

MONROE COUNTY PLAN COMMISSION MEETING



**Tuesday, January 16, 2024
5:30 PM**

PART 3

Hybrid Meeting

In-person

Monroe County Courthouse
Nat U. Hill III Meeting Room
100 W Kirkwood Ave
Bloomington, Indiana

Virtual

[Virtual Video Conference Link](#)

Meeting ID: 259 277 005 89

Passcode: t5Qvy7

If calling into the video conference meeting (audio only), dial: +1 872-242-9432

When prompted, enter the Phone Conference ID: 966 973 645#

**MONROE COUNTY PLAN COMMISSION
AGENDA**

The Monroe County Plan Commission will hold a **hybrid** public meeting on **Tuesday, January 16, 2024, at 5:30 PM** in the Judge Nat U. Hill III Meeting Room, 100 West Kirkwood Avenue, Bloomington, Indiana and virtually via a video conference (https://www.co.monroe.in.us/egov/apps/events/calendar.egov?view=cal&eGov_searchDepartment=13).

The public may attend and provide comments virtually or in-person. For information about the meeting, you may call (812) 349-2560 or email (PlanningOffice@co.monroe.in.us) our office. For information about the video conference meeting, you may call (812) 349-2560 or email (PlanningOffice@co.monroe.in.us). We will be taking public comment at each public hearing and consider the following agenda items and requests regarding the following described properties in Monroe County, Ind.:

CALL TO ORDER

ROLL CALL

INTRODUCTION OF EVIDENCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES None.

ADMINISTRATIVE BUSINESS:

- 1. SIA-22-15 Kemp Minor Subdivision** **PART 1**
Request for Release of Performance Guaranty

UNFINISHED BUSINESS:

- 1. RD-23-2 N Maple Grove RD Name Change to John Irvine Way**
Final Hearing.
Washington Township, Section 30 and Bloomington Township, Section 31.
Contact: drbrown@co.monroe.in.us
*****WITHDRAWN BY PETITIONER*****

NEW BUSINESS:

- 1. PUO-23-1 Whaley PUD Outline Plan Amendment 2** **PART 1**
Preliminary Hearing. Waiver of Final Hearing
Two (2) parcels totaling 12.34 +/- acre in Van Buren Township, Section 14 at 4810 W State Road 45, Parcel # 53-09-14-102-001.000-015.
Owner: K & S Rolloff Holdings LLC
Zoned PUD. Contact: shawnsmith@co.monroe.in.us
- 2. REZ-23-5 U-Haul Rezone From IG to GB** **PART 1**
Preliminary Hearing. Waiver of Final Hearing Requested.
Two (2) 12.84 total +/- parcels in Richland Township, Section 36 at 3274 and 3300 W Profile PKWY, parcels #53-04-36-100-054.007-011 and #53-04-36-100-054.006-011. Owner: BB Profile LLC
Zoned IG. Contact: shawnsmith@co.monroe.in.us
- 3. SPP-23-4 Spring Woods Major Subdivision Preliminary Plat** **PART 1**
Preliminary Hearing. Waiver of Final Hearing Requested.
One (1) parcel on 2.65 acres in Section 24 of Richland Township at 4050 W Carmola DR, parcel #53-04-24-200-135.000-011.
Owner: Blackwell Contractors Inc
Zoned MR. Contact: drbrown@co.monroe.in.us

4. PUO-23-7 The Trails at Robertson Farm PUD Outline

PART 2

Preliminary Hearing.

One (1) 42.97 +/- parcel in Perry Township, Section 20 at 4691 S Victor Pike, parcel #53-08-20-400-102.000-008.

