

MONROE COUNTY ORDINANCE REVIEW COMMITTEE



**January 8, 2024
4:00 pm**

**Hybrid Meeting
In-person**

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

Virtual: https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjE5ZjgwNGEtOGQwMi00NTcxLTgyNTYtNTNkMDYxMjgxZjNj%40thread.v2/0?context=%7b%22id%22%3a%2249a60700-4c0c-4ece-b904-fb92c600e553%22%2c%22oid%22%3a%22db83725f-c48f-476f-8894-d4bb087d29f8%22%7d

If calling into the meeting, dial: 872-242-9432; PIN: 797 660 837#
When prompted, enter the Meeting ID #: 265 021 119 870 Password: G4T7C7

A G E N D A
ORDINANCE REVIEW COMMITTEE
of the Monroe County Plan Commission

Monroe County Planning Department
HYBRID

When: January 8, 2024 at 4:00 PM

Where: 501 N Morton St, Suite 224

Or via Video Conference: https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjE5ZjgwNGEtOGQwMi00NTcxLTgyNTYtNTNkMDYxMjgxZjNj%40thread.v2/0?context=%7b%22Tid%22%3a%2249a60700-4c0c-4ece-b904-fb92c600e553%22%2c%22Oid%22%3a%22db83725f-c48f-476f-8894-d4bb087d29f8%22%7d

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NEW BUSINESS:

TOPICS FOR DISCUSSION:

1. CDO Work Session –

PAGE 3

Review of Draft Zoning Map Changes per the CDO Survey Feedback and Listening Sessions

2. Any other business properly brought before the committee

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.

MONROE COUNTY ORDINANCE REVIEW COMMITTEE**January 8, 2024**

REQUEST	To consider the draft zoning map changes for this area, as compared to the Comprehensive Plan
ADDRESSES	N Angelina LN 53-04-26-100-007.000-011 (2 parcels) 53-04-26-100-004.000-011 W Arlington Rd 53-01-22-822-004.000-004 53-04-24-100-009.000-011 53-04-24-100-014.000-011 53-04-24-102-001.000-011 53-04-24-102-002.000-011 53-04-24-102-004.000-011 53-04-24-102-006.000-011 53-05-19-100-001.000-004 53-05-19-100-003.000-004 53-05-19-100-005.000-004 53-05-19-100-008.000-004 53-05-19-100-011.000-004 53-05-19-100-014.000-004 53-05-19-100-018.000-004 53-05-19-100-019.000-004 53-05-19-100-022.000-004 53-05-19-100-025.000-004 (2 separate parcels)

Introduction/Background

A member of the Redevelopment Commission (RDC) attended a CDO public engagement session in December of 2022. Following that meeting, it was requested that Planning present to the RDC regarding the County Development Ordinance map changes in relation to the existing Tax Increment Finance (TIF) areas. The meeting took place on 1/16/2023 and the recording can be accessed here: https://monroecounty-in.zoom.us/rec/play/NNouSfw64yhBdvFuDjpaNJQJ1kfMWGhkV1OrhwlqJmqCfjDzESiN_36GUfUJR2kb_QdGMhG6hINp5ogW.tzbuTR-g5ze2YkbU?canPlayFromShare=true&from=share_recording_detail&continueMode=true&componentName=rec-play&originRequestUrl=https%3A%2F%2Fmonroecounty-in.zoom.us%2Frec%2Fshare%2F5BT_7rp4fMVj_erilRqTpg_9dulfiEpErEIE5fANn_4Y8d70svGZtGpYqTyBDFOI.SrfVjCBxHAXKIBi8

The Planning Department recommended that anyone that has proposed changes to the CDO draft zoning map submit those requested changes. We received the following letters below. Staff has put together corresponding maps for consideration.

