

MONROE COUNTY PLAN REVIEW COMMITTEE



**Thursday, November 10, 2022
5:30 pm**

Hybrid Meeting

In-person

Monroe County Government Center
501 N. Morton Street, Room 100B
Bloomington, IN 47404

Virtual

Zoom Link: <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNlQT09>

If calling into the Zoom meeting, dial: 312-626-6799

Meeting ID #: 819 4721 8756

Password: 977192

A G E N D A
MONROE COUNTY PLAN REVIEW COMMITTEE

November 10, 2022

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HYBRID MEETING INFO

IN-PERSON: Monroe Government Center 501 N Morton ST Suite 100 B Bloomington IN 47404

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ADMINISTRATIVE: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. PUO-22-1 Whitehall Business Park PUO Amendment 1 PAGE 3

One (1) 8.99 +/- acre parcel in Van Buren Township, Section 1 at S Liberty DR, parcel #53-09-01-100-034.000-015

Owner: Autovest II LLC c/o AJ Willis, Bynum Fanyo & Assoc.

Zoned PUD. Contact: acrecelius@co.monroe.in.us

2. REZ-22-9 Powell Rezone from PUD to AG/RR PAGE 18

One (1) 18 +/- acre parcel in Richland Township, Section 16 at 7935 W Ratliff RD, parcel no. #53-04-16-300-004.000-011

Owner: Powell, Brandon and Hannah.

Zoned PUD. Contact: drbrown@co.monroe.in.us

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 | PUO-22-1 |
| PLANNER | Anne Crecelius |
| PETITIONER | Autovest II LLC c/o AJ Willis, Bynum Fanyo & Assoc. |
| REQUEST | Planned Unit Outline Plan Amendment 4 to Whitehall Business Park Waiver of Final Hearing Requested |
| ADDRESS | S Liberty DR, Parcel #: 53-09-01-100-034.000-015 |
| ACRES | 8.99 +/- |
| ZONE | PUD Whitehall Business Park |
| TOWNSHIP | Van Buren |
| SECTION | 1 |
| PLATS | Platted |
| COMP PLAN DESIGNATION | MCUA Phase 1: Employment MCUA Phase 2: West Side Employment |

EXHIBITS

1. Petitioner Outline Plan Statement
2. Site Plan (Conceptual)
3. 1979 Whitehall Business Park PUD Ordinance

RECOMMENDATION

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a “positive recommendation” to the Plan Commission based on the petition’s compatibility with the Monroe County Comprehensive Plan.

PUBLIC HEARING TIMELINE

PLAN COMMISSION Regular – December 13, 2022 (Preliminary Hearing)

Waiver of Final Hearing requested.

PLAN COMMISSION Regular – January 17, 2022 (Final Hearing)

SUMMARY

The petition site is located off of S Liberty DR, in Section 1 in Van Buren Township. The site 8.99 +/- acres and is undeveloped. The petitioner is requesting a Planned Unit Development Outline Plan to add the following uses to the outline plan.

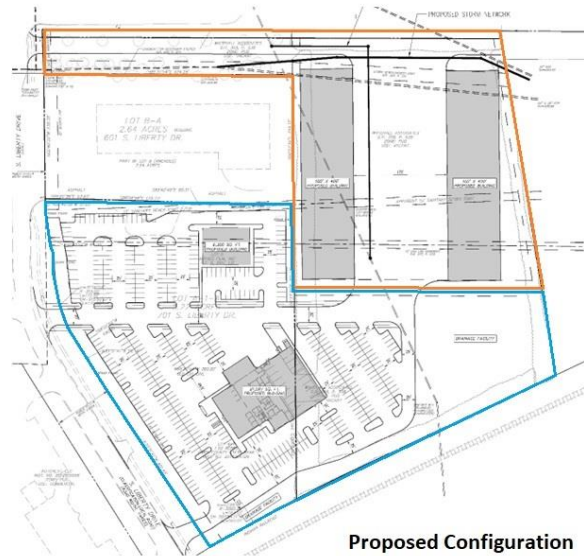
1. Automotive and Transportation Accessory Use
2. Automobile Repair Services, Minor
3. Automotive Paint Shop
4. Automotive Rentals
5. Automotive/Boat Repair Shop
6. Automotive Sales
7. Automotive Supply
8. Automotive Tire Sales/Repair
9. Motorcycle Sales
10. Warehousing and Distribution Activities

BACKGROUND

The area is zoned Whitehall Business Park PUD and has been developed in different phases. The outline plan was amended in 2019 to allow the automotive uses on the adjacent property to the west at 701 S Liberty DR, which has been known as “Mirwec”. The property at 701 S Liberty DR received development plan approval in 2019 by Planning. The site was graded and stabilized but further development has been pending. The proposed use of the property at 701 S Liberty is “Automobile Repair Services/Automotive Sales”

The property owner intends to develop both the petition site and 701 S Liberty DR, shown in the image

below and in Exhibit 2. The petitioner intends to adjust the lot lines between the properties so that 701 S Liberty DR contains the southern half of the petition site. The property at 701 S Liberty DR will then be developed with Automotive uses and the petition site developed with the use of “Warehousing and Distribution Activities”. The single difference in permitted uses would be between the uses of “Warehousing and Distribution Activities” between the petition site and 701 S Liberty DR.



The 1979 PUD Outline Plan (Exhibit 3) currently allows the following uses on the petition site:

Light Industrial

- Assembly Operation for pre-manufactured parts
- Repair and/or manufacturing of light industrial component parts or products
- Manufacture of soft drink beverages and its bottling
- manufacture of office machinery, electrical and mechanical
- Manufacture of light, portable household appliances and/or related electrical tools and components
- Manufacture of jewelry and leather products
- Manufacture of pharmaceutical, biological, medical & Cosmetic goods
- Manufacture of optical good, recording instruments, phonograph records and/or
- Distribution of operations with warehousing facilities

Specifically Excludes

- Heavy Industrial
- Housing
- Commercial Development

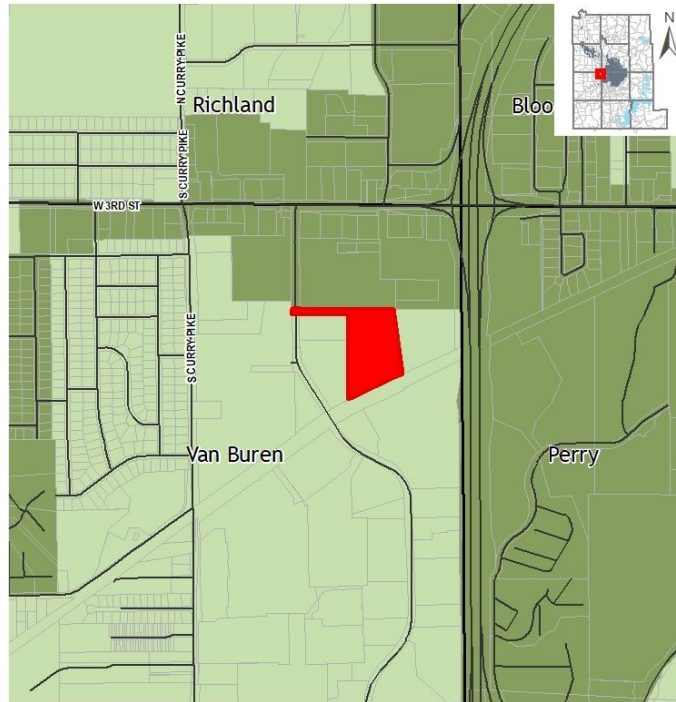
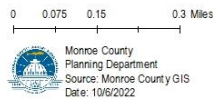
The 2018 PUO amendment didn’t allow for the “Automobile Repair Service, Minor”.

LOCATION MAP

The petition site is located west of the City of Bloomington, with frontage along South Liberty Drive in Section 1 of Van Buren Township. The site 8.99 +/- acres and is undeveloped, Parcel #: 53-09-01-100-034.000-015.