Owner: White Oak Endeavors LLC

Zoned RE1. Contact: drbrown@co.monroe.in.us

**5. PUO-23-8 Bloomington Technology Park PUD Outline Plan Amd. 7
Preliminary Hearing. Waiver of Final Hearing Requested.**

PAGE 4

One (1) 3.8 +/- parcel in Van Buren Township, Section 1 at 1444 S Liberty DR. parcel #53-09-01-402-017.000-015

Owner: Liberty Drive Medical Office Facility LLC

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

**6. ZOA-23-3 Amendment to the Monroe County Zoning Ordinance:
Chapter 807- Signs**

PAGE 56

Preliminary Hearing. Waiver of Final Hearing Requested.

Amendment to add timeline and procedure for sign permits.

Contact: jnester@co.monroe.in.us

REPORTS:

1. Planning: Jackie Jelen
2. County Attorney: David Schilling

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

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

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

The meeting will be open to the public.

CASE NUMBER	PUO-23-8
PLANNER	Drew Myers
PETITIONER	Liberty Drive Medical Office Facility LLC c/o Todd Borgman, Smith Design Group
REQUEST	Bloomington Technology Park PUD Outline Plan Amendment 7
ADDRESS	1444 S Liberty DR, parcel #53-09-01-402-017.000-015
ACRES	3.8
ZONE	Bloomington Technology Park PUD
TOWNSHIP/SECTION	Van Buren, 01
PLATS	Bloomington Technology Park Subdivision Final Plat Amendment 6 Lot 14A
COMP PLAN	MCUA Employment

EXHIBITS

1. Petitioner Letter – Outline Plan Amendment
2. Petitioner Site Plan
3. Ordinance 2001-37 & Original Staff Report
4. Bloomington Technology Park PUD – Open Space
5. Bloomington Technology Park Final Plat Amendment 6

RECOMMENDATION

Staff recommends forwarding a **positive** recommendation for the Planned Unit Outline Plan Amendment request based on the Findings-of-Fact and the proposals appropriateness with the Monroe County Urbanizing Area Plan (MCUA).

PUBLIC HEARING TIMELINE

- **December 14, 2023** – Plan Review Committee
- **January 16, 2024** – Plan Commission (Regular) Preliminary Hearing
 - Waiver of Final Hearing Requested
- **February 20, 2024** – Plan Commission (Regular) Final Hearing – if not waived
- **TBD** – Monroe County Board of Commissioners (Work Session)
- **TBD** – Monroe County Board of Commissioners (Formal Session)

PLAN REVIEW COMMITTEE – December 14, 2023

PRC members chose not to take a vote on a formal recommendation regarding this petition thereby forwarding it to the next Plan Commission hearing on January 16, 2024. PRC members discussed how the area is no longer serving a “Light Industrial” area, and expanding the commercial uses to reflect what is already available in other lots of this subdivision aligns with the character of the area. PRC members shared some concern regarding public notice given that nearby residential areas are just outside of the boundaries for public notice requirements.

SUMMARY

The petition site is located in Van Buren Township, Section 1 and is 3.8 acres zoned “Bloomington Technology Park - Planned Unit Development” (PUD). The petitioner, Liberty Drive Medical Office Facility LLC, is requesting to amend the Bloomington Technology Park PUD ordinance. The petitioner is represented by Todd Borgman of Smith Design Group, Inc. and James F. Bohrer of Clendening, Johnson, & Bohrer, P.C.

The petition site is currently zoned under the Bloomington Technology Park PUD to permit *Light Industrial* uses. The petitioner is now requesting a PUD Outline Plan Amendment to permit same list of limited *Commercial* uses that are currently available for other lots within the same PUD. The impetus for this rezone is due to a request to utilize the property as a hotel, which was determined to not be a permitted use under the current PUD guidelines; however, the use of a hotel is permitted on adjacent lots. The petitioner was made aware of this fact and proceeded with this filing to try to allow commercial uses (including a hotel) to be permitted on this lot.

