Old Capitol Pike, which is a private road in an easement on the petition site. S Victor Pike is a designated Local Road in the County Thoroughfare Plan.

The site is adjacent to residential uses, a gas station, and several businesses that use the W Old Capitol Pike easement, including an auto service shop, a carpet cleaning business and a gymnastics center.

Site Conditions Map

- ▬ Petitioner
- ▬ Parcels
- ▬ 2-Foot Contours
- ▬ Sanitary Pipe
- ▬ Roads
- ▬ Hydrologic Features









Monroe County
Planning Department
Source: Monroe County GIS
Date: 7/25/2017

Slope Map

-  Petitioner
-  Parcels
-  10-Foot Contours
-  Roads

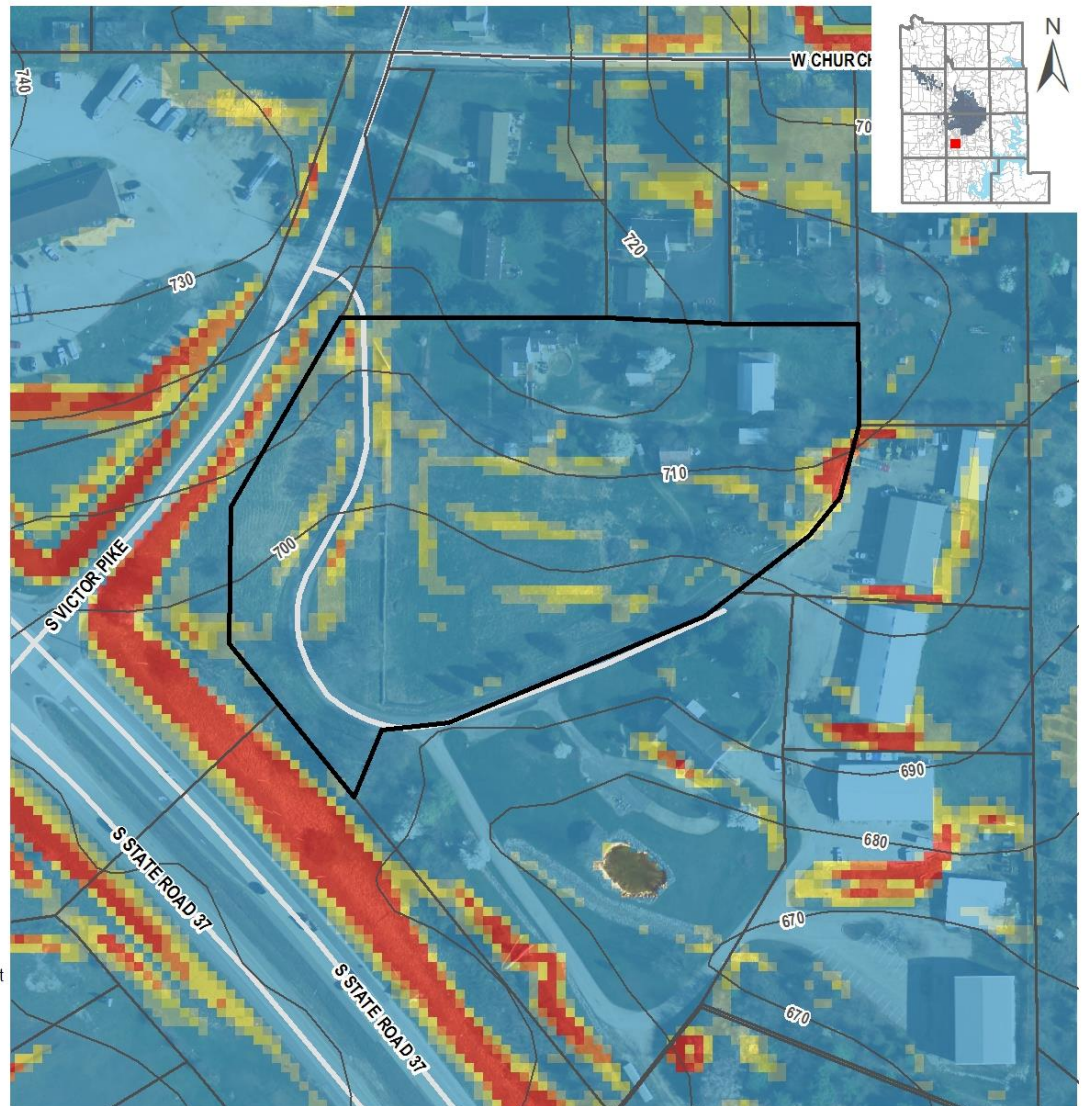
Percent Slope (2010)

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

0 85 170 340 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 7/25/2017



LOCAL HISTORIC SIGNIFICANCE

According to the SHAARD Architectural Description, the Stipp-Bender House, “is a good example of an I-House which has been altered, yet retains enough of original form and stylistic elements as to be considered notable. Vinyl replacement windows have similar profile and structure as original 9/9 wood windows, additions are not visible from street level and the elaborate wood porch w/pointed horseshoe arches remains intact. Scrollwork barge boards adorn gable ends. Most of original outbuildings and dry stone perimeter wall remain”.

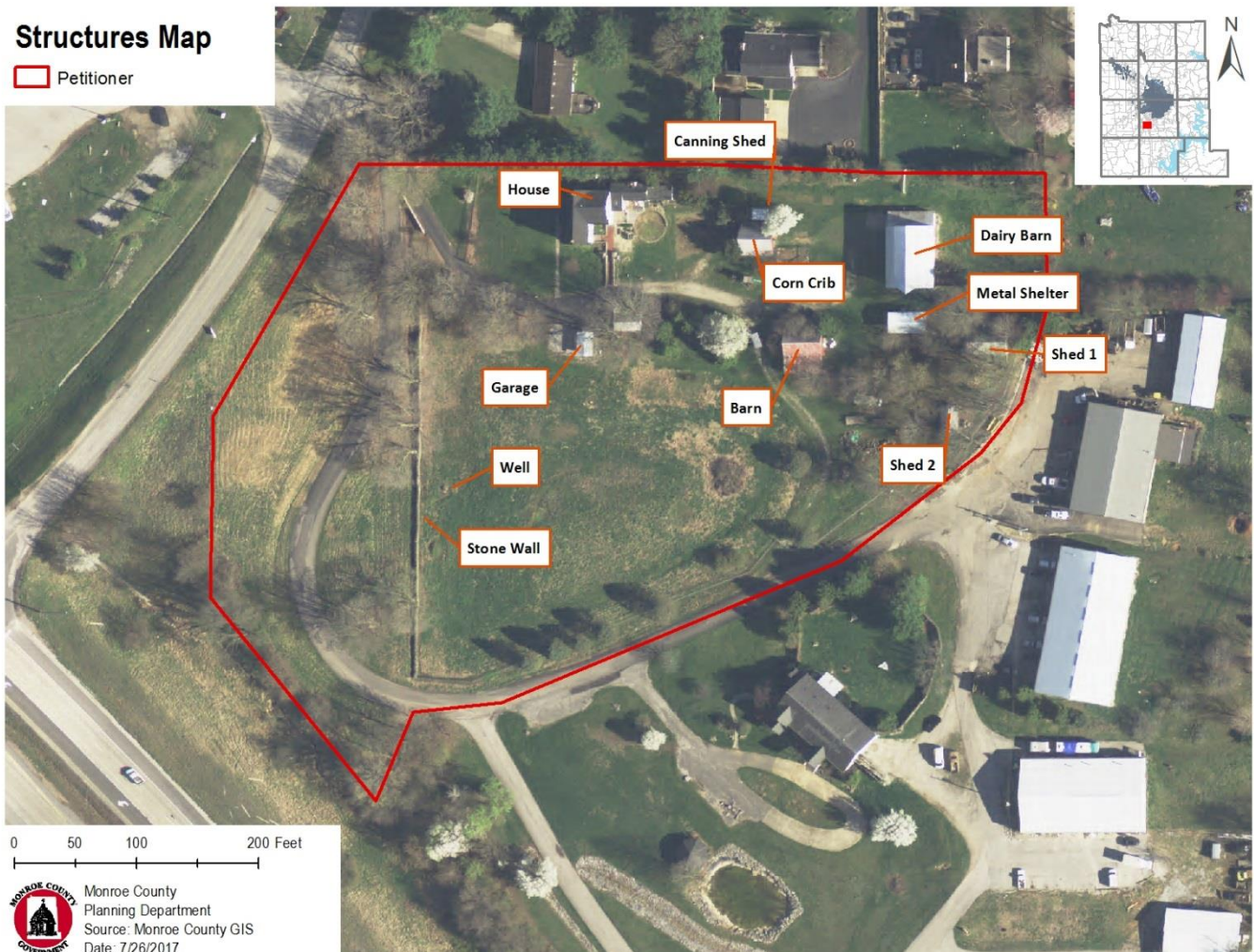
An I-house is a two-story side-gabled rectangular structure, two rooms wide, one room deep, with or without a central passage. Usually a chimney is placed at each gable end and the front door is centered on a long facade. The Stipp-Bender House appears to be representative of this version. Another variation found in Monroe County is the two-thirds I-house, one room wide, one room deep, with a passage on one side. Most I-houses have an attached "ell" at the rear.

The I-house type is descended from English models transplanted to the mid-Atlantic and southern states during the eighteenth century. The term "I-house" was originally chosen for this type of building because of its prevalence in the "I" states, Indiana, Illinois, and Iowa. Between 1830 and 1885 virtually all sizeable farm houses built in Monroe County were of this type.

The dairy barn, corn crib barn on limestone pillars, and other original outbuildings, including a barn and two sheds, contribute greatly to the historical farm and rural landscape. The remaining stacked limestone wall is in good condition.

Structures Map

 Petitioner



STIPP-BENDER FARM: PHOTOGRAPHS DATED JULY 25, 2017



Figure 1. Facing east; Stipp-Bender House, built c. 1876.



Figure 2. Facing north; Stipp-Bender House, built c. 1876.



Figure 3. Facing east, corn crib barn.



Figure 4. Facing southeast, canning shed.



Figure 5. Facing east; garage.



Figure 6. Facing west; barn.



Figure 7. Facing east; dairy barn and metal shelter.



Figure 8. Facing northeast; dairy barn.



Figure 9. Facing east; shed 1.



Figure 10. Facing south; shed 2.



Figure 11. Facing south; stone wall.



Figure 12. Facing south; water well.



Figure 13. Facing north; birdseye view.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located in the **Employment** designation of the Monroe County Urbanizing Area Plan (MCUA), which states:

5.1.4 Employment

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

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

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

A. Transportation

Streets

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

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

Freight

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

Bike, Pedestrian, and Transit modes

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

B. Utilities

Sewer and water

Employment-generating uses provide a fiscal benefit to the community that may warrant additional investments in and possible geographic expansion of sewer systems. Some areas designated for employment uses in the Land Use Plan are located outside of current sewer service areas, most notably the area between Clear Creek and SR 37. Additional studies should be undertaken to determine the potential for sewer expansion and necessary capital improvements to serve these areas. Additional studies and surveys may be required to determine the geographic restrictions within developable areas.

Power

Where possible, overhead utility lines should be buried to minimize disruption during major weather events. Care should be taken to locate underground utilities in a manner that does not interfere with site development or business expansion. Opportunities to create redundant power systems with new electrical substations should be explored.

Communications

State of the art communications systems should be prioritized in employment areas. Street infrastructure improvements should reserve space for burial of fiber-optic systems and/or other forms of high-speed internet and communications networks.

C. Open space

Park Types

Employment areas should provide open spaces primarily through the preservation of sensitive lands and creation of landscape buffers. Where opportunities exist, shared use path connections to the broader greenway network should be incorporated, providing a recreational amenity and alternative transportation option for employees, as well as linkages to the broader Bloomington/Monroe county system.