Address	Proposed Zone/Min Acreage	Existing Zone / Min Acreage	Existing Acreage	Current Use	Comp Plan	Score (0=strongly dissatisfied; 5=strongly satisfied)	Owner Filling Out Request	Number of Surveys	Upzone/Downzone	ORC Recommendation	PC Recommendation
4554 W Old Vernal Pike	AG2.5 / 2.5 ac	AG/RR/BIO / 2.5	53.54	Vacant/ Agricultural	Employment	0	No	1	Same		
2767 N Loesch Rd	AG2.5 / 2.5 ac	AG/RR/BIO / 2.5	68.9	Vacant/ Agricultural	Employment	0	No	1	Same		
3888 N Maple Grove RD	AG2.5 / 2.5 ac	RE1 / 1 ac	2.7 Ac	Single Family Residential	Rural Transition	0	No	1	Downzone		
2507 W Ellsworth RD (53-01-22-822-004.000-004)	AG2.5 / 2.5 ac	RE1 / 1 ac	4.89 Ac	Single Family Residential	Conservation Residential	0	No	1	Downzone		
2507 W Ellsworth RD (53-05-19-100-025.000-004)	AG2.5 / 2.5 ac	RE1 / 1 ac	131.72 ac	Vacant/ Agricultural	Conservation Residential	0	No	1	Downzone		
2507 W Ellsworth RD (53-05-19-100-025.000-004)	AG2.5 / 2.5 ac	RE1 / 1 ac	131.72 ac	Vacant/ Agricultural	Rural Transition	0		1	Downzone		
N Maple Grove RD (53-05-19-100-008.000-004)	AG2.5 / 2.5 ac	RE1 / 1 ac	1.58	Vacant/ Agricultural	Rural Transition	0	No	1	Downzone		
3655 N Maple Grove RD (53-05-19-100-005.000-004)	AG2.5 / 2.5 ac	RE1 / 1 ac	4.97	Vacant/ Agricultural	Conservation Residential	0	No	1	Downzone		
3655 N Maple Grove RD (53-05-19-100-022.000-004)	AG2.5 / 2.5 ac	RE1 / 1 ac	6.66	Vacant/ Agricultural	Conservation Residential	0	No	1	Downzone		
3655 N Maple Grove RD (53-05-19-100-019.000-004)	AG2.5 / 2.5 ac	RE1 / 1 ac	1	Single Family Residential		0		1	Downzone		
4615 W Arlington RD	AG2.5 / 2.5 ac	AG/RR / 2.5 ac	0.62	Single Family Residential	Suburban Residential	0	No	1	Same		
4010 N Maple Grove RD	AG2.5 / 2.5 ac	RE1 / 1 ac	3.44	Single Family Residential	Rural Transition	0	No	1	Downzone		
4609 W Arlington RD	AG2.5 / 2.5 ac	AG/RR / 2.5 ac	3.04	Single Family Residential	Suburban Residential	0	No	1	Same		
4510 W Arlington RD (53-04-24-100-014.000-011)	AG2.5 / 2.5 ac	RE1 / 1 ac	3	Single Family Residential	Suburban Residential	0	No	1	Downzone		
4519 W Arlington RD	AG2.5 / 2.5 ac	AG/RR / 2.5 ac	2	Single Family Residential	Suburban Residential	0	No	1	Same		
4707 W Arlington RD	AG2.5 / 2.5 ac	AG/RR / 2.5 ac	0.52	Single Family Residential	Suburban Residential	0	No	1	Same		
3808 N Maple Grove RD	AG2.5 / 2.5 ac	RE1 / 1 ac	4	Single Family Residential	Rural Transition	0	No	1	Downzone		
3450 N Maple Grove RD	AG2.5 / 2.5 ac	RE1 / 1 ac	16.67	Single Family Residential	Rural Transition	0	No	1	Downzone		
3555 N Maple Grove RD	AG2.5 / 2.5 ac	RE1 / 1 ac	2.94	Single Family Residential	Conservation Residential	0	No	1	Downzone		
4705 W Arlington RD	AG2.5 / 2.5 ac	AG/RR / 2.5 ac	3.48	Single Family Residential	Suburban Residential	5 0	No	1	Same		



**MONROE COUNTY REDEVELOPMENT
COMMISSION**

100 West Kirkwood Avenue
The Courthouse Room 220
BLOOMINGTON, INDIANA 47404

Richard Martin, President Jim Shelton, Vice President Iris Kiesling, Secretary
Cullen McCarty, Commissioner Randy Cassady, Commissioner Brad Tucker, Commissioner

February 15, 2023

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

Dear Plan Commission members:

On January 18, 2023, Jackie N. Jelen gave members of the Monroe County Redevelopment Commission a briefing on the new zoning maps with respect to the established TIF Districts within Monroe County planning jurisdiction. We observed that the Westside TIF District includes properties in the northwest portion of the TIF District that are scheduled for an AG2.5 designation. This designation conflicts with our planned use of this property for employment opportunities, which was the reason for creation of the TIF District and its provision of supporting infrastructure. Properties to the west, east and south are designated LI, which is consistent with the purpose of the TIF District in which they reside. Please consider modifying the designation of the properties listed below to LI (see annotated map attached):

53-04-26-100-007.000-011 (2 parcels)
53-04-26-100-004.000-011















Zoning consistent with the Westside TIF District use plan will help realize the intent of that plan and make the property more attractive for employment users. We can provide additional information in support of our request if that will be helpful. I am also personally available to discuss our request. Thank you for your consideration.