BACKGROUND

The preliminary plat for Bloomington Technology Park was first approved by the Plan Commission on February 2, 1998, as petition #9801-SPP-01, which created 13 lots. The final plat, petition #9804-SFP-08, was approved May 5, 1998, and subsequently recorded. On June 28, 1999, the Plan Commission heard and approved a final plat amendment for this site, petition #9905-SVA-07, that reconfigured the 13 lots. This included lots 6 and 9 which are used entirely for drainage detention. Bloomington Technology Park was amended in some fashion an additional 11 times since 1999 (highlighted petition numbers that pertain to the lot in question, 14A):

- **Petition #0001-SVA-03**; preliminary plat amendment; approved by PC on 2/15/2000; Add Lots 13-18.
- **Petition #0005-SVA-17**; final plat amendment; reconfigured Lot 7, Lot 12, Lots 14-18.
- Petition #0109-SVA-19; final plat amendment; reconfigured Lot 7 and Lot 15.
- Petition #0201-SVA-02; final plat amendment; reconfigured Lot 7 and Lot 15.
- Petition #0207-SVA-14; preliminary plat amendment; approved by PC on 8/20/2002. Altered Lots 13, 16, and 17.
- **Petition #0407-SVA-18**; final plat amendment; reconfigured Lot 14
- **Petition #0408-SVA-19**; preliminary plat amendment; approved by PC on 9/21/2004; Add Lots 14a-14b.
- **Petition #0409-SVA-26**; final plat amendment; reconfigured Lot 14a and Lot 14b.
- Petition #0501-SVA-02; final plat amendment; reconfigured Lot 8.
- Petition #0501-SVA-03; final plat amendment; reconfigured Lot 5a and Lot 5b.
- Petition #0912-SVA-15; preliminary plat amendment approved by PC on 3/16/2010. Add Lots 10a-10b.

An Outline Plan and Rezone to PUD for Lots 2-18 to allow limited *Commercial* uses on the eastern side of Liberty Drive and all *Light Industrial* uses on the western side of Liberty Drive received approval by the County Commissioners at its meeting on June 29, 2001 (Ordinance 2001-37). When the PUD rezone for Bloomington Tech Park was approved, Liberty Drive was the point of delineation between Commercial and Light Industrial uses. Commercial uses were permitted only on the east side of Liberty Drive and Light Industrial uses were permitted on the west side.

Below is a list of outline plan amendments since the establishment of the Bloomington Technology Park PUD:

- Ordinance 2002-50 (petition #0209-PIO-02)
 - For Lot 8 (4.14 acres) to allow *Used Merchandise* operated by a *Charitable, Fraternal, or Social Organization* in addition to the Light Industrial use, *Warehousing and Distribution*.
- Ordinance 2003-07 (petition #0212-PIO-03)
 - For Lot 3 and Lot 4 (6.44 acres) to allow *Automotive Sales* use.
- **Ordinance 2004-44** (petition #0407-PIO-01)
 - For Lot 14 (4.09 acres) to permit *Wireless Communications Facilities* and deviate from setback standards.
- Ordinance 2006-37 (petition #0605-PIO-01)
 - For Lot 2 (6.24 acres) to allow the same uses permitted for Lots 3, 4, 5a, 5b, 7 and 15.
- Ordinance 2007-39 (petition #0707-PIO-01)
 - For Lot 5B (1.6 acres) to allow a *Lube & Car Wash Facility* use.
- Ordinance 2012-34 (petition #1206-PIO-02)
 - For Lots 10a and 10b (6.6 acres) to add *Medical Clinic* as a permitted use.

BLOOMINGTON TECHNOLOGY PARK PUD – PERMITTED USES

LOT 1 – excluded as part of the original PUD rezone and outline plan approval.

LOTS 6 & 9 – Stormwater Detention Areas

LOTS 2, 8, 10, 11, 12, 13, & 14 – All permitted Light Industrial (LI) uses.