Urban Agriculture

Community gardens and urban agricultural systems should be encouraged in near employment areas as a recreational and wellness opportunity for employees. However, soil suitability in existing industrial areas should be verified.

D. Public Realm Enhancements

Wayfinding

regularly-located route signage for truck traffic to and from i-69 should be provided. business and industrial parks may incorporate multi-business panel signs at gateway locations to improve wayfinding, and should use high- quality materials, be aesthetically coordinated with surrounding architecture, and include attractive landscape features.

Lighting

Roadways should be lighted for safety and will typically require taller poles (± 30 feet).

Street/Site furnishings

Street furnishings will be limited in employment districts, but may include bus stops/shelters and benches.

E. Development guidelines

Open Space

Open space in employment areas should be provided on-site (with the exception of significant environmental preservation areas) and determined through maximum lot coverage requirements, with 15 to 20% of a site reserved for landscaping, buffering, stormwater management and outdoor amenities for employees.

Parking ratios

Parking needs will vary by business. In campus and business park settings, shared parking arrangements should be encouraged, although most businesses will require some amount of dedicated parking. Large industrial facilities, warehouses, and flex/r&d space will often have relatively low parking needs (e.g. 1 space per 2,000 square feet). Parking requirements should be based on the needs of individual businesses as opposed to mandatory minimum requirements.

Site Design

Buildings should be oriented toward the front of the lot to create a street presence, but will typically be set back from the front property line by 30 to 50 feet. Parking in front of the building should be avoided, and limited to small visitor-oriented parking lots with close access to the main entrance. Employee parking should be located to the rear or side of the building. Sufficient maneuvering aisles and loading spaces will be necessary for freight delivery. Loading docks and bays should be oriented away from public streets or screened with landscaping or architecturally integrated walls extending from the building.

Building form

Industrial, flex and warehouse buildings should balance economic construction with basic aesthetics. Office components and main visitor entrances should be located on the front facade, be designed as distinct elements from the rest of the building, and incorporate high amounts of window transparency. Facilities may require light-controlled environments, but where possible, high windows above eye level should be

incorporated, particularly along street-facing facades. Buildings will have simple forms and flat roofs. Parapets should be used to screen rooftop mechanical units.

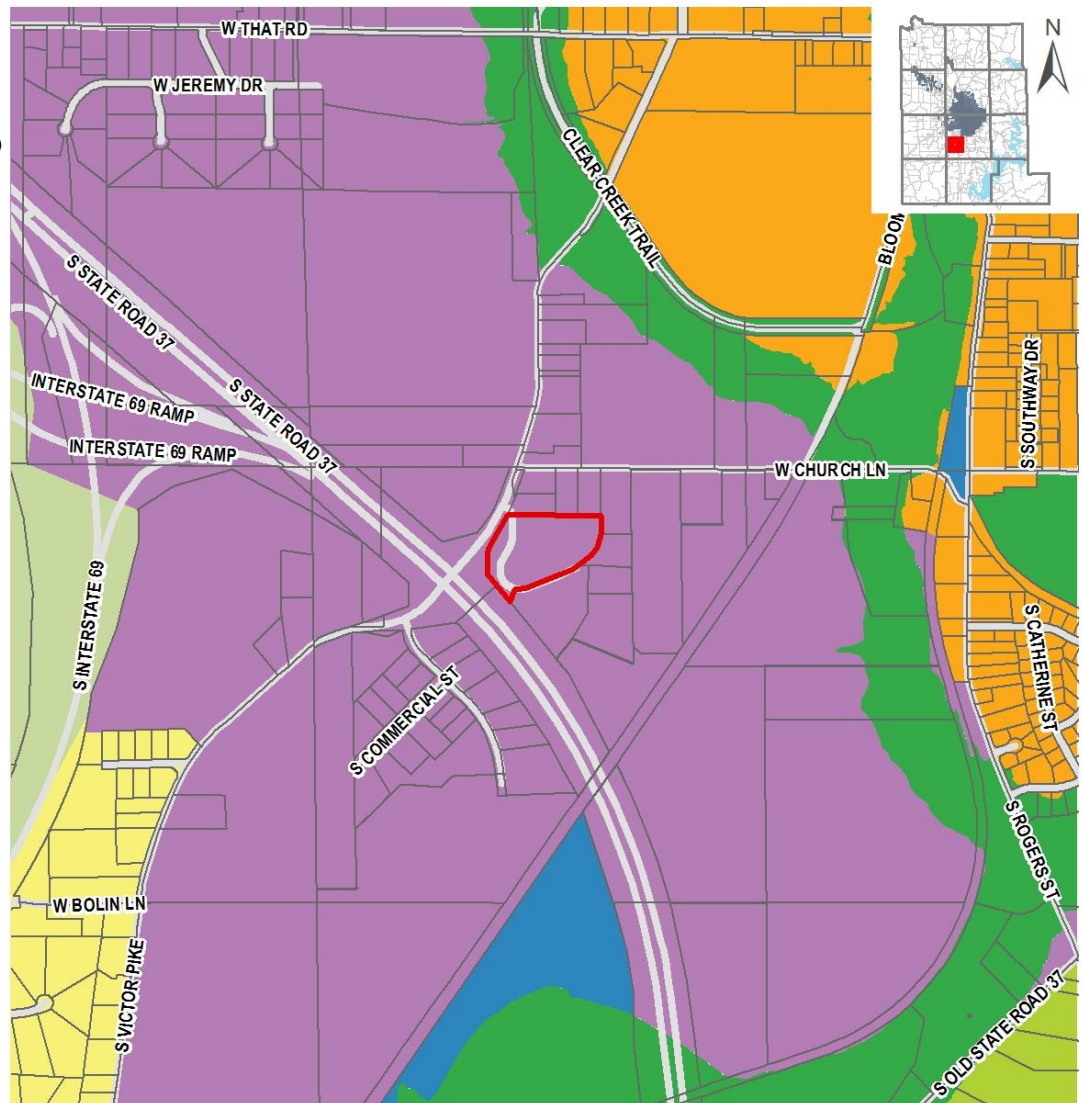
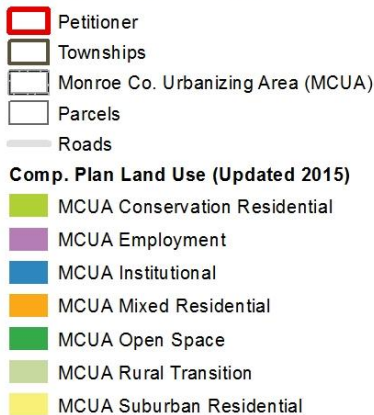
Materials

Acceptable primary building materials include brick, stone (natural or cultured), pre-cast concrete panels, concrete masonry units, architectural metal panels, fiber-cement siding and EIFS (exterior insulated finishing Systems). Smooth-faced and textured-faced metal panels are preferred, but corrugated or ribbed panels are also acceptable. Split-faced block may be acceptable if combined with other primary materials. Careful attention should be paid to how materials are installed, joined, and detailed, particularly at edges, corners and material transitions. Shadow lines, expression lines and variations in color and texture are encouraged to break up monolithic facades. Trees, shrubs and other vertical landscape elements should be incorporated along large, blank facades.

Private Signs

Sign designs should be coordinated with the character of the building, and may be building-mounted or ground-mounted monument signs. Pole signs should be prohibited. Monument signs should be located in landscape beds and may include exterior ground lighting. Digital and changeable copy signs are not appropriate. Sites will typically require directional signage for visitors, employees and freight delivery.

Comprehensive Plan



Monroe County Urbanizing Area Plan Phase II: Employment Districts

Employment Districts are intended to advance the objectives for continued economic development opportunities as described in the Urbanizing Area Plan.

South Side Employment (E2)

This district includes lands with access to and high visibility from I-69/SR 37, and generally designated as the Employment land use type in the Urbanizing Area Plan. Currently, this area is largely undeveloped, with some existing office and industrial development and rural residential uses. Additional employment-oriented development should preserve landscape character and be sensitively buffered from nearby residential districts, and benefit from Tax Increment Finance district opportunities.

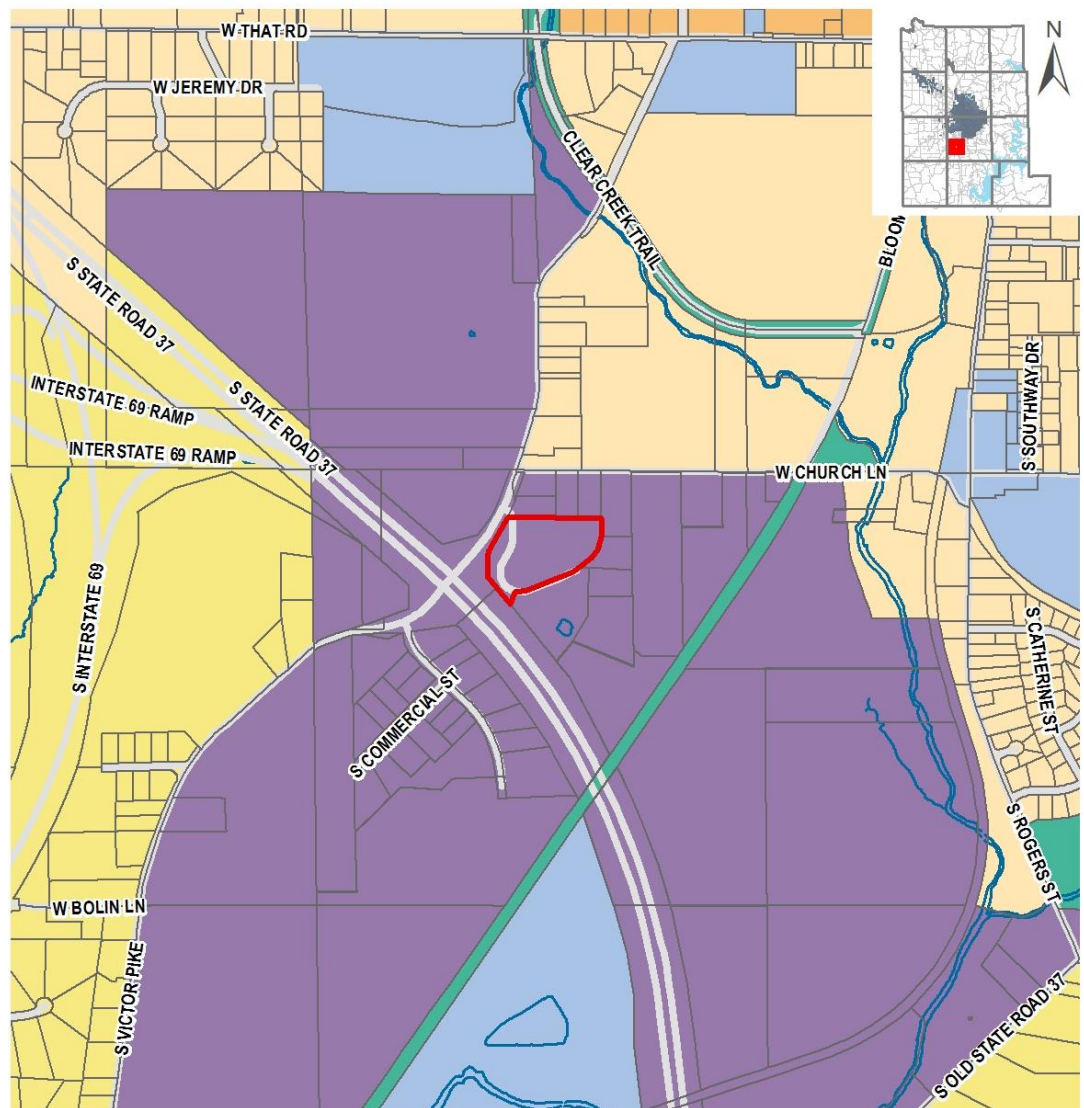
Proposed Zoning Map (2016)