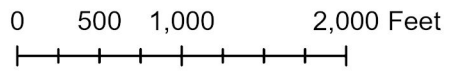
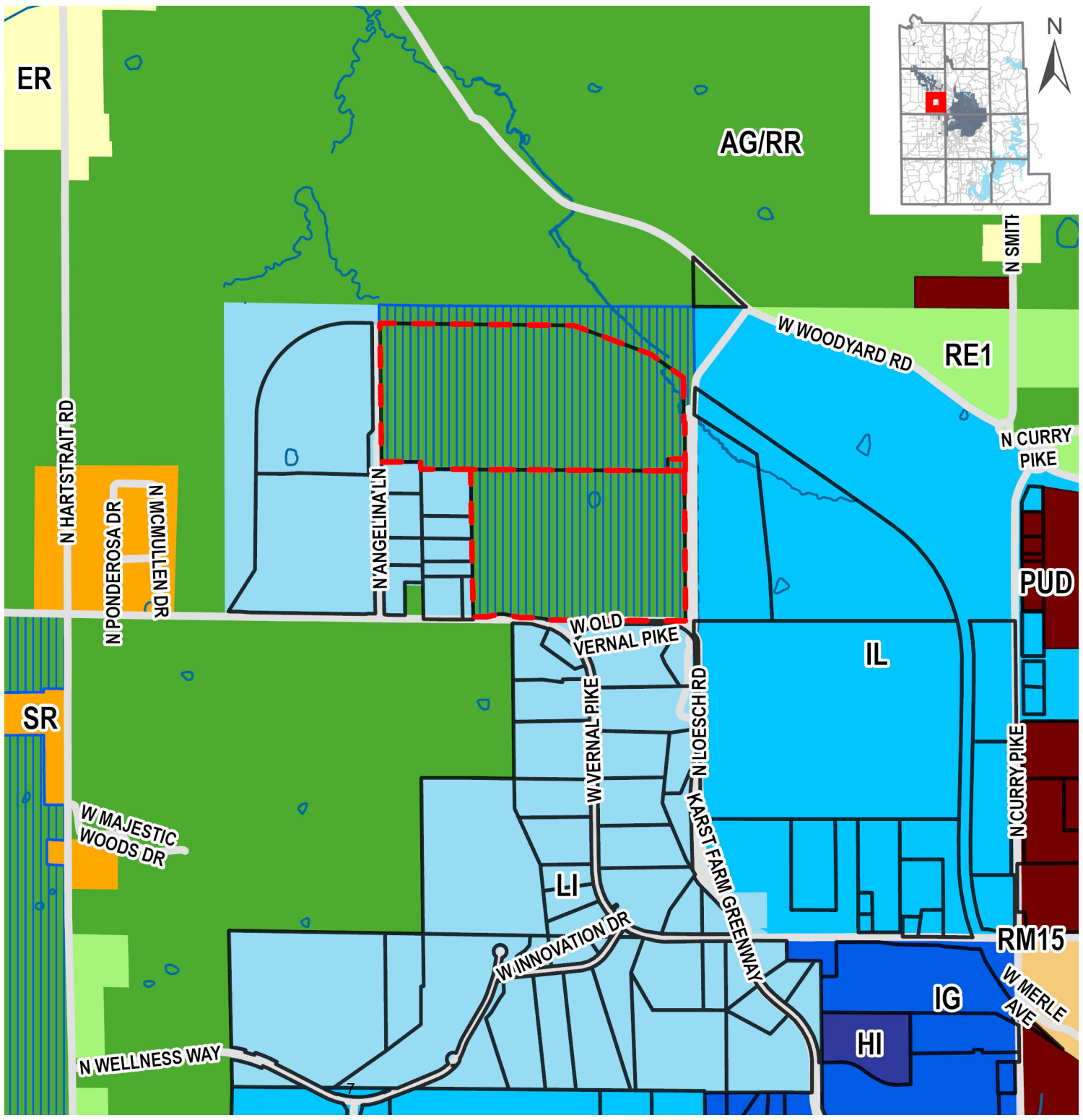
Respectfully,

Richard Martin
President, Monroe County Redevelopment Commission

Cc: Monroe County Board of Commissioners

Current Zoning Map

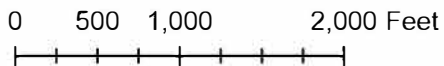
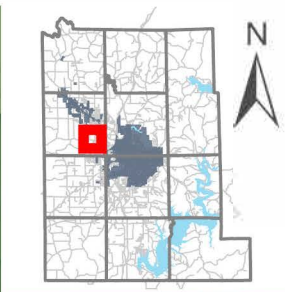
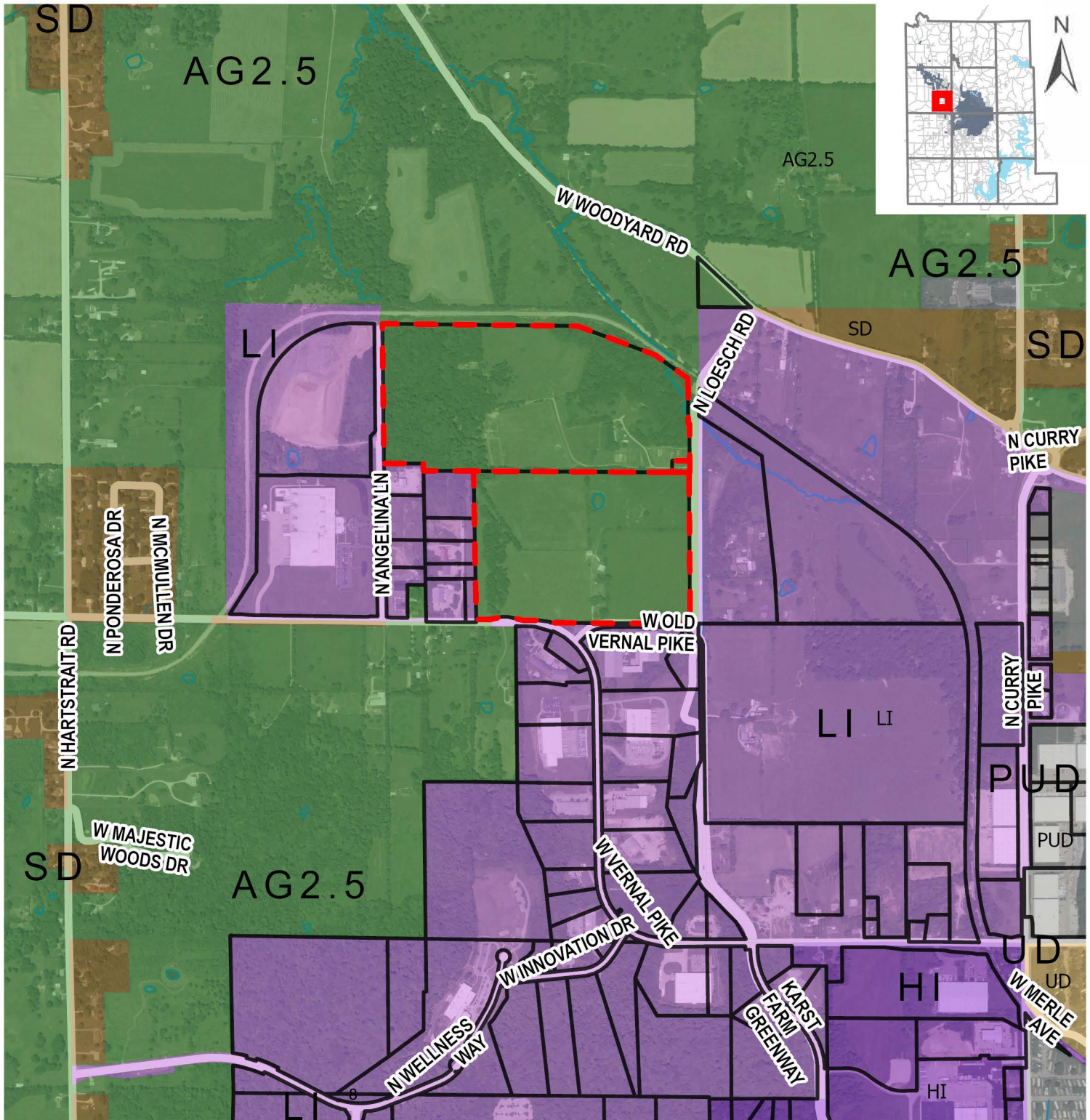
-  Petitioner
-  Roads
-  Hydrologic Features
-  Business Industrial Overlay
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  ER - Estate Residential
-  HI - Heavy Industrial
-  IG - General Industrial
-  IL - Limited Industrial
-  LI - Light Industrial
-  PB - Pre-Existing Business
-  PUD - Planned Unit Development
-  RE1 - Estate Residential 1
-  RM15 - Multi Dwelling Res. 15
-  SR - Suburban Residential
-  TIF_Districts