LOTS 3, 4, 5, 7, 15, 16, 17, & 18

Public, Semipublic and Office Facilities

- Office
- Office Showroom
- Medical Clinic
- Daycare Facility

Business and Personal Services

- Barber Service
- Beauty Service
- Coin Operated Cleaning -Laundry
- Copy Service
- Dry Cleaning and Laundry Pick-Up
- Dry Cleaning and Laundry Service
- Electrical Repair
- Employment Agency
- Equipment Repair
- Financial Service

Retail and Wholesale

- Hotel
- Insurance Agency
- Interior Decorating
- Legal Service
- Locksmith
- Motel
- Pet Services
- Photographic Service
- Real Estate Agency
- Shoe Repair
- Travel Agency
- Apparel Shop
- Appliance Sales

- Automotive Supply
- Bakery (Retail)
- Bookstore
- Building Materials (Only for Lots 7, 15, 16, 17, & 18)
- Camera and Photographic Supply
- Caterer
- Confectionary
- Convenience Store
- Drapery Sales
- Drug Store
- Florist (retail)
- Garden Center
- Gift Shop
- Grocery Store
- Handicrafts
- Hardware
- Jewelry
- Liquor Store
- Music Store
- Office Supplies
- Optical Goods
- Pet Store
- Restaurant (sit-down)
- Sporting Goods

Automotive and Transportation

- Automotive Rentals
- Automotive Tire Repair

Amusement and Recreation Services

- Indoor Theater

NOTE: Floor space limitation is 70,000 square feet for any single non-industrial use on Lots 3, 4, and 5.

HIGHWAY DEPARTMENT COMMENTS



Paul Satterly

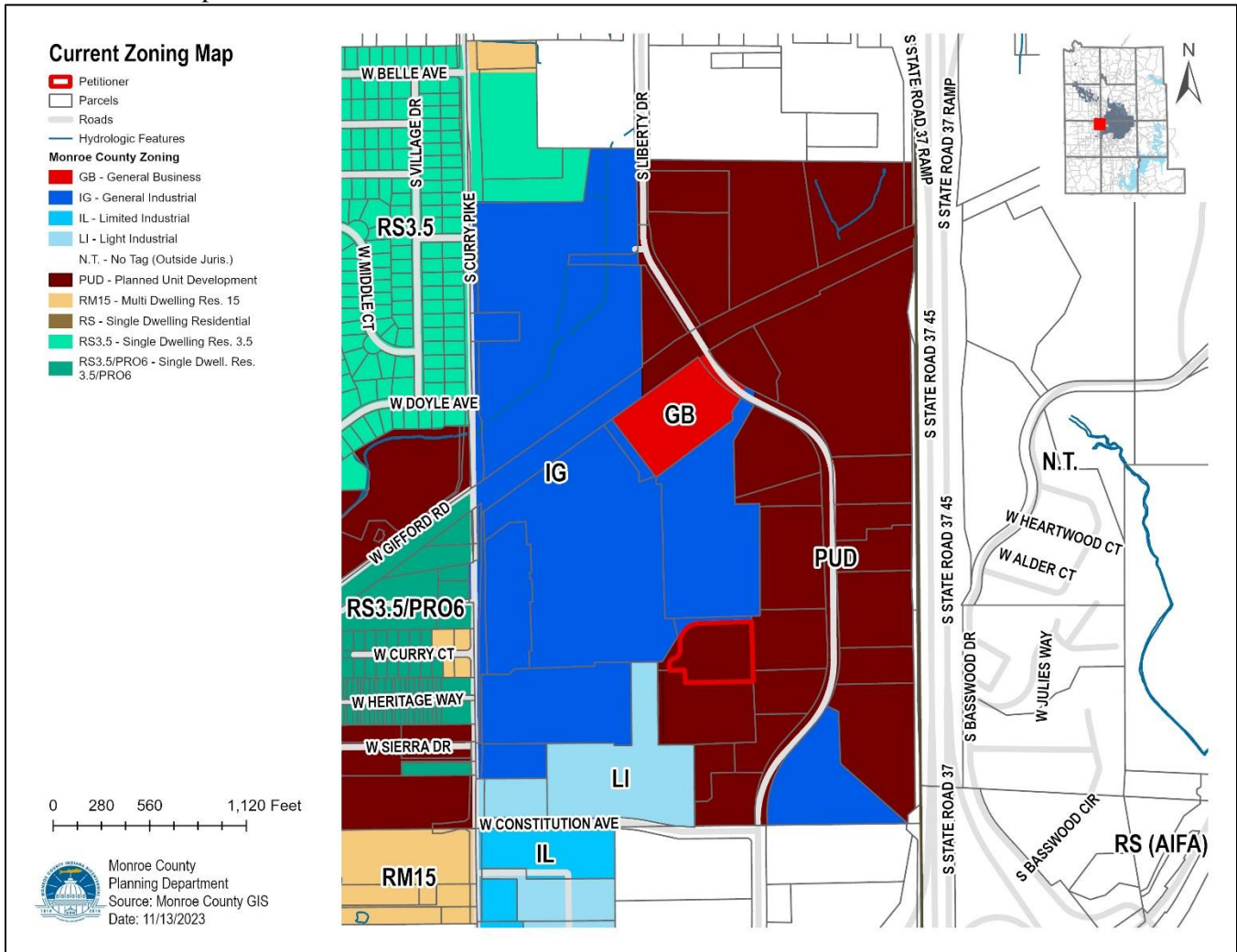
[Remove Comment](#) • Nov 13, 2023 at 1:45 pm