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

0 0.075 0.15 0.3 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 7/25/2017



Building Type Locations

	GATEWAY DISTRICTS			EMPLOYMENT DISTRICTS			NEIGHBORHOOD DISTRICTS				SPECIAL DISTRICTS		
	GATEWAY WEST	GATEWAY SOUTH	GATEWAY NORTH	WEST SIDE EMPLOYMENT	SOUTH SIDE EMPLOYMENT	AIRPORT	URBAN INFILL NEIGHBORHOOD	NEIGHBORHOOD DEVELOPMENT	CONSERVATION DEVELOPMENT	RURAL TRANSITION	QUARRY LANDSCAPE	OPEN SPACE	CWIC
	G1	G2	G3	E1	E2	E3	N1	N2	N3	N4	QL	OS	CV
Single Family - Small Lot (Rear-Loaded)		+					+	+	+				
Single Family - Small Lot (Front-Loaded)		+					+	+	+				
Single Family - Contemporary							+	+					
Single Family - Mid-Century							+	+					
Single Family - Rural Residential									+	+			
Attached Townhome	+	+		+			+	+					
Attached Courtyard		+		+				+					
Two-Family Home (Duplex)		+					+	+	+	+			
Multi-Family	+	+		+			+	+					
Commercial	+	+	+	+	+		+	+					
Commercial Outlot	+	+	+	+	+								
Neighborhood Mixed-Use	+	+					+	+					
Mixed-Use	+	+		+			+	+					
Office Building	+	+	+	+	+		+	+					
Civic/Institutional Building	+	+	+				+	+					+
Flex Building - Option A	+	+	+	+	+	+							
Flex Building - Option B				+	+	+							
Large-Format Flex Industrial				+	+	+							
Re-Use/Retrofit	+	+	+	+	+	+	+	+	+	+	+	+	+

CRITERIA FOR HISTORIC PRESERVATION DESIGNATION

To be identified as historic or architecturally worthy, a building, structure or place must possess one or more of the following significant attributes:

1. *an association with events that have made a significant contribution to the broad patterns of County history;*
2. *an association with the lives of persons significant in the County's past;*
3. *the distinctive characteristics of a type, period or method of construction;*

The petitioner warrants that the site possesses distinctive architectural characteristics of a type of construction, based upon the history and details described above and the architectural integrity of the buildings, of which the Stipp-Bender House was recognized as Outstanding in the Monroe County Interim Report and Notable in the 2015 IHSSI county survey.

4. *an example of the work of a master;*
5. *high artistic values;*
6. *an example of a significant and distinguishable entity whose components may lack individual distinction; or*

The petitioner warrants that the site is an example of a significant and distinguishable entity, based upon the combination of the Stipp-Bender House, the dairy barn, corn crib barn on limestone pillars, and other original outbuildings, including a barn and two sheds, which altogether comprise a historical farm.

7. *capability of yielding information important in prehistory or history.*

FINDINGS OF FACT - REZONE

According to Section 831-3. Standards for Amendments of the Zoning Ordinance: In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan (Monroe County Urbanizing Area Plan) designates the property as Employment;
- Monroe County Urbanizing Area Plan Phase II proposed zoning for the site as South Side Employment (E2);
- The rezone request is to change the zone district for the petition site from Pre-Existing Business (PB) to Pre-Existing Business (PB) with the Historic Preservation (HP) Overlay (Primary) District;
- The Historic Preservation Overlay affects the preservation of the current structures, not the preservation of the current zoning or land use of the property;
- The Historic Preservation Overlay designation will not alter the residential character of the property;
- The Comprehensive Plan includes a strategy to protect existing historically important sites in the County;

- The Monroe County Urbanizing Area Plan includes an objective to increase historic and cultural preservation, including a strategy to incorporate historic structures as part of infill and redevelopment plans;

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

Findings:

- The petition site is zoned Pre-Existing Business (PB);
- The residential use of the petition site is considered pre-existing, non-conforming to the Pre-Existing Business (PB) district;
- The site contains 11 structures, including a single-family dwelling, 6 accessory structures that contribute to the historic character of the property (dairy barn, corn crib barn, canning shed, barn and two sheds), as well as a stacked stone wall and an original water well, and 2 accessory structures that appear to be non-contributing (garage and metal shelter);
- The site is adjacent to residential uses, a gas station, and several businesses that use the W Old Capitol Pike easement, including an auto service shop, a carpet cleaning business and a gymnastics center;
- The site has a septic system and is not on sewer;

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

Findings:

- The Historic Preservation Overlay can assist in preserving a historic house built in 1878 and at least 6 accessory structures that contribute to the historic character of the property (dairy barn, corn crib barn, canning shed, barn and two sheds);
- The site is currently used for residential purposes;

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

Findings:

- Recent studies of historic districts throughout the country demonstrate that local historic district designation and review provisions not only protect an area's historic character—they often add value to individual properties and to the community as a whole;
- Values may vary significantly dependent upon future planning and zoning in the area;

(E) Responsible development and growth.

Findings:

- Access to the site will continue to be derived from S Victor Pike, via W Old Capitol Pike, which is a private road in an easement on the petition site;
- S Victor Pike is classified as a local road;
- The site does not contain FEMA flood areas;
- There are no apparent karst features on the site;
- The site has a septic system and is not on sewer;
- The Historic Preservation Overlay affects the preservation of the current structures, not the preservation of the current zoning or land use of the property;

EXHIBIT 1. Petitioner Letter

Geoff and Erika Morris
5075 S. Victor Pike
Bloomington, IN 47403
erikamorris16@gmail.com

June 22, 2017

To Whom It May Concern:

We would like to express our request for local historical preservation district designation of our property located to 5075 S. Victor Pike, Bloomington 47403. The property is also referred to as Pleasantview Farm or Stipp-Bender Farm. We would like to have the property placed on the historical district designation as the Stipp-Bender Farm.

The Stipp-Bender Farm meets the historical district designation criteria through several features:

- Greek Revival I-house constructed in 1876
- Stacked limestone fence located at the front of the property
- Dairy Barn with estimated construction date of 1910 – 1920
- Corn Crib Barn with limestone pillars
- 4 additional barns with estimated construction dates from late 1800s to early 1900s
- The property is noted as “one of the more historically significant and intact in the county. When it was surveyed in 2015 as part of the Monroe County Historical Sites and Structures Inventory, the number of contributing resources listed was 10, including the very important dry stone wall. Below is the text entered into the online database maintained by the State Historic Preservation Office, the IN DNR Division of Historic Preservation and Archaeology.” Danielle Bachant-Bell

From the SHAARD database of DHPA:

Corn crib,
Dairy barn,
Shed,
Other

Description: Dry stone wall

Notes: Utility sheds, corn crib and Lean-to(s) built in 1930, barns in 1900 and 1930

Statement of Significance: The Stipp-Bender is a frame I-House built by George Stipp in 1878 for \$2000. Originally a limestone wall surrounded the entire quarter section of the house.

Architectural Description: The house is a good example of an I-House which has been altered, yet retains enough of original form and stylistic elements as to be considered notable. Vinyl replacement windows have similar profile and structure as original 9/9 wood windows, additions are not visible from street level and the elaborate wood porch w/pointed horseshoe arches remains intact. Scrollwork barge boards adorn gable ends. Most of original outbuildings and dry stone perimeter wall remain. The house is listed in old Monroe County IHSSI as Stipp-Bender House, having an address of 5360 S Victor Pike. Monroe County GIS has different address and date of construction (1885) for house. It is currently operated as a teaching farm.

Sincerely,


Geoff and Erika Morris



RECEIVED

JUN 28 2017

MONROE COUNTY PLANNING

EXHIBIT 2. Petitioner Photos

Stipp-Bender Farm
5075 S. Victor Pike
Bloomington, IN 47403



RECEIVED

JUN 28 2017

MONROE COUNTY PLANNING

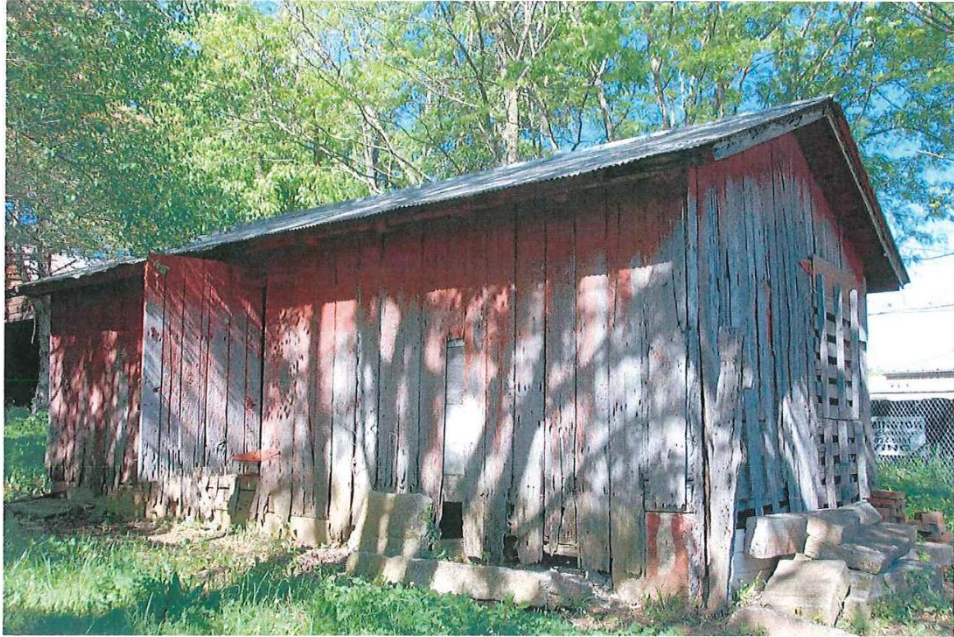
Stipp-Bender Farm
5075 S. Victor Pike
Bloomington, IN 47403



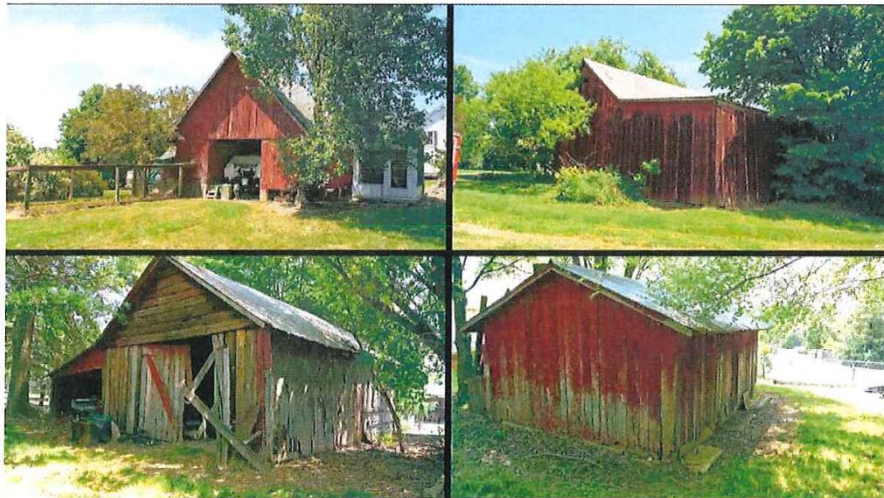
Stipp-Bender Farm
5075 S. Victor Pike
Bloomington, IN 47403



Stipp-Bender Farm
5075 S. Victor Pike
Bloomington, IN 47403



Stipp-Bender Farm
5075 S. Victor Pike
Bloomington, IN 47403



Stipp-Bender Farm
5075 S. Victor Pike
Bloomington, IN 47403



EXHIBIT 3. BRI Fall Membership Tour, Sunday, Dec. 2, 1990 – Description

Pleasantview Farm

(Also known as the Bender Farm or Stipp-Bender House)

5075 Victor Pike

Owners: James and Carolyn Vice

Hours: 2:30pm - 5pm

This frame Greek Revival I-house was constructed in 1876 by George Stipp for the cost of \$2000. The family moved into the house on Thanksgiving of that year. Edward Bender purchased the house in 1935 from Marce Lucas and Lloyd Hayse and lived there until his death in 1975. The house has the classic I-house elements, but is frame rather brick as the earlier Borland House. Between 1830 and 1885 virtually all sizeable farm houses built in Monroe County were of this style. "Greek Revival" elements include cornice returns, wide entablature moldings, doors with sidelights and transoms, pilasters, and columned porticos. This style was popular in Indiana from the 1830s until the 1850s and beyond.