Location Map

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

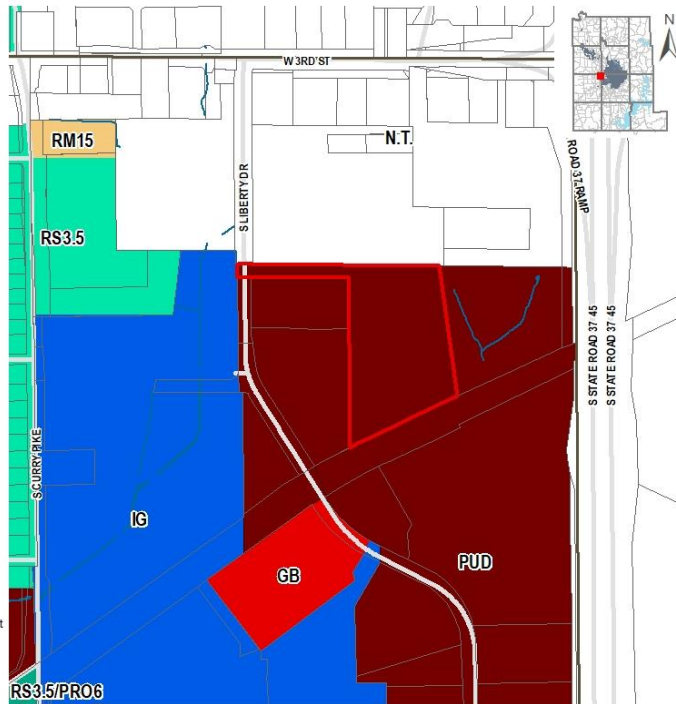
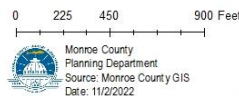


ZONING AND ADJACENT USES

The petition site is zoned PUD and is a part of the Whitehall Business Park area. Property to the north is located within the City of Bloomington zoning jurisdiction. The rest of the adjacent property is zoned PUD, General Industrial (IG), and General Business (GB).

Current Zoning Map

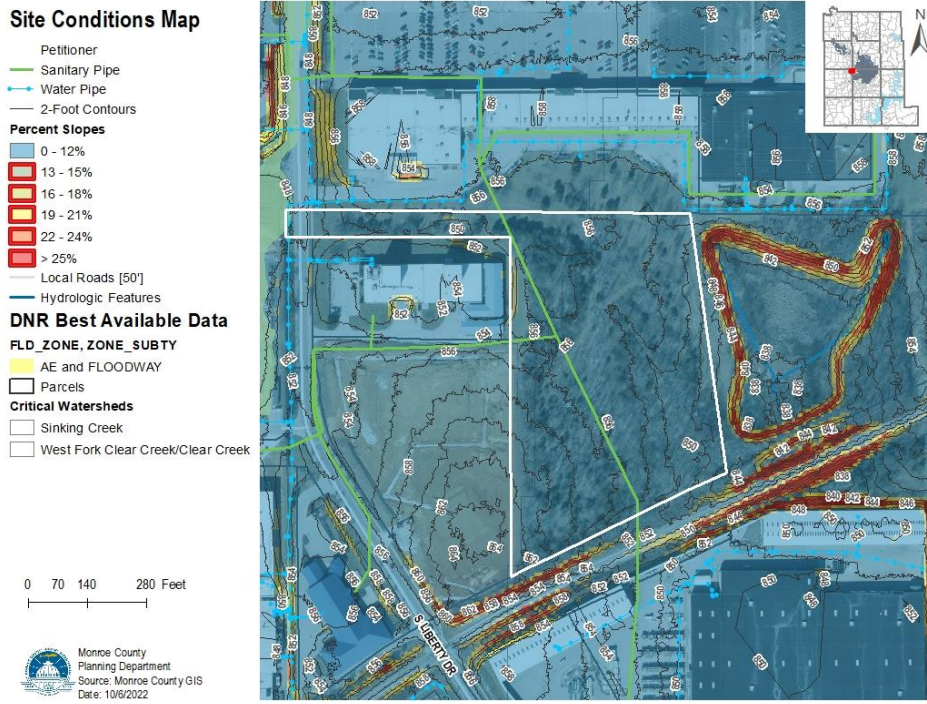
- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
- GB - General Business
- IG - General Industrial
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- RM15 - Multi Dwelling Res. 15
- RS3.5 - Single Dwelling Res. 3.5
- RS3.5/PRO6 - Single Dwell. Res. 3.5/PRO6



SITE CONDITIONS

The site is a flagpole shape so frontage along S Liberty Drive (a local road) is approximately 65’ and has sidewalks. The site utilizes CBU water and sewer. Sidewalks run along the opposite side of S Liberty Drive and street trees are already in place. The property has multiple utility easements crossing through the property – if development is pursued on the property the developer will be required to work with CBU to alter the utilities and easements. The petition site and 701 S Liberty DR are located within the Sinking

Creek and West Fork Clear/Clear Creek critical drainage areas. Drainage implications of development would be reviewed under a PUD Development Plan.



SITE PICTURES



Figure 1. Pictometry photo from April 2020, looking north.



Figure 2. Pictometry photo from April 2020, looking south.

COMPREHENSIVE PLAN DISCUSSION – PHASE I

The petition site is located in the **Employment** districts on the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. Points that align with the proposed PUD outline plan are highlighted in **green**. Points that differ from the MUA districts are highlighted in **grey**.

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 DISCUSSION – PHASE II

South Side Employment

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.

Existing Planned Unit Developments

In general, it is the intent of this zoning framework to eliminate the need to establish new Planned Unit Developments by creating an expedited, consistent and predictable set of zoning requirements and approval procedures. However, existing planned developments represent a significant investment by property owners in establishing specific development plans and standards for their properties in conformance with pre-existing development approval procedures. All planned developments in effect prior to the creation of new zoning districts and standards should continue to be considered in effect, similar to an overlay zone. Opportunities to eliminate the planned unit development overlay will also be accommodated and should be encouraged. PUDs with expired outline plans or without development plans may be reviewed and rezoned entirely, subject to recommendations of this zoning framework.

PUD REVIEW CONSIDERATIONS

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

(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 existing and proposed development appears to be consistent with the Comprehensive Plan per the Employment zone;
- The current use and potential expansion of the site would support Employment uses;
 - The MCUA Phase I plan designates the petition site as “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;
 - The MCUA Phase II plan designates that site as “South Side Employment”;
 - This district includes lands with access to and high visibility from I-69/SR 37, and generally designated as the Employment land use type;
- The current zoning is Whitehall Business Park PUD created by the City of Bloomington in 1979; The Comprehensive Plan designates the property as MCUA Employment;
- The current approved uses for the petition parcel have been determined to be the ‘light industrial’ uses listed in the petitioner letter from the 1979 city of Bloomington PUD filing;
- The petition parcel has remained vacant since that time;
- The petitioner requests to add nine (9) automotive and transportation uses and one (1) “Warehousing and Distribution Activities” use;

(2) The extent to which the proposed plan meets the requirements, standards, and stated purpose of the Planned Unit Development regulations.

Findings:

- The proposed plan will need use definitions to be defined;
- No design standards were found specifically listed in the PUD documentation;
- The site will meet the design standards of the underlying zone, General Manufacturing (MG);
- The petitioner has not indicated that any other deviation from the Zoning Ordinance would be sought at this time related to density, dimension, bulk, use, required improvements, and construction and design standards;
- Site plan improvements including parking, landscaping, and bioretention requirements will be addressed at the development plan stage;
- See Findings under section A, regarding use;

(3) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.

Findings:

- See Findings under section A;
- One of the purposes of the PUD, under Chapter 811, is to encourage a harmonious and appropriate mixture of uses;

(4) The proposal will not be injurious to the public health, safety, and general welfare.

Findings:

- See Findings (1), (2) and (8);

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

Findings:

- Parking minimum requirements will be reviewed for the petition site and 701 S Liberty DR once a design is submitted for review;
- The site will meet the design standards of the underlying zone, General Manufacturing (MG);
- Development plan requirements including parking, landscaping, and bioretention requirements will be addressed at the development plan stage.

- (6) **The relationship and compatibility of the proposal to the adjacent properties and neighborhoods, and whether the proposal would substantially interfere with the use of or diminish the value of adjacent properties and neighborhoods.**

Findings:

- See Findings (a), (b) & (d);
- The petition parcel is bordered to the south by a rail bed;
- Other immediately surrounding uses include Menards to the southeast, a furniture warehouse and Baxter Pharmaceutical directly west, and vacant land to the east;
- Much of the surrounding area is zoned Planned Unit Development, General Industrial, and General Business;
- Development plan requirements including parking, landscaping, and bioretention requirements will be addressed at the development plan stage.