The Highway Engineer recommends that the driveway to the development be 30 ft. wide at the intersection with the east/west access road and that the driveway be 30 ft. wide through the horizontal curves. This will allow for two-way traffic without conflicts in the curves and at the driveway intersection.

During a Department Coordination meeting Planning Staff asked the Highway Engineer if a traffic study would be necessary. The Highway Engineer stated that he thought a traffic study is not needed.

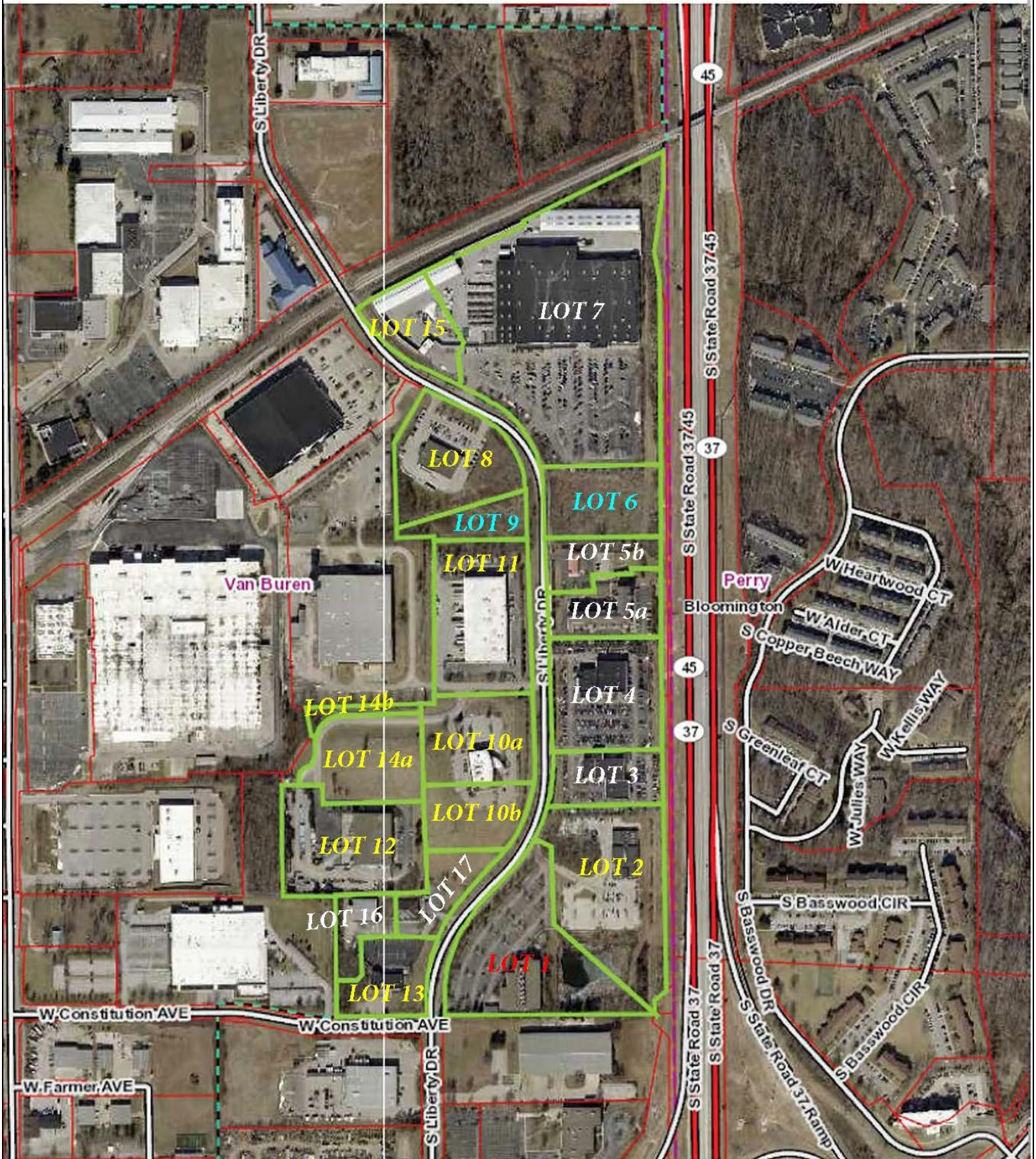
ZONING AND ADJACENT USES

The property is zoned Bloomington Technology Park Planned Unit Development (PUD) and is listed as Lot 14a (see Exhibit 5). Adjacent properties to the east, south, and west are also zoned Bloomington Technology Park PUD. Adjacent property to the north is zoned General Industrial (IG). There are no zoning overlays on the petition site. Adjacent uses include residential to the west and southwest, vacant former quarry land to the north, and industrial and public uses to the east.