Monroe County
 Planning Department
 Source: Monroe County GIS
 Date: 1/3/2024

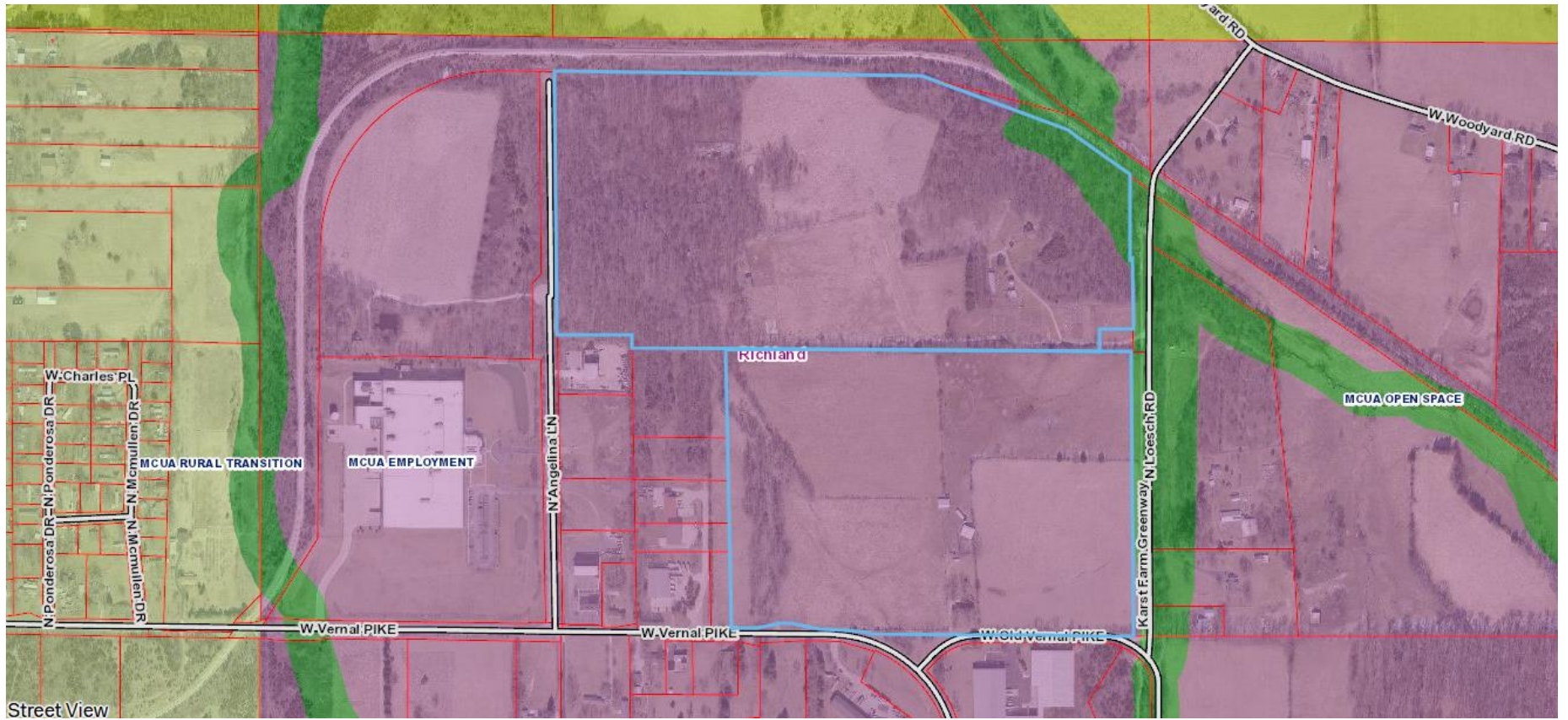
Proposed Zoning Map

-  Petitioner
-  Roads
-  Hydrologic Features
-  AG2.5
-  AP
-  CR2.5
-  FR5
-  GB
-  HD
-  HI
-  IP
-  LB
-  LD
-  LI
-  MD
-  ME
-  N.T.
-  PUD
-  RC1
-  SD
-  UD
-  WA
-  TIF_Districts