- (7) **The desirability of the proposal to the County's physical development, tax base, and economic well-being.**

Findings:

- See Findings under Section 1;

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

Findings:

- Access is derived from S Liberty DR which is designated as a Local Road in the Thoroughfare Plan;
- The parcel will be adjacent to an existing traffic signal used by Baxter Pharmaceutical employees;
- All utilities are available to the petition site;
- See findings under (d);

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

Findings:

- There is no known karst on the property;
- Drainage will be reviewed under a PUD Development Plan if the this petition is adopted;
- The area was originally listed as a 'light industrial' part of the Whitehall Business Park/Mirwec PUD request to the city of Bloomington in 1979.

EXHIBIT 1: Petitioner Outline Plan Statement



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

October 4th, 2022

Monroe County Planning Department
And Monroe County Plan Commission
501 N. Morton Street, Suite 224
Bloomington, Indiana 47404

SUBJECT: Whitehall Business Park PUD Outline Plan Amendment

Monroe County Plan Commission or To Whom It May Concern:

On behalf of Autovest, LLC, Bynum Fanyo & Associates, Inc. would like to request approval of an amendment to the 'Whitehall Business Park PUD Outline Plan.' This amendment would only affect Parcel # 53-09-01-100-034.000-015. This lot is addressed as South Liberty Drive in Bloomington, Indiana located approximately 550 feet east of the intersection of South Liberty Drive and the entrance to the Baxter Pharmaceutical property. This lot contains 8.99 acres and is in the NE quarter of section 1, T8N, R2W, Van Buren township.

The amendment to the PUD Plan that is being sought is to incorporate the following uses as permitted uses on the lot with the Parcel # 53-09-01-100-034.000-015:

1. Automotive and Transportation Accessory Use
2. Automobile Repair Services, Minor
3. Automotive Paint Shop
4. Automotive Rentals
5. Automotive/Boat Repair Shop
6. Automotive Sales
7. Automotive Supply
8. Automotive Tire Sales/Repair
9. Motorcycle Sales
10. Warehousing and Distribution Activities

Also, on behalf of Autovest, LLC, Bynum Fanyo & Associates, Inc. would like to request the Plan Commission waive the need for a 2nd hearing and make a determination for a recommendation to the Monroe County Commissioners after the 1st hearing.

Let us know if you have any questions or concerns for these proposed uses on this parcel of land.

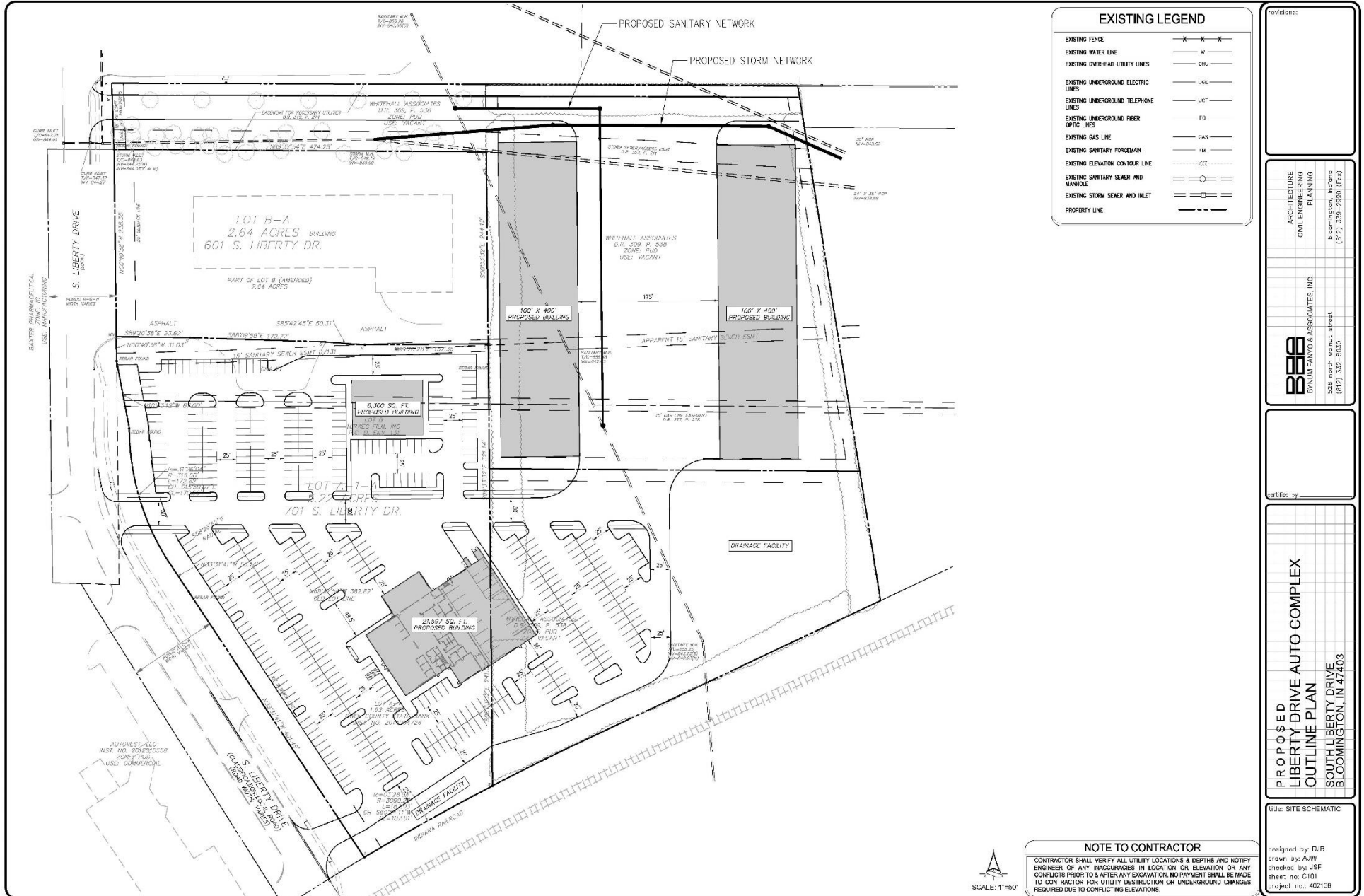
Sincerely,
Bynum Fanyo & Associates, Inc.

Anthony Willis, Project Engineer
Copy: BFA File #402138

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

EXHIBIT 2: Site Plan (Conceptual)



| EXISTING LEGEND | |
|--|-------------|
| EXISTING FENCE | ---x---x--- |
| EXISTING WATER LINE | ---W--- |
| EXISTING OVERHEAD UTILITY LINES | ---OH--- |
| EXISTING UNDERGROUND ELECTRIC LINES | ---UE--- |
| EXISTING UNDERGROUND TELEPHONE LINES | ---UT--- |
| EXISTING UNDERGROUND FIBER OPTIC LINES | ---FO--- |
| EXISTING GAS LINE | ---G--- |
| EXISTING SANITARY FOREMAN | ---FM--- |
| EXISTING ELEVATION CONTOUR LINE | ---E--- |
| EXISTING SANITARY SEWER AND MANHOLE | ---S--- |
| EXISTING STORM SEWER AND INLET | ---SI--- |
| PROPERTY LINE | ---P--- |

revisions:

| | |
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| | |
| | |
| | |
| | |

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BBB
BYNUM FANYO & ASSOCIATES, INC.

1526 north wain. l. street
BLOOMINGTON, IN 47403
(812) 337-8033

certified by:

PROPOSED
LIBERTY DRIVE AUTO COMPLEX
OUTLINE PLAN
SOUTH LIBERTY DRIVE
BLOOMINGTON, IN 47403

title: SITE SCHEMATIC

designed by: DJB
drawn by: AMW
checked by: JGF
sheet no: C101
project no: 402138

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

SCALE: 1"=50'

EXHIBIT 3: 1979 Whitehall Business Park/Mirwec PUD Ordinance

RECEIVED
NOV 09 1979
PLANNING DEPARTMENT

211 North Delaware Street
Indianapolis, Indiana 46204
November 9, 1979

Mr. Tim Mueller
Department of Planning & Zoning
City of Bloomington
Bloomington, Indiana 47401

RE: Whitehall Associates - Southwest Corner
of S.R. 37 Bypass and Whitehall Pike.

Dear Tim,

In response to our recent meetings concerning our proposed development plan for the referenced 82 acre site, please accept this letter as the written statement of Whitehall Associates as to our current development plan for the proposed site.