Bloomington Technology Park Subdivision

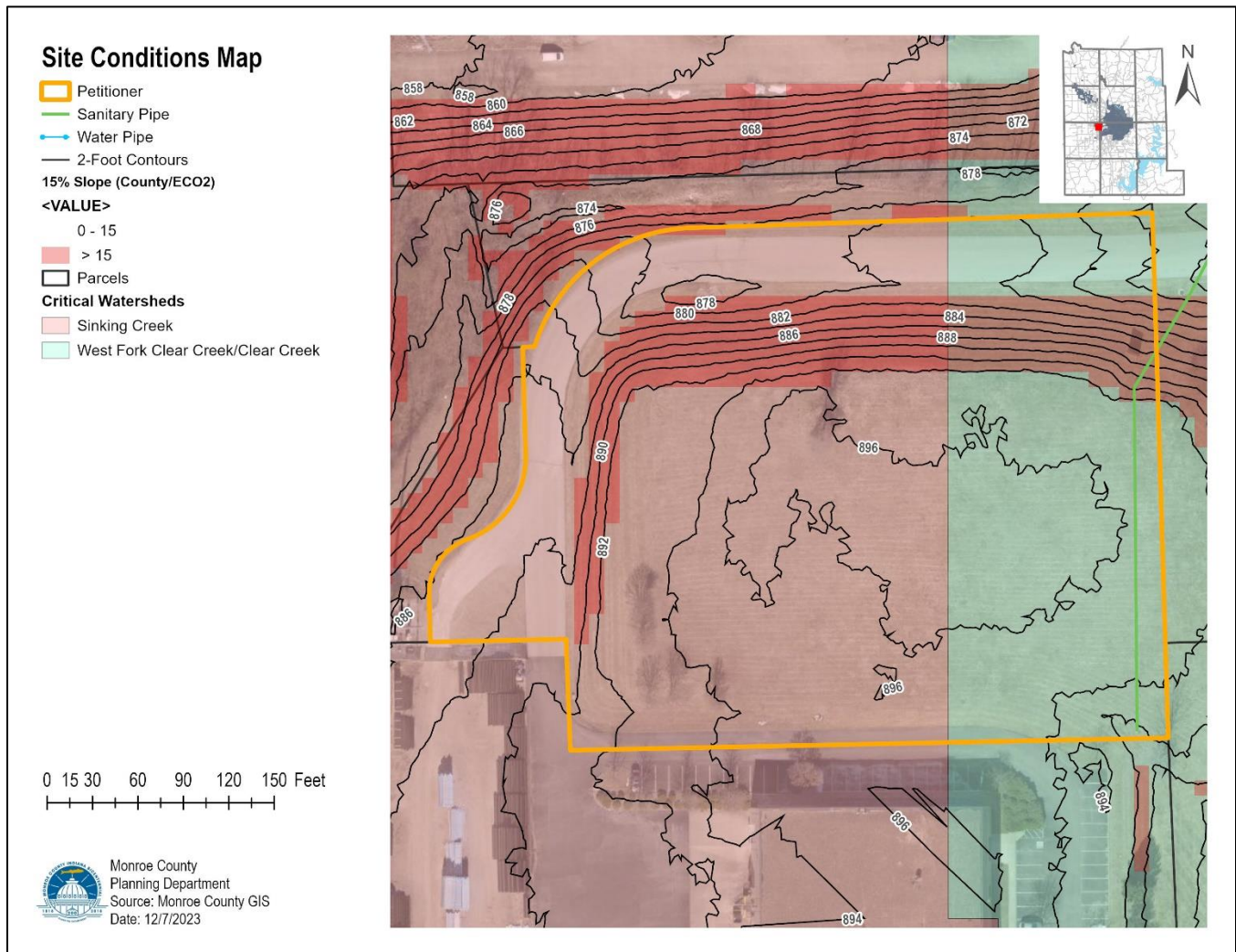
Bloomington Technology Park PUD



Lot 1 - excluded from PUD | Lots 2, 8, 10, 11, 12, 13, & 14 - aB permitted LI uses | Lots 3, 4, 5, 7, 15, 16, 17, & 18 - various commercial uses | Lots 6 & 9 - stormwater detention area

SITE CONDITIONS

The petition site is 3.8 +/- acres and is currently vacant. The site exhibits area designated under the Sinking Creek Critical Watershed and the West Fork/Clear Creek Critical Watershed. The site is not located in any area designated by the DNR as floodplain/floodway. The site is not located in the Environmental Constraints Overlay (ECO). The site does not appear to exhibit any karst or sinkhole features.