The stone fence that you see in front of the house once encircled the entire homestead. It was built by a Mr. Sader, who could construct fencing at a rate of two rods per day. He was provided a horse, sled, and boy to help in the construction. Of particular interest is the method of crossing over the fence. Victor Pike, at the time the fence was built, was a very busy thoroughfare from Bloomington to Victor and beyond. Travelers along the pike who wished to drink from the well on the Stipp property could cross

6

over the fence by stepping on the stones, built into the fence, that stick out like stair treads. Notice them about mid-way in the fence as you drive by after visiting the house.

This is another restoration project in progress. Jim and Carolyn Vice have worked for several years to restore the house, and will be glad to discuss with you the work they have done and the work that remains.

Historic notes courtesy of Ronald Winkel

- »»» Drive around the circle drive to the right (by the nearest barn), around the stone fence and back to Victor Pike.
- »»» Turn left (west) on Victor Pike. Cross over State Road 37.
- »»» Drive 2.7 miles to Fluck Mill Road.

EXHIBIT 4. SHAARD IHSSI County Survey Description – Notable

7/25/2017

<https://secure.in.gov/apps/dnr/shaard/print.htm?printType=countySurvey>

IN.gov

SHAARD

IHSSI (County Survey)



Survey Number: 105-115-45144

Rating: Notable

Historic Name: Stipp-Bender House

Year Dataset Compiled: 2015

National Register File
Number: -

Survey County

County	Legal Township(s)	Quad Name(s)
Monroe	Perry	Clear Creek

Address: 5075 S Victor Pike

City: -

Location Notes: -

Coordinates

Easting

Northing

<https://secure.in.gov/apps/dnr/shaard/print.htm?printType=countySurvey>

1/4

538927

4328647

Common Name: Pleasant View Farm

Category: Building

Visible?: ☒Historic District?: ☐

Historic District Name: -

Ownership: private

Use: PresentResidence: ☒Commercial: ☐Vacant: ☐Other: ☒

Describe: Agriculture

Other: ☐**Use: Past**Residence: ☒Commercial: ☐Vacant: ☐Other: ☒

Describe: Agriculture

Other: ☐**Surveys/Legal Protections**National Register: ☐State Register: ☐Hoosier Homestead: ☐National Historic
Landmark: ☐Local Designation: ☐Protective
Covenants: ☐Other: ☐Areas of Significance: AGRICULTURE,
ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing
Resources: 10Number of
Non-
contributing
Resources: 0

Environment: Rural route/residential neighborhood

Bibliography: Site visit, Monroe County IHSSI and 39 degrees N

Structure TypeBridge: ☐Cemetery: ☐Other: ☒

Time Period(s): 1878

Condition: Excellent

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: I-house

Architect/Builder	Architectural Firm	Affiliation
-	-	-

ReplacementWindows: ☒Roof: ☐Other: ☐**Additions**Siding: ☒Wings: ☒Other: ☐

Removals: -

Stories1: ☐1 1/2: ☐2: ☒2 1/2: ☐Other: ☐**Plan**Rectangular: ☐Polygonal: ☐L: ☐T: ☐X: ☐U: ☐Irregular: ☐Other: ☐**Depth**Single-Pile: ☐Double-Pile: ☐Irregular/Massed: ☐Other: ☐**Number of Bays:**

-

Foundation:

STONE: Limestone

Foundation Description:

-

Walls Description:

-

Other Walls:

-

RoofSide-Gable: ☐Front-Gable: ☐Cross-Gable: ☒Hip: ☐Pyramidal: ☐Mansard: ☐Other: ☐

Material: ASPHALT

Features: Decorative vergeboard, return eaves, dual chimneys

Porches

Front: ☒ Side: ☐ Back: ☐

Notes: Partial width flat roof projection w/paired square wood columns

Openings:

Vinyl replacement 9/9 double hung windows in original openings, original door w/sidelights. Addition has vinyl 1/1 double hung windows and metal doors w/vinyl screens.

Interior:

-

Outbuildings:

Corn crib,
Dairy barn,
Shed,
Other

Description: Dry stone wall

Notes: Utility sheds, corn crib and Lean-to(s) built in 1930, barns in 1900 and 1930

Statement of Significance:

The Stipp-Bender is a frame I-House built by George Stipp in 1878 for \$2000. Originally a limestone wall surrounded the entire quarter section of the house.

Architectural Description:

The house is a good example of an I-House which has been altered, yet retains enough of original form and stylistic elements as to be considered notable. Vinyl replacement windows have similar profile and structure as original 9/9 wood windows, additions are not visible from street level and the elaborate wood porch w/pointed horseshoe arches remains intact. Scrollwork barge boards adorn gable ends. Most of original outbuildings and dry stone perimeter wall remain. The house is listed in old Monroe County IHSSI as Stipp-Bender House, having an address of 5360 S Victor Pike. Monroe County GIS has different address and date of construction (1885) for house. It is currently operated as a teaching farm.



https://secure.in.gov/apps/dnr/shaard/r/8446e/N/5075_Victor_Pike_A_Modified.jpg

6/6/2017



https://secure.in.gov/apps/dnr/shaard/r/8446f/N/5075_Victor_Pike_B_Modified.jpg

6/6/2017



https://secure.in.gov/apps/dnr/shaard/r/84470/N/5075_Victor_Pike_C_Modified.jpg

6/6/2017



https://secure.in.gov/apps/dnr/shaard/r/84471/N/5075_Victor_Pike_D_Modified.jpg

6/6/2017



https://secure.in.gov/apps/dnr/shaard/r/84472/N/5075_Victor_Pike_E_Modified.jpg

6/6/2017

EXHIBIT 5. SHAARD Structural Drawing

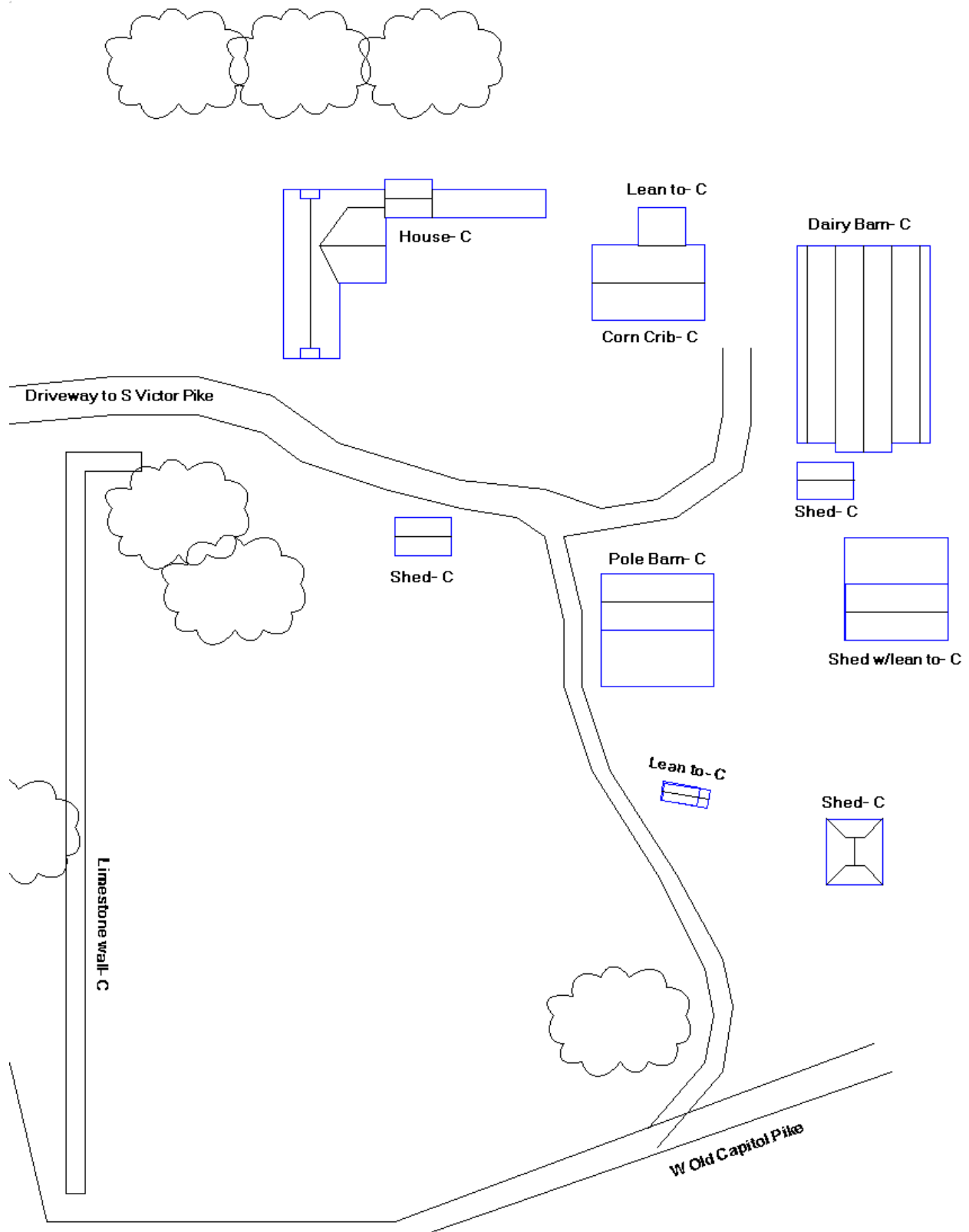


EXHIBIT 6. Monroe County 1989 Interim Report Description – Outstanding



Stipp-Bender House (35055) This frame I-house was built by George Stipp in 1878 for a cost of \$2000. Originally the entire quarter-section of property was surrounded by stone walls.



Indian Hill Stone Company (35061) The limestone office building of the Indian Hill Stone Company testifies to the pride and optimism held by stone companies in the 1920s. This company, founded in 1875, was still in business in 1968, but has since closed. An Indian burial ground behind the building is the source of the company name.