In keeping with our prior conversation concerning the phase type development for the 30 acre parcel located on the immediate corner, we consider the first phase of that development to be the existing free-standing location for Farmers and Mechanics Savings & Loan Association which was developed during calendar year 1977. That site consists of approximately 1 1/2 acres which is currently owned in fee simple by Farmers and Mechanics Savings & Loan Association.

As a second phase of the overall development, we intend to construct a K Mart department store consisting of approximately 72,879 square feet plus two free-standing buildings all of which shall be located at the immediate interchange of S.R. 48 and S.R. 37 Bypass and located on approximately 15 acres of the aforementioned 30 acres. We hope to commence construction of the K Mart facility this fall with an expected opening of late summer, 1980. Construction of the two free-standing buildings will not be commenced until the spring of 1980 and completed approximately six months thereafter. As part of that development, we intend to provide island type landscaping in the K Mart parking lot with a rather elaborate landscape plan for each of the free-standing buildings. Our storm water run off will be carried in a southeasterly direction and will be accomplished by a series of catch basins located in the K Mart parking lot. All surface water run off from that development will ultimately be channeled under the railroad tracks toward the S.R. 37 Bypass. Access to the shopping center will be accomplished by construction of a right-in/right-out curb cut approximately 425 feet west of the interchange with a full curb cut approximately 825 feet west of the interchange. In order to facilitate traffic movement, we propose to complete one additional acceleration/deceleration lane between the location of Farmers and Mechanics Savings & Loan and the proposed right-in/right-out lane.

Mr. Tim Mueller
Department of Planning & Zoning

November 9, 1979
Page Two

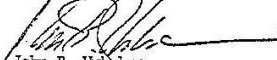
The third and fourth phases of the proposed development will consist of one outlot located west of the main entrance of the shopping center as well as development of approximately 80,000 square feet of additional retail space. Construction of the third and fourth phases is planned for commencement in the spring of 1980 with completion in the fall of 1980.

Storm drainage from the fourth phase, namely the free-standing building will be carried into the drainage swale located in the southern right-of-way for Whitehall Pike with the shopping center parking lot for Phase 3 drained by catch basins. Water from the third phase will be retained on the southeast portion of the overall 82 acre tract by use of a storm water retention basin. The intent of the developer is to contain its own storm water and to release that water through a storm pipe at the southeast corner of its property. The overall drainage plan for the entire shopping complex will serve to reduce the amount of storm water drainage running to the southwest by diverting the natural pattern of the west half of the shopping center from the southwest to the southeast.

Phase 5 of the development, namely two additional free-standing buildings located to the west of the free-standing facility known as Phase 4, will be developed at a later time most likely calendar years 1981 and 1982.

As far as the remaining acreage is concerned, the developer has no current plans for its immediate development but wishes to express its desire to work with the City of Bloomington in obtaining an urban development action grant or other similar type financing such that it may be developed into an industrial or commercial park.

Sincerely,


John B. Urbains
Partner
WHITEHALL ASSOCIATES

/csf

RECEIVED
NOV 09 1979
PLANNING DEPARTMENT

JOHN B. URBAHNS
ATTORNEY AT LAW
211 NORTH DELAWARE
INDIANAPOLIS, INDIANA 46204
317-636-1833

December 27, 1979

Mr. Tim Mueller
Director
City Planning
Bloomington, Indiana 47401

RE: Development by Whitehall Associates -
Southwest Corner of S.R. 48 and S.R.37
By-Pass.

Dear Mr. Mueller:

At your request, please accept the following as a descriptive outline of the phasing Whitehall Associates intends to use in development of its 82-acre tract located on the southwest corner of the above referenced interchange. In addition, we will accompany reference to each phase of development with a corresponding statement concerning roadway and drainage improvements and the coordination of those improvements with each phase as shown on the attached site plan.

- 1) We consider Phase I of our development to be a free-standing Farmers and Mechanics Savings & Loan already existing and located on approximately 1.2 acres of real estate located at the southeast corner of Whitehall Pike and Drive "C" as shown on the attached site plan. This development was undertaken in 1977 and is a completed improvement except for the fact that sidewalks will be added along the southern boundary of said parcel in coordination with Phase IV development of the adjacent pad sites. No additional roadway or drainage improvements are contemplated as a result of Phase I.
- 2) Phase II of our development consists of a free-standing 72,897 square foot K Mart facility located on the immediate southwest portion of the referenced interchange and in connection with that development we propose to construct Drive "A" and Drive "B". Drive "A" to include a completed deceleration lane and acceleration lane. Drive "B" will be a right-in/right-out cut planned for connection to the already widened S.R. 48 with a further provision that those immediate areas of S.R. 48 connecting with the curb cut be re-surfaced upon completion. In addition, we propose to re-surface the north side of S.R. 48 in such a manner as to have two full width 12-foot lanes to a point approximately 50 feet west of Drive "A". Our intention is to use the

Mr. Tim Mueller

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southern lane of those two lanes for left turning movements and the northern lane for through traffic. The northern 12-foot lane already exists but would require an additional inch of topping material in order to satisfy the intent of two 12-foot lanes. In summation, we propose to build in connection with Phase II, Drive "A" and Drive "B" with appropriate acceleration and deceleration lanes as well as additional improvements on the north side of S.R. 48 for purposes of providing left turn movements. As indicated, those street improvements would be made in accordance and in connection with our plans for the K Mart facility. Concerning storm water drainage, we propose to construct a drainage basin on the immediate southeast portion of the overall 82-acre tract for storm water retention and detention and intend to construct that basin in a sufficient size to handle storm water drainage from Phase II and Phase III C as shown per the attached.

- 3) Phase III A and Phase III B will be developed simultaneously with or immediately after construction of Phase II and will consist of a free-standing restaurant or financial institution, however, additional proposed uses shall include all other free-standing retail uses such as a paint and wall paper store, tire and battery store or other comparables. No additional improvements to S.R.48 will be made as a result of Phase III A or B. Storm water drainage of those two phases will be accomplished by taking surface water run off into the existing drainage swale located on the southern portion of S.R. 48.
- 4) Phase III C of our development will consist of a supermarket and other retail shops and will have approximately 75,000 gross square feet. Phase III C will be connected to Phase II by use of a party wall and will be constructed immediately after Phase II. Proposed retail uses for Phase III C shall include a supermarket and drug store, plus all other conventional retailers such as a hardware store, music store, barber shop, dry cleaning and laundry pick up, fabric shop, florist, gift shop, hobby shop, pet shop and other comparable tenants. In connection with development of Phase III C, we propose to extend the existing Drive "C" as constructed to the southern point of the Phase III C development. Storm water drainage for Phase III C will be accomplished by a storm pipe running in a southeasterly direction and connecting with the to-be-constructed retention/detention basin constructed as part of Phase II. No additional improvements to S.R.48 would be undertaken as part of Phase III C.

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- 5) Phase 3D will consist of three free-standing pad site developments none of which to be undertaken until commencement of Phase III C. All pad sites will have access off the parking lot constructed in connection with Phase III C and upon their development would carry the proposed sidewalk for Phase I in a complete easterly direction to the point of connection with Phases III A and III B. Phase III A will also have a sidewalk located on its southern boundary line and will be connected with a sidewalk to be constructed through the parking lot on Phase II. No additional improvements to S.R. 48 will be constructed as the result of Phase 3D development. Anticipated uses in Phase 3D would likely be free-standing restaurants, financial institutions, or other retail and service businesses. All buildings constructed on S.R. 48 will be fully improved with four sides of brick or stone and will have totally contained trash pick up areas.
- 6) Phase IV is currently an unplanned phase of the overall development, however, it is the intention of the developer to develop recreational or commercial uses comparable to those contained in Phase III C of the shopping center or entertainment functions consisting of possible bowling alley, handball court, movie theater, or other comparable uses. No additional roadway improvements would be required during this phase due to the fact that Drive "C" will be extended as part of the development of Phase III C. All drainage in Phase IV shall be carried in a generally southerly direction to retention/detention basin to be located on the far southwest corner of the overall 82-acre tract.
- 7) Phase V, or the balance of the 82 acres, will be developed into a light industrial area consisting of high quality free-standing buildings and will specifically exclude heavy industrial uses, housing or further commercial development. Proposed uses for the light industrial area would include assembly operations for pre-manufactured parts or assemblies of components or its comparables. Such uses might also include assembly, repair and/or manufacturing of light component parts or products; manufacture of soft drink beverages and its bottling; manufacture of office machinery, electrical and mechanical; manufacture of light, portable household appliances and/or related electrical tools and components; manufacturing of jewelry and leather products, manufacturing of pharmaceutical, biological, medical and cosmetic goods; manufacturing of optical goods, recording instruments,

Mr. Tim Mueller

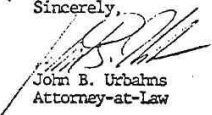
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photograph records and/or distribution of operations with warehousing facilities. In connection with the development of the light industrial park, the roadway extended as part of Phase III C shall be completed with a connection to Curry Pike. Construction of the Curry Pike connection shall include a passing blister on the west side of Curry Pike. All drainage for the light industrial area shall in large be contained in a storm drainage basin located at the southwest corner of the 82 acre property with approximately 25% of the light industrial area, namely that area located immediately south of Phase III C being drained to the catch basin constructed as part of Phase II and located at the southeast portion of the 82 acre tract.