Monroe County
 Planning Department
 Source: Monroe County GIS
 Date: 1/3/2024

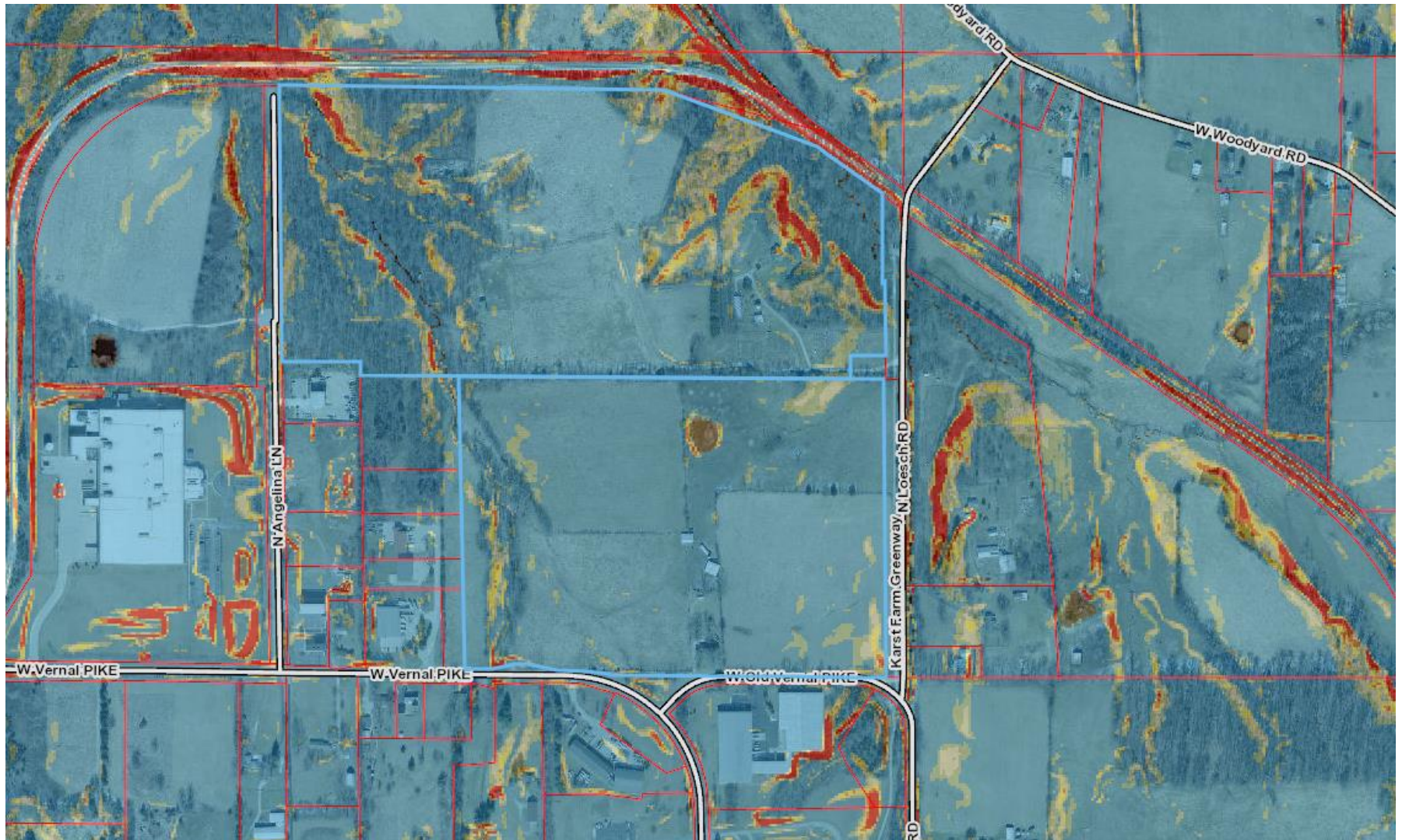
Comprehensive Plan Map - Employment



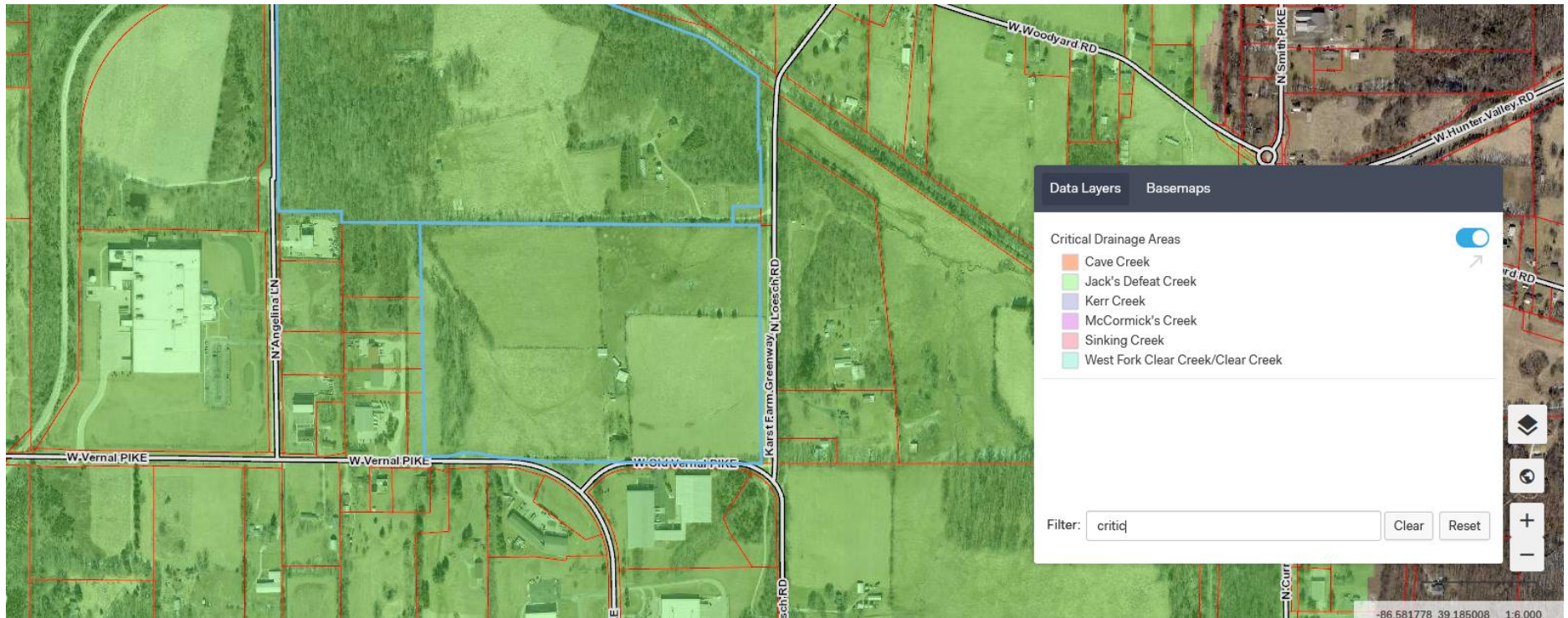
Site Conditions



Buildable Area



Critical Drainage Areas





MONROE COUNTY REDEVELOPMENT COMMISSION

100 West Kirkwood Avenue
The Courthouse Room 220
BLOOMINGTON, INDIANA 47404

Richard Martin, President Jim Shelton, Vice President Iris Kiesling, Secretary
Cullen McCarty, Commissioner Randy Cassady, Commissioner Brad Tucker, Commissioner

February 15, 2023

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

Dear Plan Commission members:

On January 18, 2023, Jackie N. Jelen gave members of the Monroe County Redevelopment Commission a briefing on the new zoning maps with respect to the established TIF Districts within Monroe County planning jurisdiction. We observed that some properties adjoining the State Road 46 TIF District to the north are scheduled for an AG2.5 designation. For over a year the Redevelopment Commission has been working to identify a possible Residential TIF District area that likely will need to include those properties to be economically viable. The focus of our Residential TIF is to address the rather high cost of housing in Monroe County. We believe that the properties we