- 052 C House, 4115 Rockport Road; Double-pen, c.1910; Vernacular/Construction (115)
- 053 C House, 4498 Rockport Road; Hall-and-parlor, c.1875; Vernacular/Construction (115)
- 054 C Farm, 4695 East Lane; Double-pen, c.1885; Vernacular/Construction, Agriculture (115)
- 055 O **Stipp-Bender House, 5360 South Victor Pike; I-house/Greek Revival, 1878; Vernacular/Construction, Architecture (115)**
- 056 N House, 5640 South Victor Pike; Bungalow, c.1927; Architecture (115)
- 057 O House, 5721 Victor Pike; Gothic Revival, c.1870; Architecture (115)
- 058 C House, 5831 South Victor Pike; Bungalow, c.1925; Architecture (115)
- 059 C Farm, 5898 South Victor Pike; Carpenter-builder, c.1890; Vernacular/Construction, Agriculture (115)

- 060 N Stone Wall, Tramway and Victor Pike; c.1875; Vernacular/Construction, Landscape architecture (115)
- 061 N Indian Hill Stone Company, Victor Pike; Functional, c.1925; Industry (115)
- 062 C Farm, 2490 West Fluck Mill Road; Gabled-ell, c.1890; Vernacular/Construction, Agriculture (115)
- 063 C House, 1097 West Dillman Road; Gabled-ell, c.1900; Vernacular/Construction (115)
- 064 N Bridge No. 83, Dillman Road and Clear Creek; Warren Pony Truss, c.1910; Engineering, Transportation (115)
- 065 N House, 6393 SOUTH State Road 37; Bungalow, c.1925; Architecture (115)
- 066 N Jameson House, 6399 South State Road 37; Bungalow, c.1925; Architecture (115)

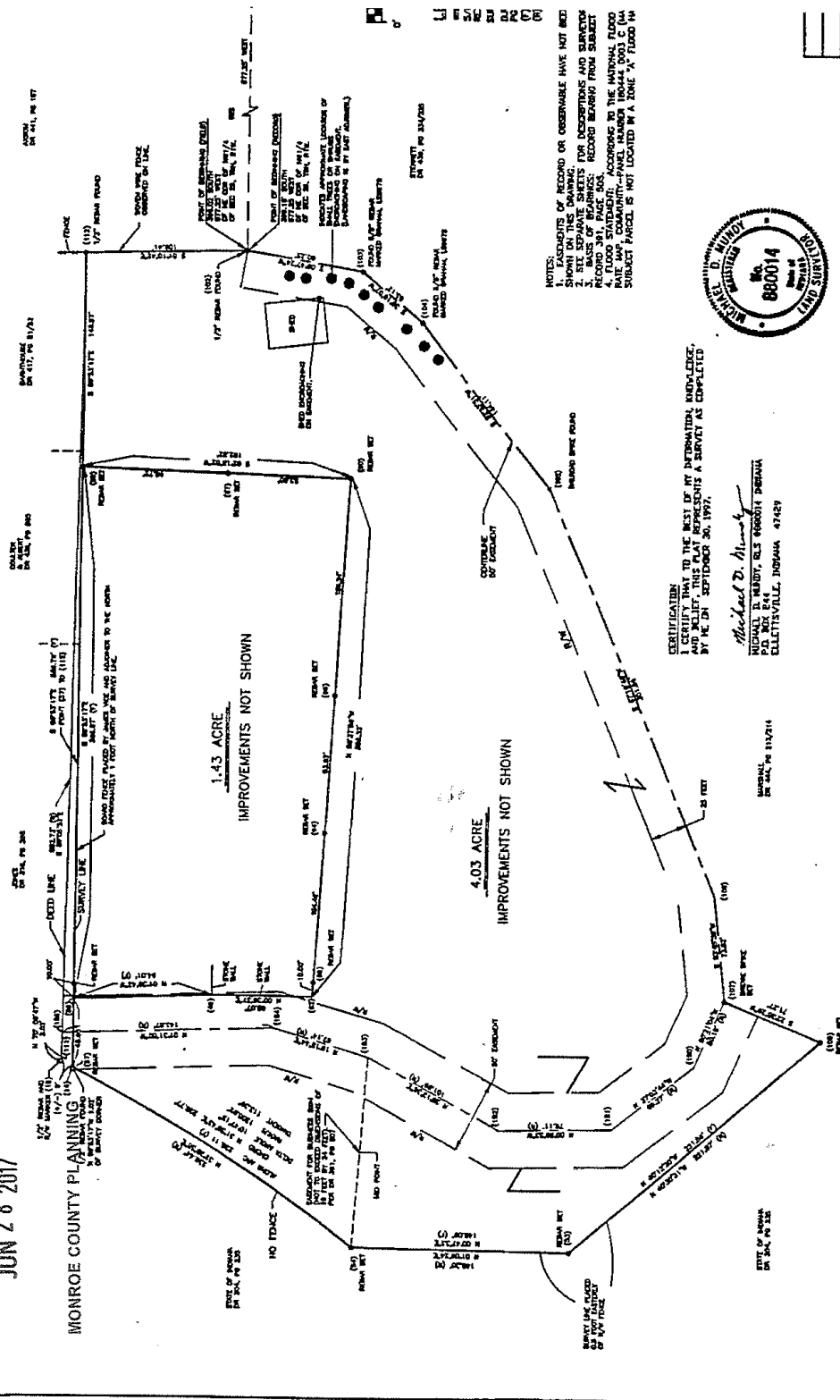
- 067 C House, 190 Dillman Road; Bungalow, c.1925; Architecture (115)
- 068 C House, 6311 South Empire Road; Bungalow, c.1925; Architecture (115)
- 069 N House, 6505 East Empire Road; Gabled-ell, c.1890; Vernacular/Construction, Social history (115)
- 070 C Adams House, 611 Empire Mill Road; Carpenter-builder, c.1890; Vernacular/Construction (115)
- 071 C House, 1805 West Second Street; Pyramid Cottage, c.1905; Vernacular/Construction (115)
- 072 N Farm, 6075 Fairfax Road; Hall-and-parlor, two-story, c.1845; Vernacular/Construction, Agriculture (115)
- 073 C House, 1915 Rayletown Road; Double-pen, c.1920; Vernacular/Construction (115)
- 074 C House, 5685 Fairfax Road; Carpenter-builder, c.1910; Vernacular/Construction (115)
- 075 C House, 5755 Fairfax Road; Hall-and-parlor, c.1910; Vernacular/Construction (115)
- 076 N House, 5570 Fairfax Road; I-house, c.1870; Vernacular/Construction (115)
- 077 C House, 5545 Fairfax Road; Bungalow, 1927; Architecture (115)
- 078 C House, 5530 Fairfax Road; Hall-and-parlor, c.1890; Vernacular/Construction (115)
- 079 C House, 5480 Fairfax Road; Bungalow, c.1928; Architecture (115)
- 080 C House, 2825 Moffat Lane; Gothic Revival, c.1885; Architecture (115)

EXHIBIT 7. Property Survey

SURVEY PREPARED FOR: CAROLYN S. VICE
RECORD OWNER: CAROLYN S. VICE
DEED RECORD 391, PAGES 505/508
SURVEY OF: PART OF NW1/4 OF SEC 29, T

RECEIVED

JUN 28 2017



NOTES:

1. EASMENTS OF RECORD OR OBSERVABLE HAVE NOT BEEN SHOWN IN THIS DRAWING.
2. SEE SEPARATE SHEETS FOR DESCRIPTIONS AND SURVEYOR'S NOTES.
3. BASIS OF BEARINGS: RECORD BEARING FROM SUBJECT RECORD 381, PAGE 503.
4. FLOOD STATEMENT: ACCORDING TO THE NATIONAL FLOOD INSURANCE MAP, COMMUNITY-PANEL NUMBER 160444-0003 C (MA) FLOOD HAZARD ZONE A, THE SUBJECT PARCEL IS LOCATED IN A FLOOD HAZARD ZONE A.

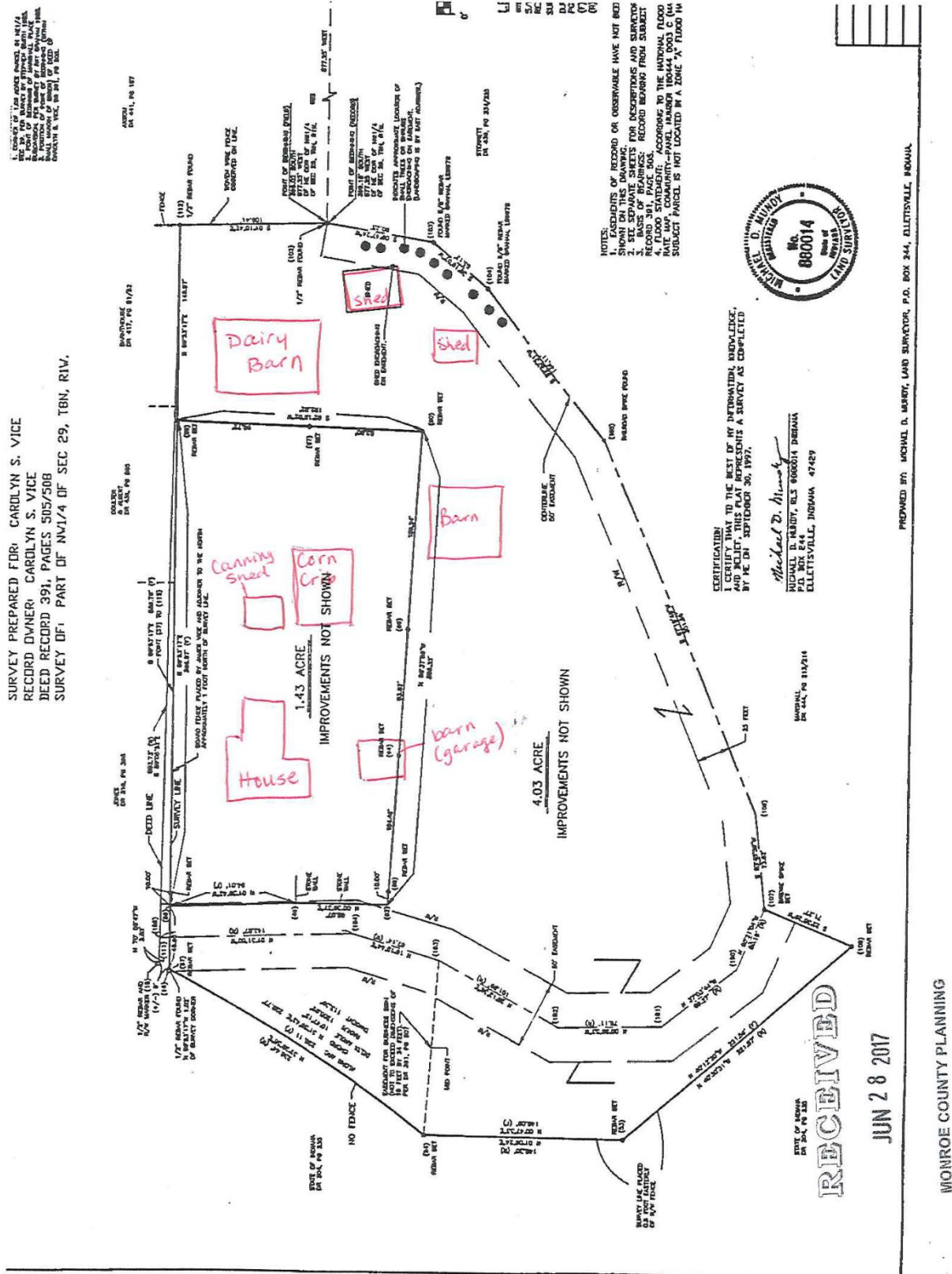
CERTIFICATION
I CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE,
AND BELIEF, THIS PLAT REPRESENTS A SURVEY AS COMPLETED
BY ME ON SEPTEMBER 30, 1967.

Michael D. Murphy
MICHAEL D. MURPHY, ELS 0600014 DENHAM
P.O. BOX 244
ELLETTSVILLE, INDIANA 47429



PREPARED BY MICHAEL D. MURPHY, LAND SURVEYOR, P.O. BOX 244, ELLETTSVILLE, INDIANA.