The attached drawing and site plan is the latest and most complete drawing of all intended development for the property owned by Whitehall Associates. Should you have any questions concerning this development or the explanations herein contained, kindly contact the undersigned.

Sincerely,


John B. Urbahn
Attorney-at-Law

/csf
Encl.

MONROE COUNTY PLAN REVIEW COMMITTEE**November 10, 2022**

| | |
|------------------------------|---|
| PLANNER | Daniel Brown |
| CASE NUMBER | REZ-22-9 |
| PETITIONER | Powell, Brandon and Hannah |
| ADDRESS | 7935 W Ratliff RD, parcel no. 53-04-16-300-004.000-011 |
| REQUEST | Rezone Request from PUD to AG/RR Waiver of Final Hearing Requested |
| ACRES | 18 +/- acres |
| ZONE | Planned Unit Development |
| TOWNSHIP | Richland |
| SECTION | 16 |
| PLATS | Unplatted |
| COMP PLAN DESIGNATION | Rural Residential |

EXHIBITS

1. Petitioner Letter
2. Petitioner Site Plan
3. List of Uses in Magnolia Farms PUD and AG/RR

RECOMMENDATION TO THE PLAN REVIEW COMMITTEE

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a positive recommendation to the Plan Commission based on the petition's compatibility with the Monroe County Comprehensive Plan.

PLAN REVIEW COMMITTEE

TBD

MEETING SCHEDULE

Plan Review Committee – 11/10/2022

Plan Commission Admin Meeting – 12/06/2022

Plan Commission Regular Meeting – 12/13/2022

Board of Commissioners Meeting – TBD

SUMMARY

The petition site is one parcel totaling 18 +/- acres located in Richland Township at 7935 W Ratliff RD. The petitioner is proposing to amend the Zoning Map from Planned Unit Development to Agricultural/Rural Reserve (AG/RR). In the past, the site was meant to be rezoned into a Planned Unit Development, but the owner has not submitted a development plan to date. The impetus for creating the PUD was to establish an Agricultural Event Center, which at the time was not a permitted use in the Agricultural/Rural Reserve zone but is now a conditional use. The petitioner intends to utilize this lot with a 40-acre lot they own directly to the south to create a 4-lot Sliding Scale Subdivision.

If the rezone request is approved by the County Commissioners, the petitioner intends to apply for a Sliding Scale Subdivision. All Subdivision Control Ordinance requirements for a Sliding Scale Subdivision apply.

If the rezone is denied, the petitioner will be unable to utilize this lot for a Sliding Scale Subdivision as this subdivision process is only applicable for the Ag/RR, FR, and CR zoned lots.

BACKGROUND

The Zoning Map amendment would be from PUD to AG/RR. Listed below are the definitions of these zones per Chapter 802.

Planned Unit Development (PUD) District. *The character of the Planned Unit Development (PUD) District is defined as an area where the placement of large scale, unified land developments, typically involving a configuration and/or mix of uses not otherwise permitted "as of right" under the Zoning Ordinance, may nevertheless promote the purposes of the Zoning Ordinance and may be considered by the County and the Commission. Additional clarification of the process for approval of Planned Unit Developments is detailed in Chapter 811 of this Ordinance.*

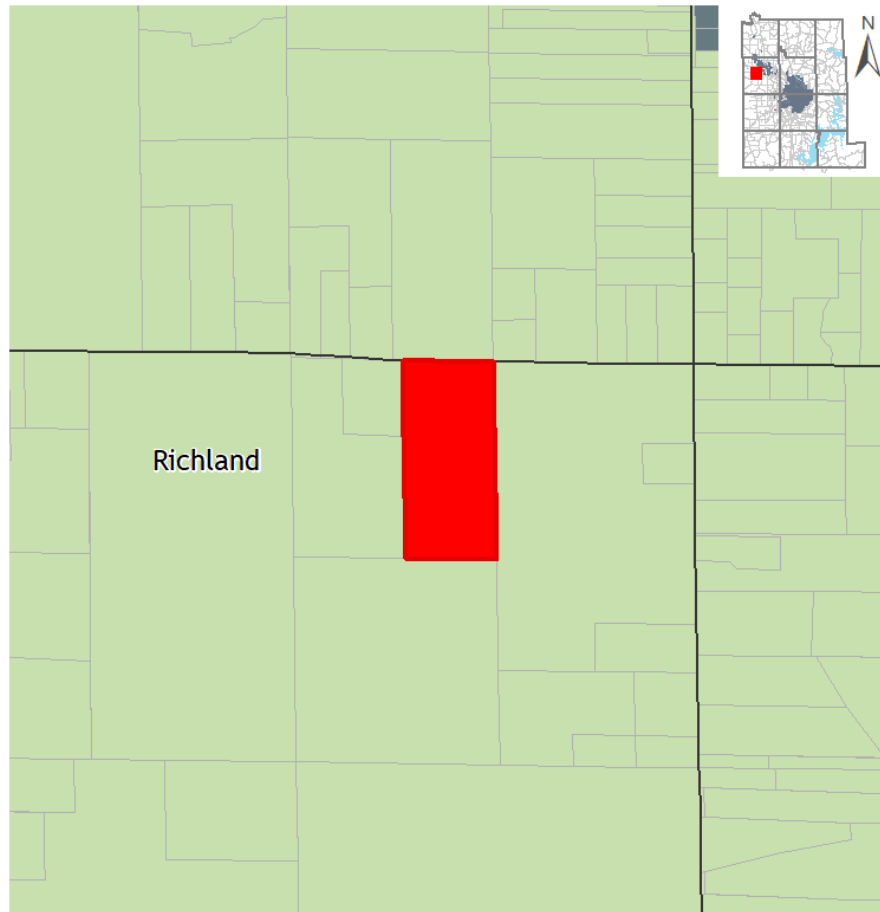
Agriculture/Rural Reserve (AG/RR) District. *The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses associated with agriculture uses and limited, very low density, rural non-farm related single family uses and not in (major) subdivisions. Its purposes are to encourage the continuation of agriculture uses, along with the associated single family residential uses, to discourage the development of residential subdivisions and non-farm-related nonresidential uses, to protect the environmentally sensitive areas, such as floodplain and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the AG/RR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the agriculture-related uses. The development of new non-farm residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance.*

LOCATION MAP

The parcel is located at 7935 W Ratliff Road, Section 16 in Richland Township. The Parcel No. is 53-04-16-300-004.000-011.