identify below can be zoned consistent with adjoining properties that are in zones SD and MD, which can further our objective for creating a Residential TIF in support of more affordable housing in that area of Monroe County. Please consider modifying the designation of the properties listed below to MD (see annotated map attached):

- | | | |
|--------------------------|---|--------------------------|
| 53-01-22-822-004.000-004 | 53-04-24-100-009.000-011 | 53-04-24-100-014.000-011 |
| 53-04-24-102-001.000-011 | 53-04-24-102-002.000-011 | 53-04-24-102-004.000-011 |
| 53-04-24-102-006.000-011 | 53-05-19-100-001.000-004 | 53-05-19-100-003.000-004 |
| 53-05-19-100-005.000-004 | 53-05-19-100-008.000-004 | 53-05-19-100-011.000-004 |
| 53-05-19-100-014.000-004 | 53-05-19-100-018.000-004 | 53-05-19-100-019.000-004 |
| 53-05-19-100-022.000-004 | 53-05-19-100-025.000-004 (2 separate parcels) | |

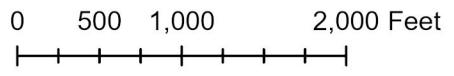
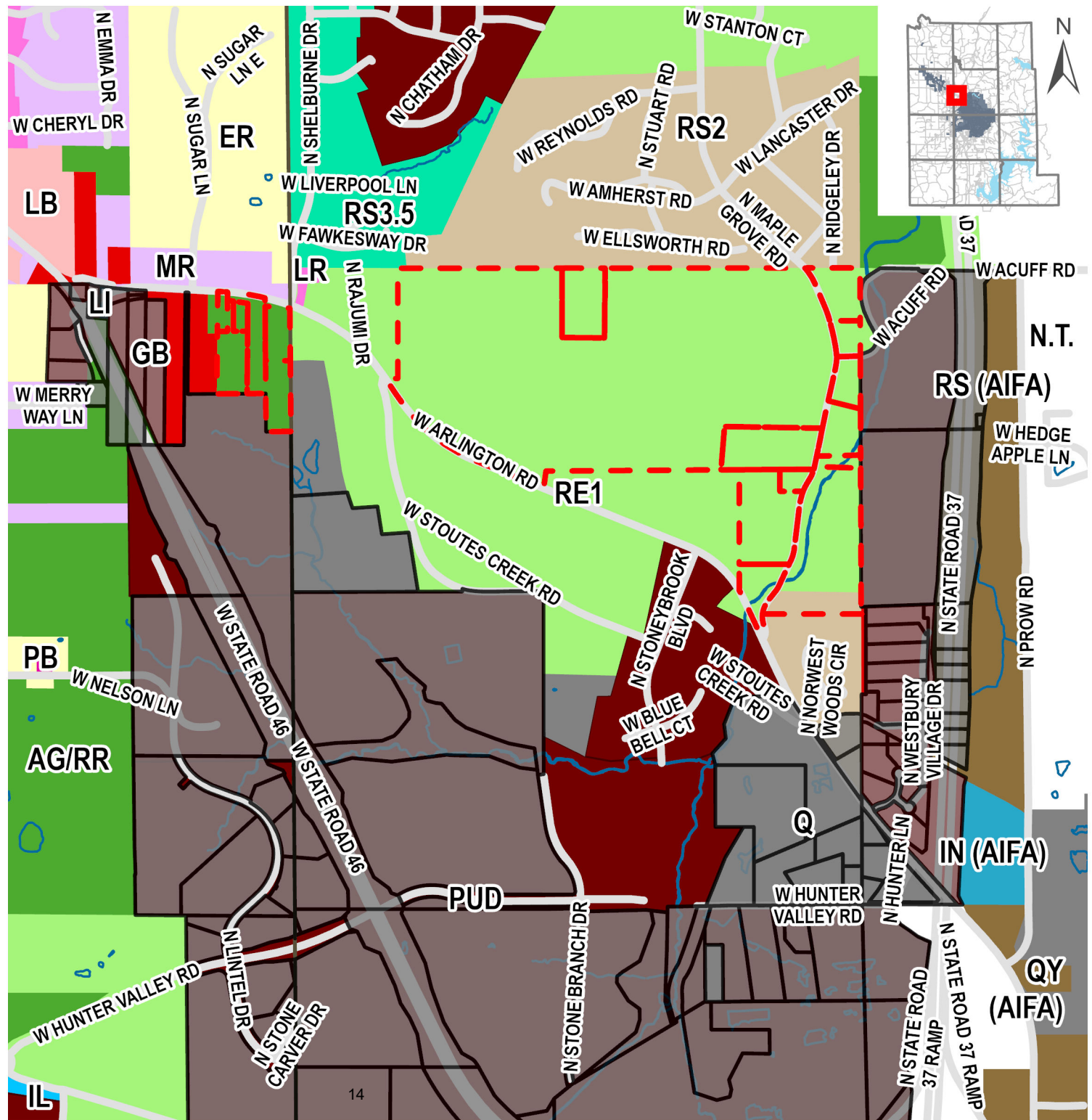
Zoning consistent with the proposed TIF District use plan will help realize the intent of that plan and reduce the cost for prospective property residential users. We can provide additional information in support of our request if that will be helpful. I am personally available to discuss our request. Thank you for your consideration.