EXHIBIT 8. Petitioner Site Plan



MONROE COUNTY PLAN REVIEW COMMITTEE**August 10, 2017**

PLANNER Jordan Yanke
CASE NUMBER 1707-REZ-08 Koontz (LTB Properties, LLC)
PETITIONER Michael Koontz (LTB Properties, LLC)
ADDRESS 500 S Cory Lane, Bloomington, IN 47403
REQUEST Rezone from Single Dwelling Residential (RS – AIFA) to General Business (GB)
ACRES 1.67 acres +/-
ZONE RS (AIFA)
TOWNSHIP Perry
SECTION 6
COMP PLAN
DESIGNATION: MCUA Mixed Residential

EXHIBITS

1. Petitioner Letter
2. Site Plan

RECOMMENDATION

TBD

PLAN REVIEW COMMITTEE

TBD

SUMMARY/DISCUSSION

The petition site is currently one parcel totaling 1.67 +/- acres located in Perry Township. The site maintains frontage along S Cory LN (Local Road). The current zoning of the site is Single Dwelling Residential (RS), and the parcel is located within the Former Areas Intended for Annexation (AIFA). The rezone request is to have the petition site's zoning changed to General Business (GB). The impetus for the rezone request is to have an expanded list of business/commercial uses for the property and to be able to utilize the parcel for multi-use (see Exhibit 1). The petitioner has informed the Planning Department that the parcel's vacant structure (see Figure 4) originally built in 1942 cannot be reasonably utilized for residential use due to the nature of its construction. Therefore, the petitioner has informed the Planning Department that the immediate plans upon rezone approval would be to utilize the vacant structure for an electrical supply company.

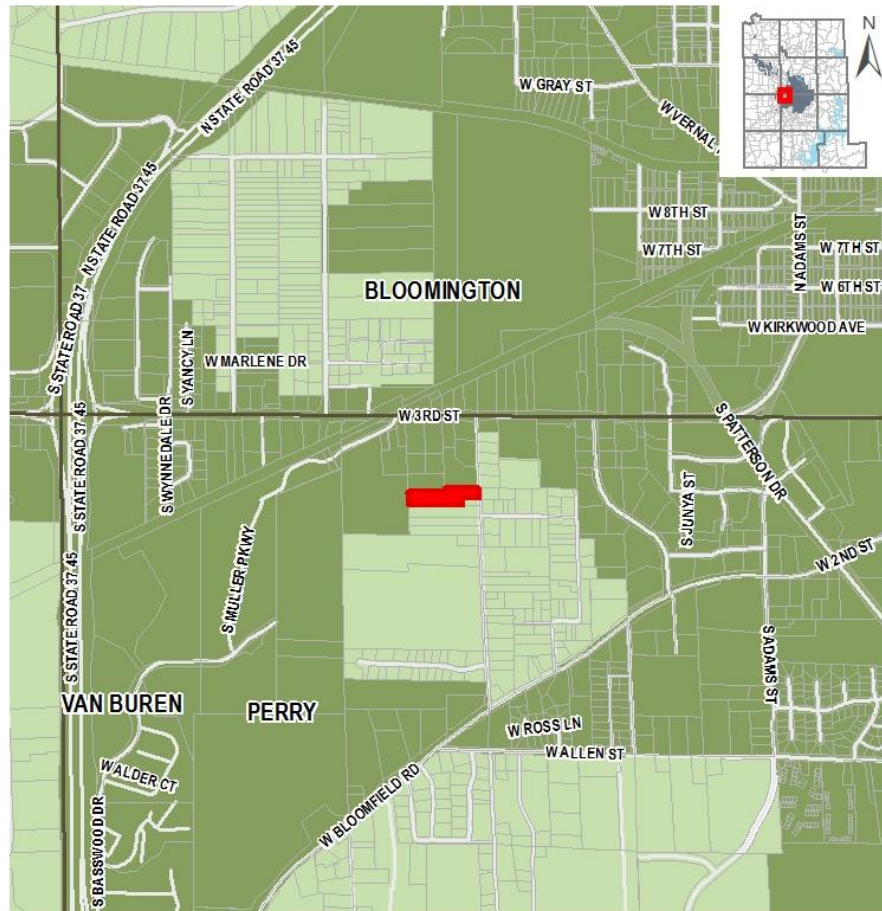
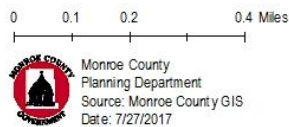
There is a current kennel use/operation on the site permitted by way of a Use Variance previously approved by the City of Bloomington when the property was within their zoning jurisdiction. Again, the number of permitted uses would expand for the petition site upon rezone approval and it would permit multi-use on the property. Multiple uses within the General Business (GB) Zoning District are permitted via the County's recently adopted multi-use designation of *Commercial/Industrial Adaptive Reuse*. Additional site plan approval would be required. Finally, at this time the site is limited to the aforementioned use, other use(s) permitted previously by the City of Bloomington's Board of Zoning Appeals, or a use permitted under the Single Dwelling Residential (RS) Zoning District.

LOCATION MAP

The petition site is located at 500 S Cory LN in Section 6 of Perry Township.

Location Map

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



ZONING MAP

The petition site is zoned Single Dwelling Residential (RS) and is part of the Former Areas Intended for Annexation (AIFA). Nearby properties located within Monroe County zoning jurisdiction are zoned the same while nearby properties located within the City of Bloomington's zoning jurisdiction are zoned Commercial Arterial (CA), Manufactured/Mobile Home Park (MH), and Residential Multifamily (RM).

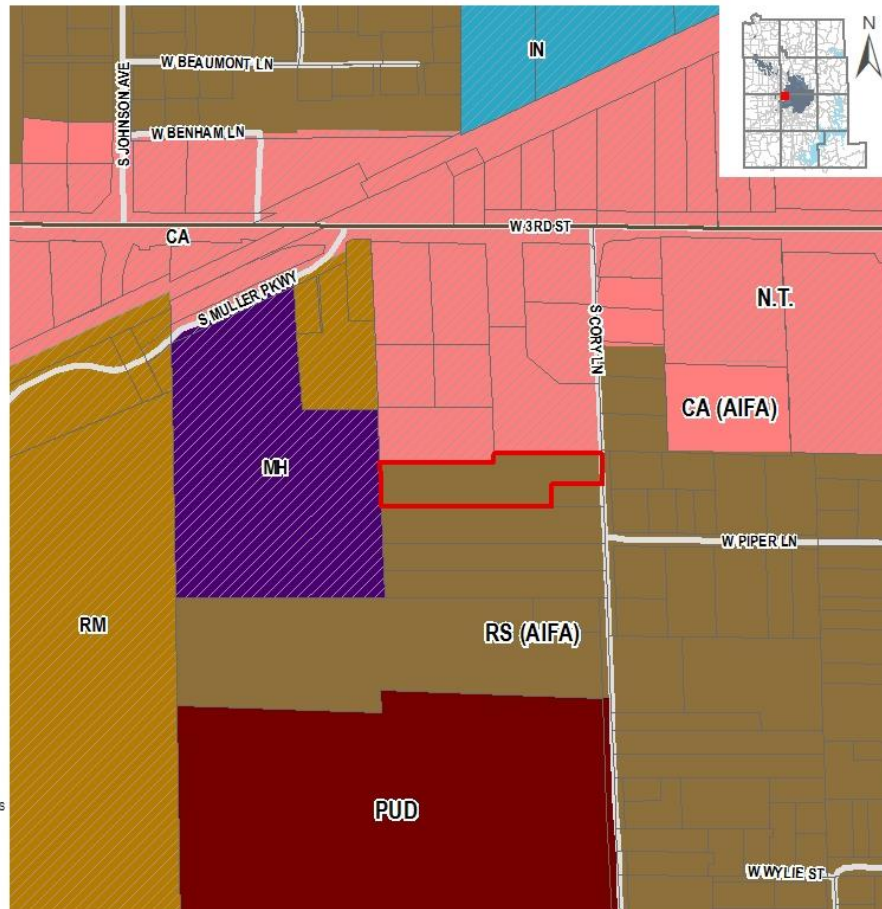
Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
- Monroe County Zoning**
 -  CA - Commercial Arterial
 - N.T. - No Tag (Outside Juris.)
 -  PUD - Planned Unit Development
 -  RS - Single Dwelling Residential
- Bloomington Zoning**
 -  CA, Commercial Arterial
 -  IN, Institutional
 -  MH, Manufactured/Mobile Home Park
 -  RM, Residential Multifamily

0 0.035 0.07 0.14 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 7/27/2017

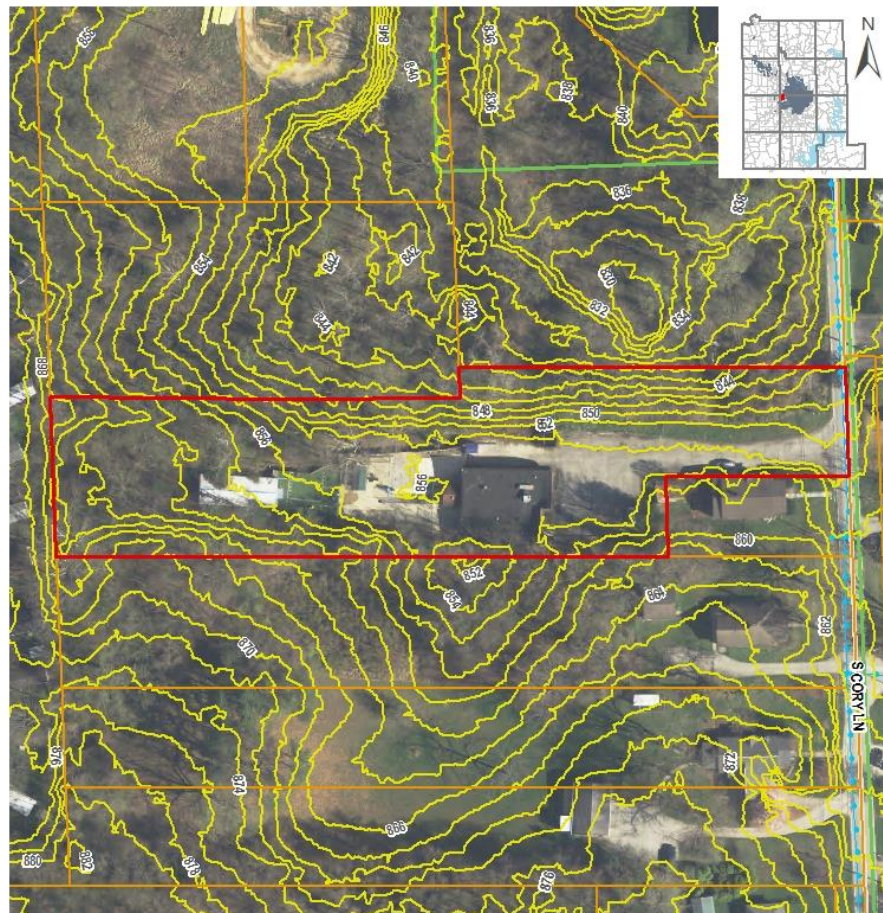
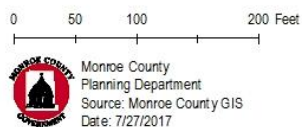


SITE CONDITIONS

The petition site contains four existing structures. The largest structure on site was originally built in 1942. The other structures are a pole barn and two utility sheds. The site is located near apparent sinkholes. There is also steep slope on the property, mostly located toward the northern part of the property along the driveway (see Figure 3). The petition site is adjacent to residential uses and vacant, wooded lots. The parcel is not located in FEMA Floodplain.