Location Map

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



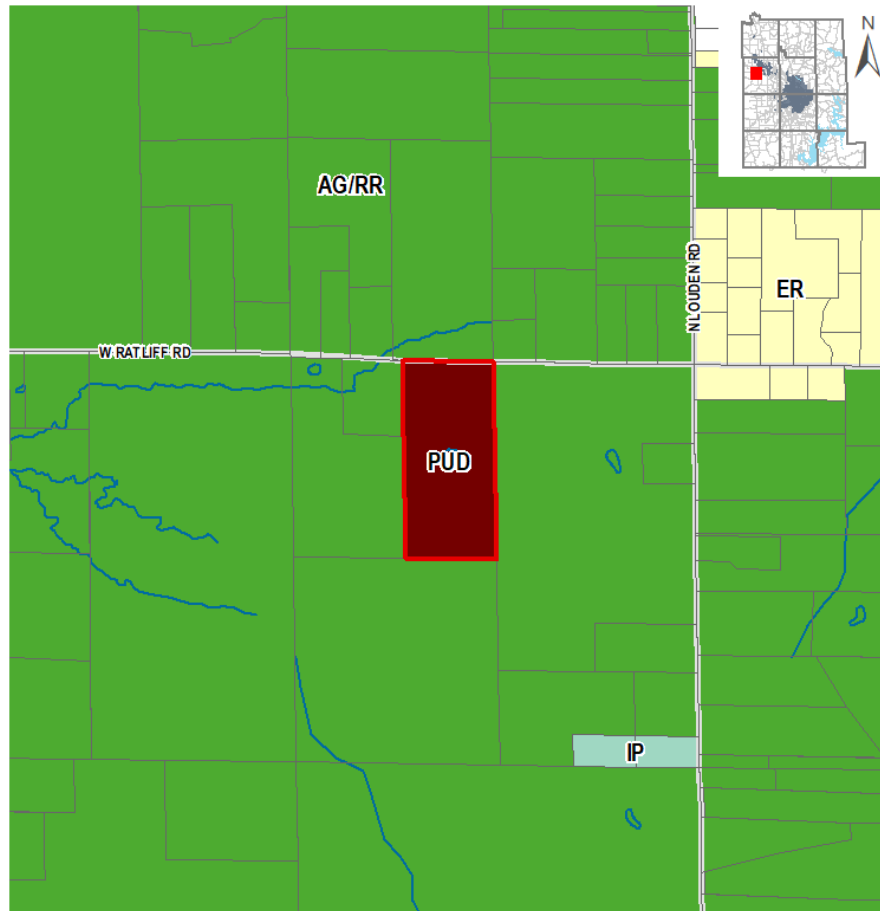
0 0.075 0.15 0.3 Miles
Monroe County
Planning Department
Source: Monroe County GIS
Date: 10/31/2022

ZONING

The parcel is zoned Planned Unit Development. The adjoining parcels in all directions are Agricultural/Rural Reserve. There are parcels zoned as Estate Residential to the east, and parcels zoned as Institutional/Public to the south-southeast. There are no commercial uses directly adjacent to the subject property. The surrounding area includes mostly Agricultural uses.

Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
- AG/RR - Agriculture/Rural Reserve
- ER - Estate Residential
- IP - Institutional/Public
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- Town of Ellettsville



SITE CONDITIONS & INFRASTRUCTURE

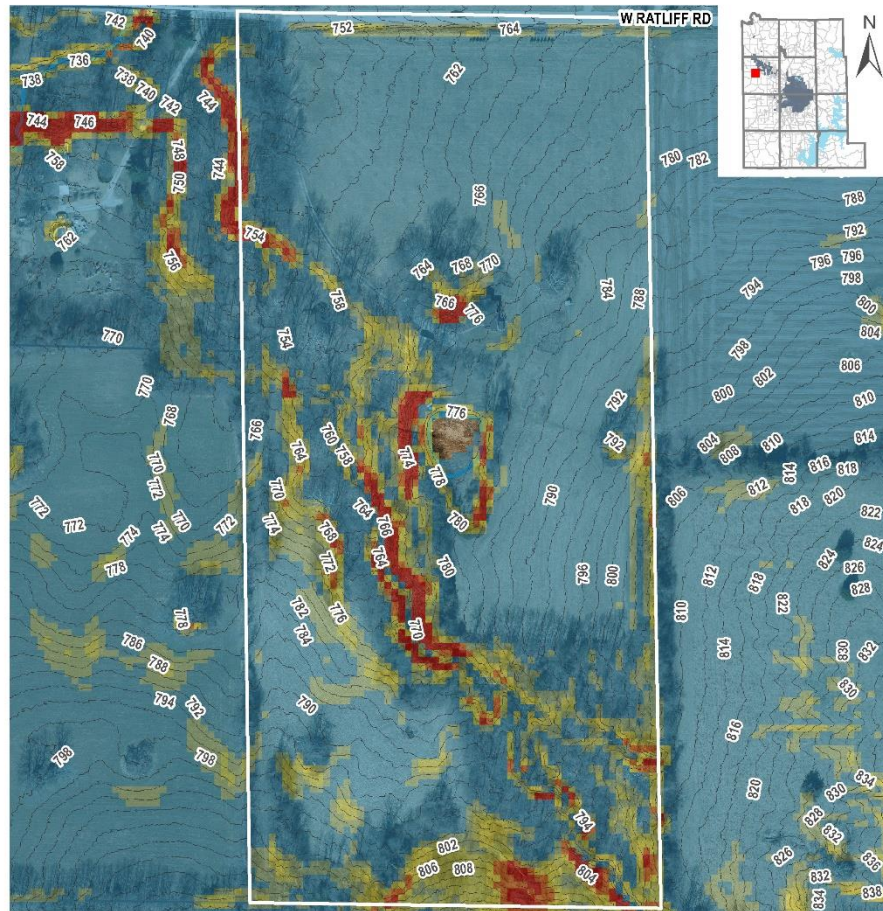
The petition site is made up of one 18 acre +/- parcels. The site contains an approximate 945 sf single family residence, a 400 sf car shed, a 672 sf detached garage, a 144 sf utility shed. The petition site is currently utilized as a single family residence. Access to the site is from W Ratliff, which is designated as a Local roadway according to the Monroe County Thoroughfare Plan. There is no evidence that karst/sinkhole features are present on the petition site according to available contour data, however there is a designated wetland area.

Site Conditions Map

- Petitioner
- 2-Foot Contours
- Percent Slopes**
 - 0 - 12%
 - 13 - 15%
 - 16 - 18%
 - 19 - 21%
 - 22 - 24%
 - > 25%
- Local Roads [50']
- Hydrologic Features
- Parcels

0 55 110 220 Feet

Monroe County
Planning Department
Source: Monroe County GIS
Date: 9/12/2022



Stormwater Comments:

No comments on the rezone petition. MS4 Coordinator will review any site improvements when permits are submitted.

Highway Comments:

No comments substantive to the rezone petition at the time of this report's publishing.

SITE PHOTOS



Photo 1. Aerial pictometry from the south (2020)