Respectfully,

Richard Martin
President, Monroe County Redevelopment Commission
Cc: Monroe County Board of Commissioners
















Current Zoning Map

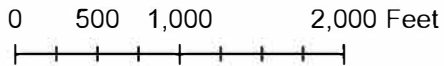
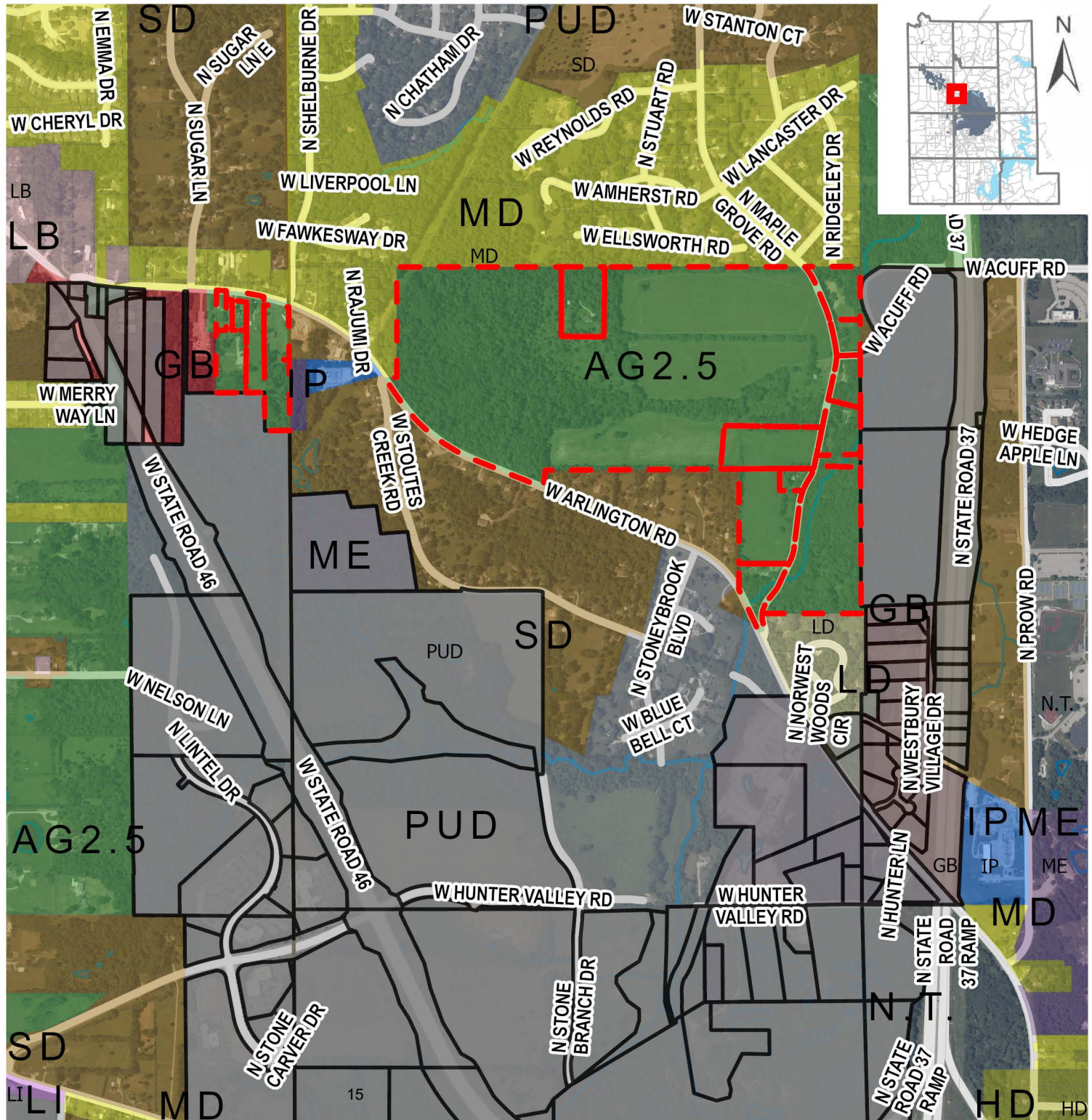
-  Petitioner
-  Roads
-  Hydrologic Features
-  Historic Preservation Overlay
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  ER - Estate Residential
-  GB - General Business
-  IL - Limited Industrial
-  IN - Institutional
-  LB - Limited Business
-  LI - Light Industrial
-  LR - Low Density Residential
-  MR - Medium Density Residential
-  N.T. - No Tag (Outside Juris.)
-  PB - Pre-Existing Business
-  PUD - Planned Unit Development
-  Q - Quarries
-  QY - Quarry
-  RE1 - Estate Residential 1
-  RS - Single Dwelling Residential
-  RS2 - Single Dwelling Res. 2
-  RS3.5 - Single Dwelling Res. 3.5
-  TIF_Districts