Site Conditions Map



-  Petitioner
-  Parcels
-  2-Foot Contours
-  Sanitary Pipe
-  Water Pipe
-  Roads



Slope Map

-  Petitioner
-  Parcels
-  2-Foot Contours
-  Roads

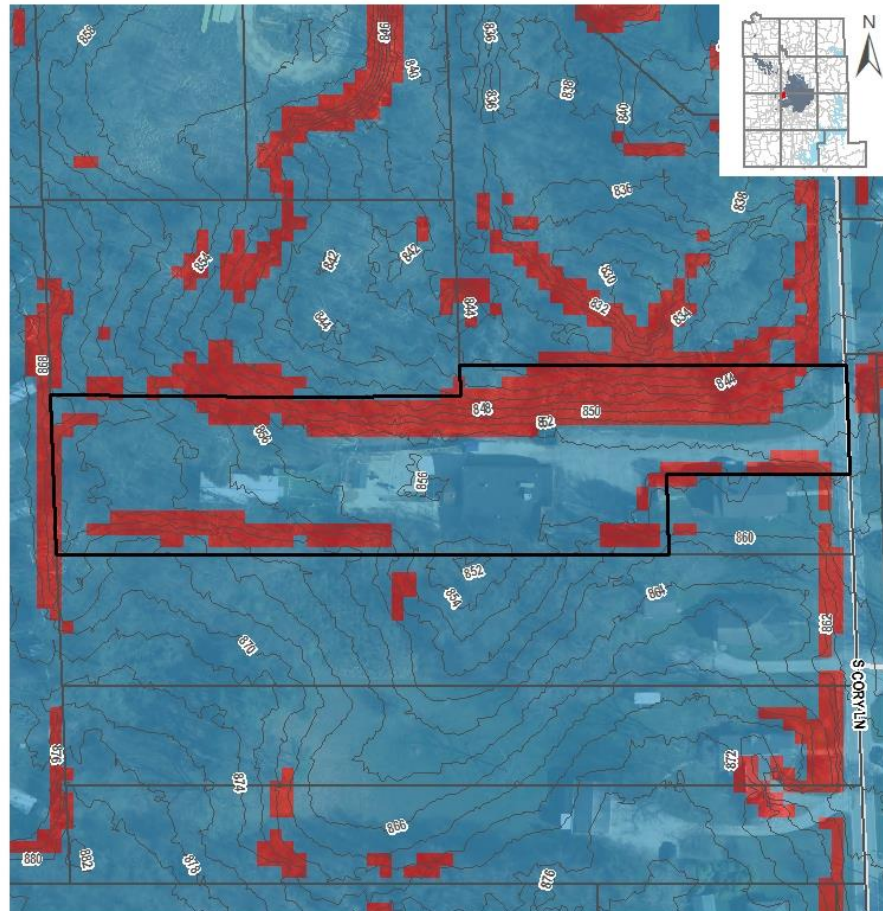
Percent Slope (2010)

-  0 - 15
-  > 15

0 50 100 200 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 7/27/2017



SITE PICTURES



Figure 1: View of S Cory LN at the petition site's driveway entrance. Photo taken facing south.



Figure 2: View of S Cory LN at the petition site's driveway entrance. Photo taken facing north.



Figure 3: View of petition site from S Cory LN with the originally constructed building (1942) in the distance. Photo taken facing west.



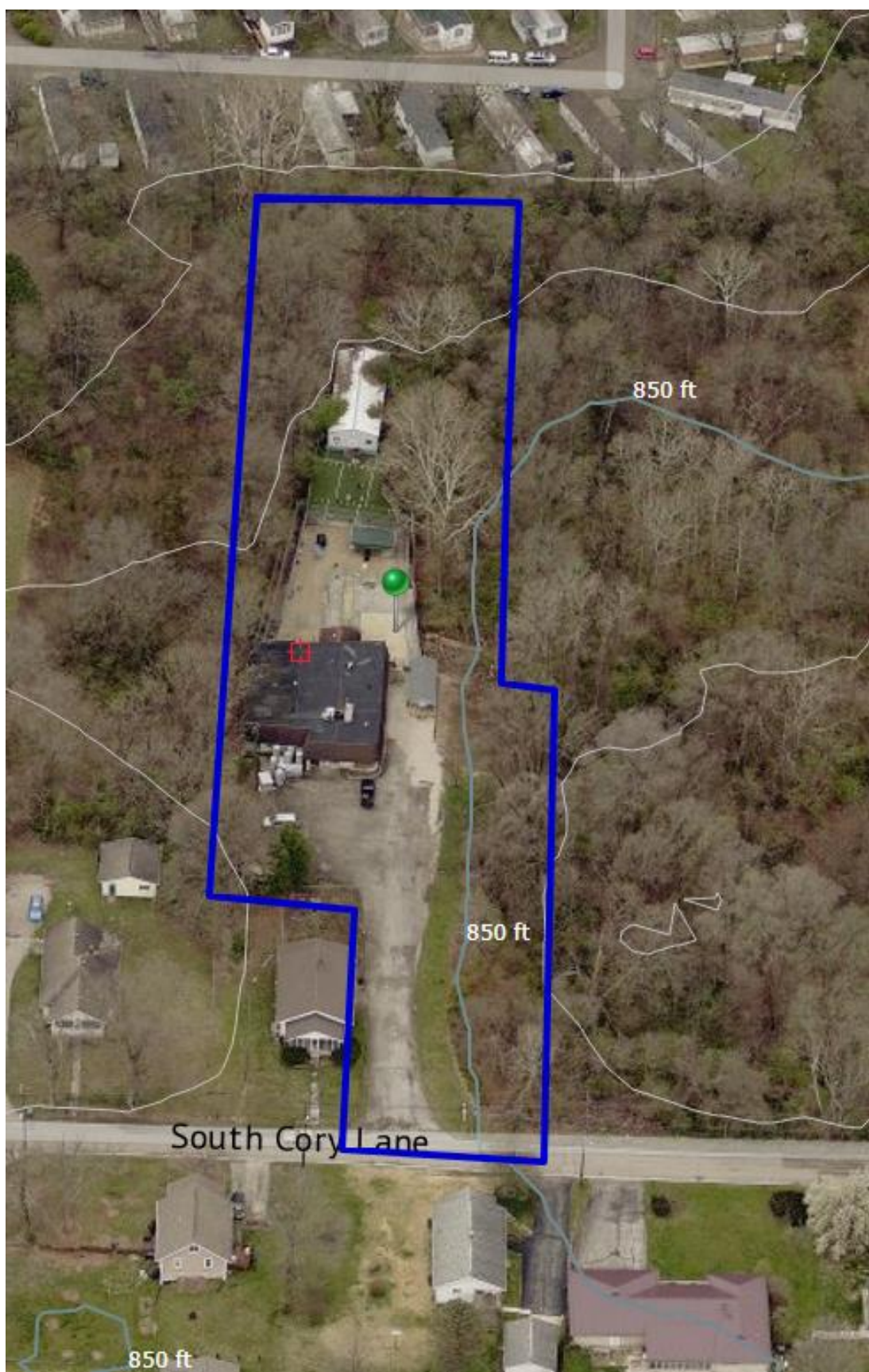
Figure 4: View of the petition site's originally constructed building (1942). This building is currently vacant. Photo taken facing west.



Figure 5: View of petition site's current parking area serving the site. Photo taken facing south.



Figure 6: View of petition site's area that is utilized for the existing Kennel operation/use. This photo is from the rear edge of the originally constructed building (1942) in Figure 4 above. There is a structure shown partially on the right side of this photo which is used for the Kennel. Photo taken facing west.



COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the Mixed Residential designation of the Monroe County Urbanizing Area Plan (MCUA), which states:

5.1.1 Mixed Residential

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

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

A. Transportation

Streets

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

Bike, pedestrian, and Transit modes

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

B. Utilities

Sewer and water

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

Power

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

Communications

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

C. Open space

Park Types

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

Urban Agriculture

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

D. Public Realm Enhancements

Lighting

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

Street/Site furnishings

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

E. Development Guidelines

Open Space

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

Parking Ratios

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

Site design

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

Building form

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

Materials

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

Private Signs

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

Comprehensive Plan

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

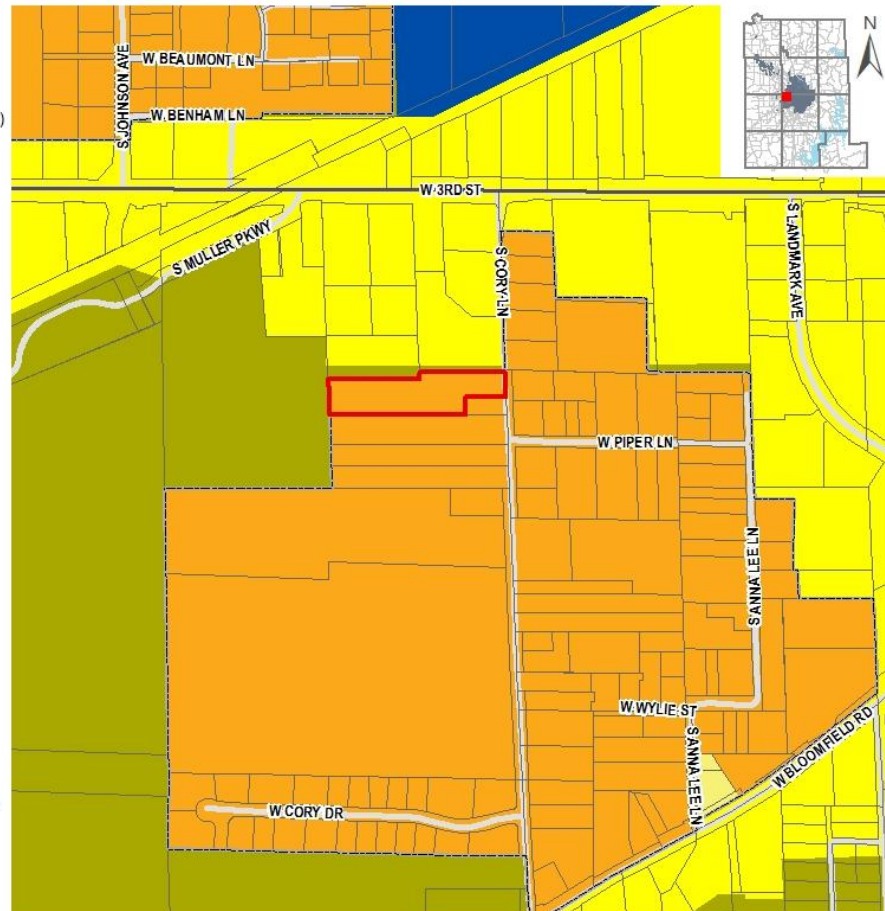
Comp. Plan Land Use (Updated 2015)

-  MCUA Mixed Residential
-  MCUA Suburban Residential
-  Bloomington Growth Policies Plan
-  Community Activity Center
-  Public/ Semi-Public/ Institutional
-  Urban Residential

0 0.0425 0.085 0.17 Miles



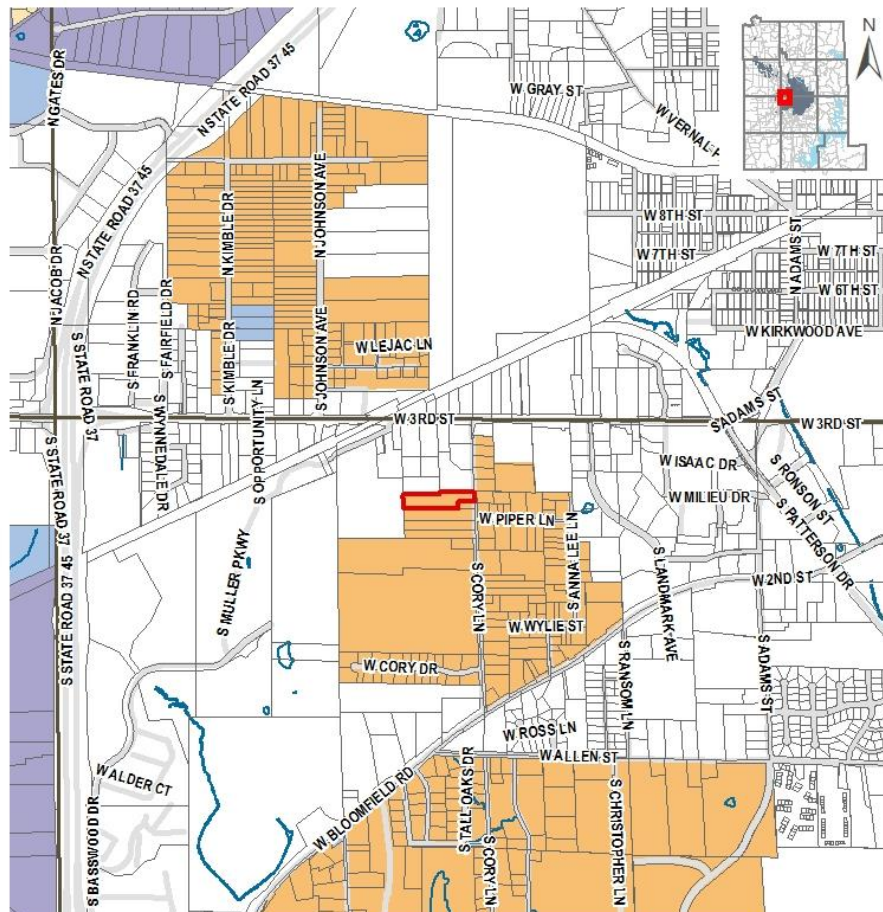
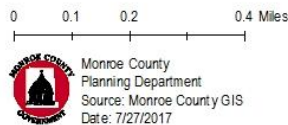
Monroe County
Planning Department
Source: Monroe County GIS
Date: 7/27/2017