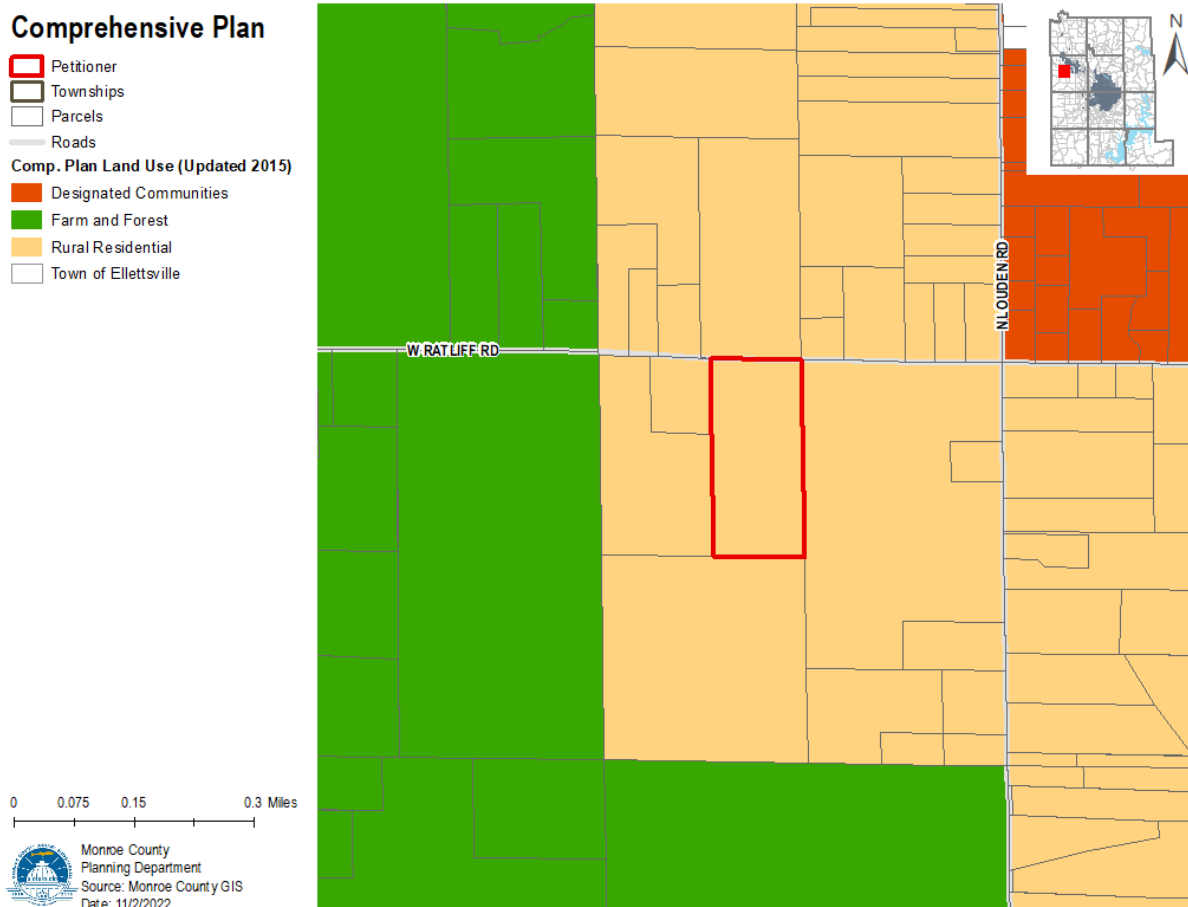






COMPREHENSIVE PLAN DISCUSSION

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



The Rural Residential use category includes rural property, environmentally sensitive areas, and areas adjacent to quarry operations where low densities are appropriate and desirable; however, the sparse population character of the Farm and Forest category is no longer applicable. Generally, these areas are characterized by active or potential mineral extraction operations nearby, steep slopes, and the remaining forest and/or agricultural land where roadways and other public services are minimal or not available.

The Rural Residential use category includes all property in Monroe County that is not within the Farm and Forest Residential area, Bloomington Urbanizing Area or a Designated Community, or an incorporated town or city. Approximately 52,000 acres of rural property in Indian Creek, Clear Creek, Van Buren, Bloomington, Richland, Bean Blossom, Washington, and Benton Townships are designated Rural Residential. Most often this category adjoins or is very close to the Farm and Forest Residential areas. Current Rural Residential densities are usually greater than 64 homes per section and some portions of the Rural Residential area have already been subdivided or developed at urban densities.

To maintain Rural Residential property use opportunities, an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. Where appropriate infrastructure is available, home clustering with open space dedications may be an option in this residential category. Open space can serve a variety of uses including recreational opportunities for local residents, limited accessory agricultural uses, or buffering of an adjoining use. Contiguous Resilient Land shall be available

for each dwelling adequate to support either two independent conventional septic fields or one replaceable mound system. Sufficient space for buildings traditionally associated for this type of use must also be provided. In addition, public roadways shall not experience less than the Monroe County Level of Service standard existing at the time this Plan is adopted. New subdivision road traffic lanes that access County roadways shall not exceed the capacity of traffic lanes for adjoining public roadways. State highways, major collectors, or arterial roads are exempt from this requirement.

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 Rural Residential.
- The rezone request is to change the zone for the petition site from Planned Unit Development (PUD) to Agriculture/Rural Reserve (AG/RR);
- The current use of the petition site is single family residential;
- If approved, the petitioner intends to apply for a Sliding Scale Subdivision;

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

Findings:

- See Findings under Section A;
- The rezone request is to change the zoning for the entirety of the site to the Agriculture/Rural Reserve (AG/RR) District;
- The petition site is currently zoned Planned Unit Development;
- The majority of the site exhibits slopes less than 15% (see Slope Map);
- A large portion of the property surrounding the existing structures exhibits slopes less than 15% (see Slope Map);
- The petition site is not located in FEMA or DNR Floodplain;
- The petition site is not located in any areas of the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed);
- No evidence of karst/sinkhole features of being present on and near the petition site according to available contour data;
- There is evidence of a wetland being present on the petition site

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

Findings:

- See Findings under Section A and Section B;
- The adjacent parcels are currently zoned AG/RR;
- All properties adjacent to the property are zoned AG/RR;
- Land uses in the surrounding area are mostly residential and/or agricultural;
- There are no commercial uses directly adjacent to the subject property;

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

Findings:

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

(E) Responsible development and growth.

Findings:

- See Findings under Section A, Section B, and Section C;

- The petition site is one parcel with 18 +/- acres;
- The purpose of the rezone is to provide the property owner with the right zoning to pursue a Sliding Scale Subdivision on the property;
- According to the Monroe County Thoroughfare Plan, W Ratliff RD is designated as a local roadway;

EXHIBIT 1: Petitioner Letter



Brandon & Hannah Powell

7935 W Ratliff Rd
Bloomington, IN 47404

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

October 2, 2022

Dear Monroe County Plan Commission,

We are writing to request the rezoning of a parcel of property we own at 7935 W Ratliff Rd, Bloomington, IN 47404 (parcel # 53-04-16-300-004.000-011). The parcel is currently zoned as a Planned Use Development (PUD) and would like the Commission to consider reclassification to Agricultural/Rural Reserve (AG/RR).

The PUD was issued to allow for a specific usage, which we are no longer planning to embark upon. In the future we plan to continue using the property in line with activities allowable under the AG/RR designation.

Thank you for your time and consideration,

Brandon Powell

Brandon & Hannah Powell



EXHIBIT 2: Petitioner Site Plan

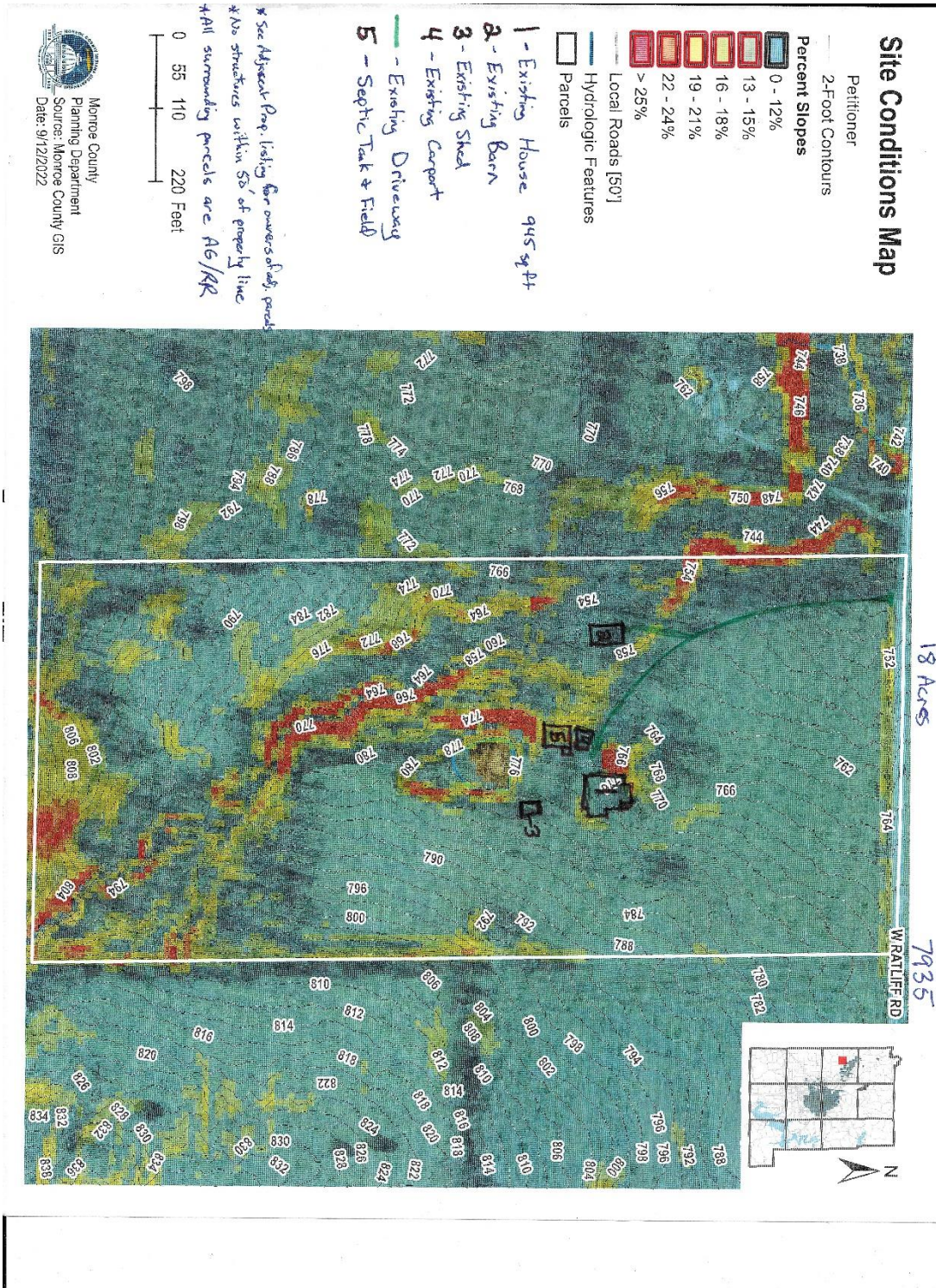


EXHIBIT 3: List of Uses in Magnolia Farms PUD and in AG/RR:

Uses in Magnolia Farms PUD

PUD Primary Uses:

RESIDENTIAL / SINGLE FAMILY HOME

A free-standing residential building occupied by just one household or family, and consisting of just one dwelling unit or suite.