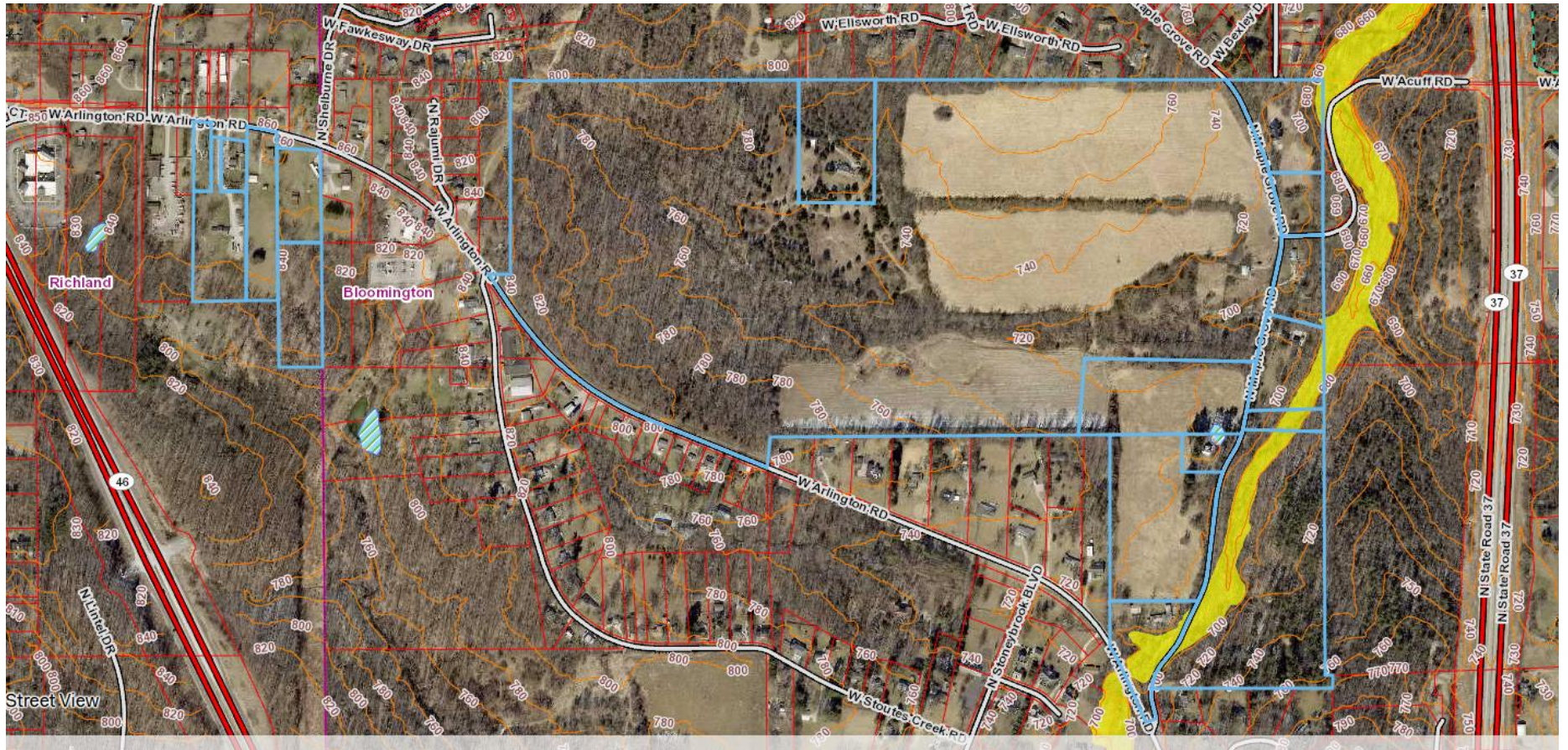
Monroe County
 Planning Department
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Proposed Zoning Map

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-  Hydrologic Features
-  Historic Preservation Overlay
-  AG2.5
-  AP
-  CR2.5
-  FR5
-  GB
-  HD
-  HI
-  IP
-  LB
-  LD
-  LI
-  MD
-  ME
-  N.T.
-  PUD
-  RC1
-  SD
-  UD
-  WA
-  TIF_Districts



Site Conditions



Critical Drainage Areas – N/A