N1 URBAN INFILL NEIGHBORHOOD

Proposed Zoning Map (2016)

- Proposed Zoning**
- E1 - West Side Employment
 - N1 - Urban Infill Neighborhood
 - N2 - Neighborhood Development
 - OS - Open Space
 - CV - Civic



Building Type Locations

	GATEWAY DISTRICTS			EMPLOYMENT DISTRICTS			NEIGHBORHOOD DISTRICTS				SPECIAL DISTRICTS		
	GATEWAY WEST G1	GATEWAY SOUTH G2	GATEWAY NORTH G3	WEST SIDE EMPLOYMENT E1	SOUTH SIDE EMPLOYMENT E2	AIRPORT E3	URBAN INFILL NEIGHBORHOOD N1	NEIGHBORHOOD DEVELOPMENT N2	CONSERVATION DEVELOPMENT N3	RURAL TRANSITION N4	QUARRY LANDSCAPE QL	OPEN SPACE OS	CIVIC CV
Single Family - Small Lot (Rear-Loaded)		+					+	+	+				
Single Family - Small Lot (Front-Loaded)		+					+	+	+				
Single Family - Contemporary							+	+					
Single Family - Mid-Century							+	+					
Single Family - Rural Residential									+	+			
Attached Townhome	+	+		+			+	+					
Attached Courtyard		+		+				+					
Two-Family Home (Duplex)		+					+	+	+	+			
Multi-Family	+	+		+			+	+					
Commercial	+	+	+	+	+		+	+					
Commercial Outlot	+	+	+	+	+								
Neighborhood Mixed-Use	+	+					+	+					
Mixed-Use	+	+		+			+	+					
Office Building	+	+	+	+	+		+	+					
Civic/Institutional Building	+	+	+				+	+					+
Flex Building - Option A	+	+	+	+	+	+							
Flex Building - Option B				+	+	+							
Large-Format Flex Industrial				+	+	+							
Re-Use/Retrofit	+	+	+	+	+	+	+	+	+	+	+	+	+

FINDINGS OF FACT - REZONE

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

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the petition site as MCUA Mixed Residential;
- The Urbanizing Area Plan – Phase II Implementation Report and Zoning Framework has the petition site designated Urban Infill Neighborhood (N1), which is described above;
- The petition site currently has a vacant building and maintains a kennel operation/use toward the rear part of the property in relation to S Cory LN;
- The site is served by sanitary sewer;
- The Comprehensive Plan directly addresses the importance of residential infill and development/redevelopment within an area such as the petition site, with commercial opportunities recommended near primary roads and on the periphery of residential neighborhoods;
- The Monroe County Urbanizing Area Plan states the neighborhood is directed to accommodate mixed residential uses and commercial uses as neighborhood amenities;

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

Findings:

- The petition site is currently located in the Single Dwelling Residential (RS) Zoning District within the Former Areas Intended for Annexation (AIFA). The rezone request is to change the zoning for the entirety of the site to General Business (GB), which is described by the County's Zoning Ordinance as follows:
The character of the General Business (GB) District is defined as that which is primarily intended to meet the needs for heavy retail business uses. General business uses should be placed into cohesive groupings rather than on individual properties along highways in order to take advantage of major thoroughfares for traffic dissemination. Access control should be emphasized. The purposes of the GB District are: to encourage the development of groups of nonresidential uses that share common highway access and/or provide interior cross access in order to allow traffic from one business to have access to another without having to enter the highway; to discourage single family residential uses; to protect environmentally sensitive areas, such as floodplain, karst and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the adjacent residential uses;
- The site contains a vacant building originally constructed in 1942, in addition to a pole barn and two utility structures utilized for the on-site kennel operation;
- The kennel is permitted by way of a previous Use Variance approved by the City of Bloomington;
- The petition site is adjacent to residential uses and vacant, wooded properties;
- Adjacent properties to the north are zoned commercial;
- Current zoning limits the site to residential uses or use(s) approved previously by the City of Bloomington's Board of Zoning Appeals;
- The petition site fronts S Cory LN, which connects two arterial streets (W 3rd ST and W Bloomfield RD). S Cory LN is approximately 17 feet in width;

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

Findings:

- See Findings under Section A and Section B;
- The petition site totals 1.67 +/- acres;
- Upon potential rezone approval, permitted uses on the petition site will include those permitted within the General Business (GB) Zoning District in Chapter 802 of the Monroe County Zoning Ordinance. Multi-use would also be permitted per rezone approval;

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

Findings:

- The effect of the approval of the rezone on property values is difficult to determine;
- Values may vary significantly dependent upon future planning and zoning in the area;

(E) Responsible development and growth.

Findings:

- See Findings under Section A, Section B, and Section C;
- According to the Monroe County Thoroughfare Plan, S Cory LN is classified as a Local Road;
- S Cory LN is not listed within the top 20 Roads for Number of Crashes in the County's most recent Motor Vehicle Traffic Crash Summary;
- There is no existing sidewalk or alternative transportation option serving the site outside of utilizing S Cory LN;

EXHIBIT 1: Petitioner Letter

Property Located at 500 S. Cory Lane.

RECEIVED

JUL 06 2017

Dear Jordan and Planning Commission,

LTB properties the owner of property located at 500 S. Cory Lane (Parcel #53-08-06-100-079.000-008) is seeking a rezone to bring zoning in line with past history and allowable county planning of Bloomington.

History of 500 S. Cory Lane

Originally Constructed in 1942

Building was purchased from First National Bank in 1938 by Irene Neal (Neal was the Grandmother of Dr. Neal (Veterinarian). Dr. Neal, and Dr. Koeppen Opened Eastside Veterinarian clinic somewhere around 1946. It was a mainstay in that area into the 80's. The property changed hand several times Between the Doctors and added a third partner Mr. Sinex. This parcel was put into the Veterinarian Clinic's name in 1988 where it remained until 1997 as it was sold to Jim Koch & Mary Alice Cox. The Eastside Veterinarian clinic changed its name to Bloomington Veterinarian Clinic in the Mid 90's where it remained until the two Doctors Retired in 2001. Dorrinne M. Theodore purchased in 2001 and opened Barkin Buddies LLC in 2002. This dog Kennel and boarding facility operated as a daily dog daycare, an extended stay boarding facility as well as grooming and pet supply facility. In 2013 Barkin Buddies LLC went out of business. LTB Properties purchased this building in July 2015 with the intent of opening Lightning Electrical Distributors INC. and Angel Paws LLC

This parcel is currently zoned as residential. As you can see from the before mentioned history it has NEVER been a residence nor used as a residence. This property has ALWAYS been used as a NON-RESIDENTIAL property. According to the Monroe County Assessor it is a NON-RESIDENTIAL structure with retail space as can be seen on the included tax bill and assessment. Since the mid 1940's this property has always been seen by my neighbors as a NON-RESIDENTIAL property. The only labeling of this parcel as residential is the County Planning. Lastly, it looks evident that this parcel was overlooked as it was grouped with adjacent residential property to the South. In addition, with Commercial Property bordering the North property line and divided by the City/County boundary is further evidence that this property was overlooked when property zoning adjacent to 3rd street was created as it followed city and county boundary lines.

Our intended use of this property will be an Electrical Supply Company and continued use as dog daycare/ Kennel. The Electrical Supply Company (Hardware Store) is also an allowable use under the same classification as the previous uses which have been allowed on this parcel per variances granted by City of Bloomington.

In closing, In order to bring zoning in line with past history of this property and current allowable uses granted by the City of Bloomington thru variances this property should be rezoned to (GB).

Michael J Koontz

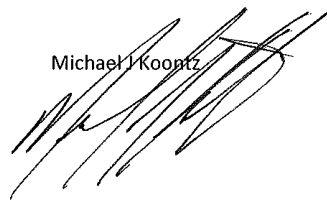
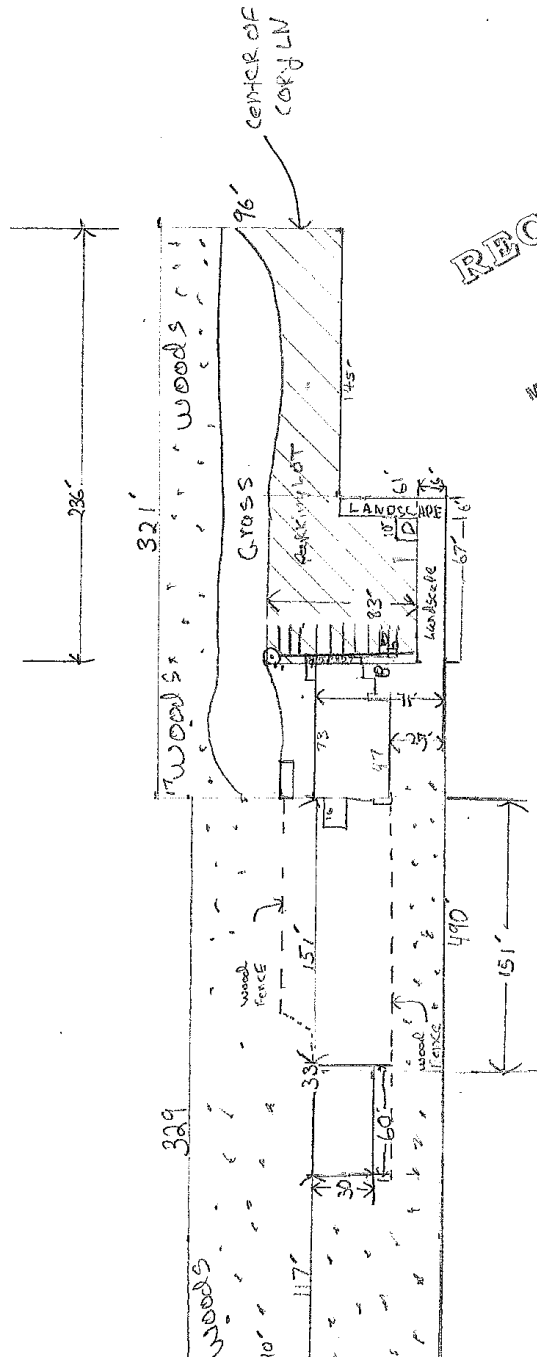


EXHIBIT 2: Site Plan



RECEIVED
JUL 06 2017

JUL 06 2006
MONROE COUNTY PLANNING

LTB Properties

500 S. Cory Lane 2017

KEY

⊙ woods

○ Dumpsite Enclosure

--- wood privacy fence

/// parking lot

② direction of Jersey area from parking to future confinement

○○ Big Rocks

↳ Handicap parking

$1/8 = 10$

2017