Accessory uses: Accessory Livestock, Accessory Use , Guest House, Home Based Business, Home Occupation , Residential Storage Structure , Single Family Dwelling, Two, Family Dwelling

EVENT BARN

An Event Barn is a family owned and operated leasable event facility that provides a natural, rural backdrop for weddings and special events. The barn will dually serve, as well, as a support structure for the activities of one of the properties' other primary functions - a workable and profitable family run Hobby Farm.

Accessory uses: Fruit Market, Garden Center.

AGRICULTURE / HOBBY FARM

A small farm operated for pleasure or supplemental income rather than for primary income generating purposes. Outside of supplemental income generation, a goal is to maintain an authentic backdrop for hosted events. Agricultural uses such as the care of a small number of livestock, the limited farming of crops and / or maintenance of a large open garden area, as well as the housing and storage of all required animal feed, tools and equipment. Commercial and retail functions of a small family farm will be utilized such as the selling of onsite grown fruit and vegetables.

Accessory uses: Land Animal, Agricultural Uses-Non Animal, Commercial, Non-Farm Animals, Equine Services, Fruit Market, Garden Center.

BED AND BREAKFAST

The existing residence on the property, after a new primarily residence is built, will function to support the events hosted on the property. This support role will primarily be as a staging area and or preparation area for guests or catered staff. The role may evolve as an overnight retreat for a newly married couple or special guests associated with the Event Barn activities.

RECEIVED

MAY 27 2014

MONROE COUNTY PLANNING

A bed and breakfast (or B&B) is a small lodging establishment that offers overnight accommodation and breakfast, but usually does not offer other meals. Typically, bed and breakfasts are private homes where guests are accommodated in private bedrooms with private bathrooms with breakfast served in the bedroom, a dining room, or the host's kitchen.

Accessory uses: Tourist Home or Cabin, Camping Facility, Park and Recreation Services

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MAY 27 2014

MONROE COUNTY PLANNING

Uses in AG/RR

| 1 | Agricultural Uses | (j) | AG | (C) | 30 | Residential Uses | (j) | AG | (C) | 77 | Business & Personal Services | (j) | AG | (C) | 206 | Amusement and Recreational | (j) | AG | (C) |
|----|---|-----|----|--------|----|----------------------------------|-----|----|--------|-----|--|-----|----|---------------|-----|--------------------------------|-----|----|--------|
| 2 | Accessory Use | | P | 53 | 31 | Accessory Apartments | L | P | 26 | 78 | Accessory Use | | P | 13 | 207 | Accessory Use | | P | 13 |
| 3 | Accessory Structures for Ag. Use | L | P | | 32 | Accessory Dwelling Units | L | P | 53; 55 | 83 | Artisan Crafts | M | C | 15, 22, 44 | 209 | Camping Facility | H | P | 27; 53 |
| 4 | Agriculture | H | P | 53 | 33 | Accessory Livestock | L | P | 43 | 86 | Bed and Breakfast | L | P | 8 | 211 | Historic Adaptive Reuse | | P | 15; 44 |
| 5 | Ag. Event Center, Small | H | C | | 34 | Accessory Use | | P | 5 | 90 | Composting Operation | H | P | 31; 53 | 215 | Park and Recreational Services | H | C | 14; 20 |
| 6 | Ag. Event Center, Medium | H | C | | 37 | Guest House | L | P | | 101 | Greenfill | M | P | 7; 15; 22; 47 | 216 | Private Recreational Facility | H | C | 20 |
| 7 | Ag. Event Center, High | H | C | | 38 | Historic Adaptive Reuse | | P | 15; 44 | 103 | Historic Adaptive Reuse | | P | 15; 44 | 218 | Recreational Vehicle (RV) Park | H | C | 53 |
| 8 | Ag.-Related Industry | H | P | 53 | 39 | Home Based Business | L | P | 16 | 108 | Animal breeding ops. | H | C | 10; 15; 53 | 222 | Manufacturing, Mining | (j) | AG | (C) |
| 9 | Ag. Uses-Land Animal | H | P | 22; 53 | 40 | Home Occupation | L | P | 16 | 119 | Real Estate Sales office Or Model | L | P | 9 | 225 | Accessory Use | | P | 13 |
| 10 | Ag. Uses-Non Animal | H | P | 22; 53 | 43 | Residential Storage Structure | L | P | 15 | 123 | Taxidermist | L | P | 6 | 240 | General Contractor | M | C | 15 |
| 11 | Agritourism / Agritainment | H | P | 53 | 44 | Single Family Dwelling | n/a | P | 1 | 124 | Temporary Seasonal Activity | M | P | 46; 54 | 244 | Historic Adaptive Reuse | | P | 15; 44 |
| 12 | Aquaculture | M | P | 22; 53 | 45 | Temporary Dwelling | L | P | 3; 53 | 125 | Tourist Home or Cabin | L | P | 48 | 268 | Sawmill | H | C | 15; 22 |
| 13 | Christmas Tree Farm | H | P | 53 | 46 | Two Family Dwelling | n/a | P | 2 | 128 | Veterinary Service (Indoor) | H | C | 15 | 279 | Wood Products | M | C | 7; 15 |
| 14 | Comm. facilities for the sale, repair, and service of Ag. equip., vehicles, feed, or suppl. | H | C | 53 | 47 | Public & Semipublic | (j) | AG | (C) | 129 | Veterinary Service (Outdoor) | M | C | 10; 15 | | | | | |
| 15 | Comm. Non-Farm Animals | M | P | 53 | 48 | Accessory Use | | P | 13 | 130 | Retail & Wholesale Trade | (j) | AG | (C) | | | | | |
| 16 | Confined Feeding Operations | H | C | 24; 44 | 50 | Cemetery | H | P | | 131 | Accessory Use | | P | 13 | | | | | |
| 17 | Equestrian Center | H | C | 53 | 57 | Governmental Facility | H | P | 7; 40 | 132 | Agricultural Sale Barn | H | P | 35 | | | | | |
| 18 | Equine Services | L | P | | 60 | Historic Adaptive Reuse | | P | 15; 44 | 153 | Fruit Market | L | P | | | | | | |
| 19 | Feed Lot | H | P | 24 | 65 | Religious Facilities | H | P | 22 | 155 | Garden Center | H | C | 53 | | | | | |
| 20 | Feed Mill | L | P | 6; 25 | 66 | Remote Garbage/Rubbish Removal | H | C | 34 | 163 | Historic Adaptive Reuse | | P | 15; 44 | | | | | |
| 21 | Historic Adaptive Reuse | | P | 15; 44 | 69 | Solar Farm | L | C | | 184 | Automotive & Transportation | (j) | AG | (C) | | | | | |
| 22 | Horse Farm | L | P | 53 | 70 | Telephone and Telegraph Services | L | P | 32 | 186 | Automobile Repair Services, Minor | H | C | 50; 53 | | | | | |
| 23 | Nursery/greenhouse | H | P | 53 | 72 | Utility Service Facility | M | P | 31 | 199 | Historic Adaptive Reuse | | P | 15; 44 | | | | | |
| 24 | Orchard | H | P | 53 | 73 | Wastewater Treatment Facility | H | C | 15 | | | | | | | | | | |
| 25 | Pick-your-own operation | H | P | 53 | 74 | Water Treatment Facility | H | C | | | | | | | | | | | |
| 26 | Roadside farm stand, Permanent | M | P | 52 | 75 | Wired Communication Services | M | P | 32 | | | | | | | | | | |
| 27 | Roadside farm stand, Temporary | L | P | 51 | | | | | | | | | | | | | | | |
| 28 | Stockyard | H | P | 24 | | | | | | | | | | | | | | | |
| 29 | Winery | H | P | 53 | | | | | | | | | | | | | | | |