SITE PHOTOS



Photo 1: Petition site and adjacent business – facing southeast



Photo 2: Petition site – facing east



Photo 3: Petition site and driveway – facing northeast



Photo 4: View of driveway and beyond petition site – facing west



Photo 5: Petition site and driveway – facing north



Photo 6: Petition site and adjacent business – facing southeast



Photo 7: Petition site – facing northeast



Photo 8: Petition site – facing east



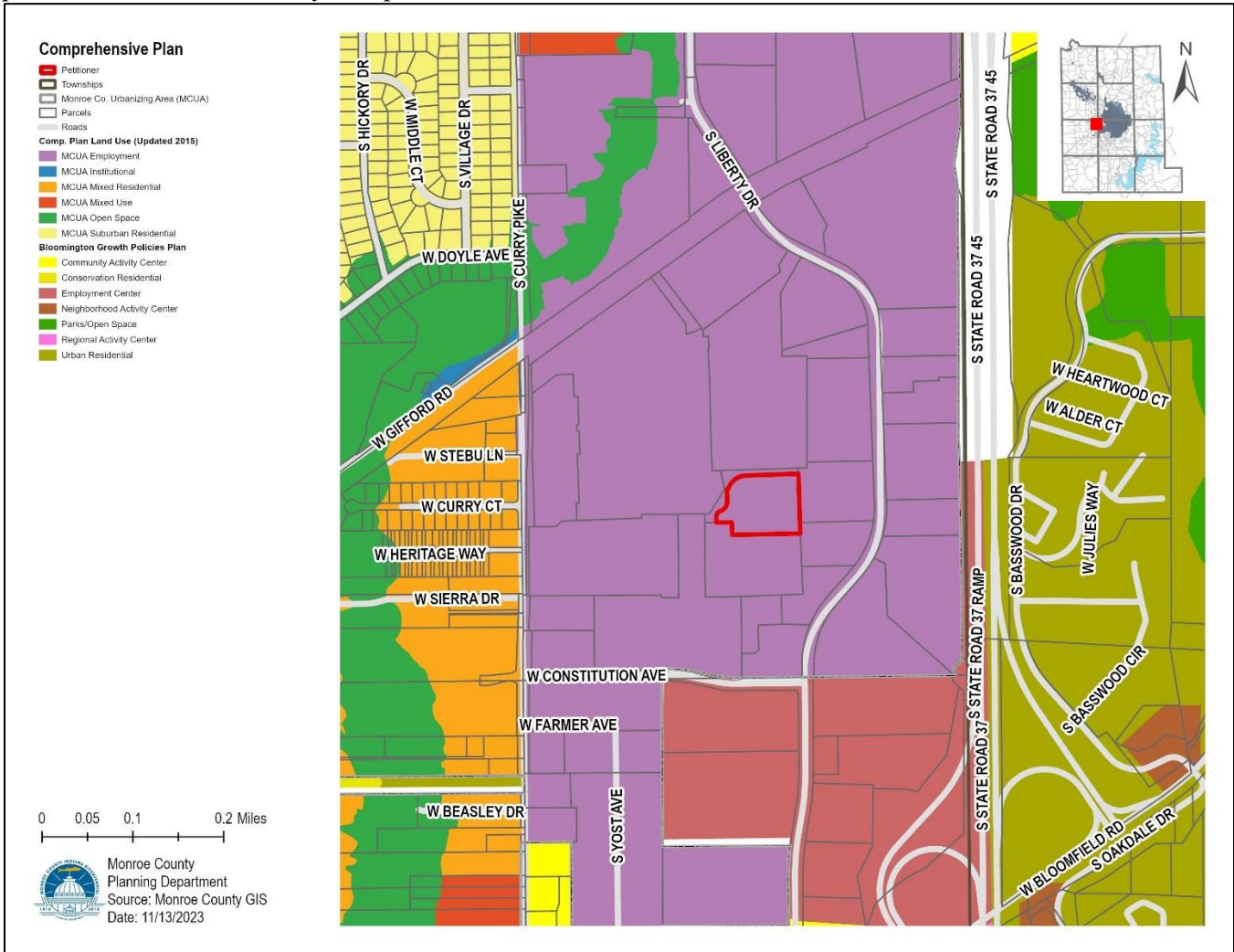
Photo 9: Driveway and adjacent business – facing south



Photo 10: Adjacent business – facing south

COMPREHENSIVE PLAN DISCUSSION

The petition site is located in the **Employment** district on the [Monroe County Urbanizing Area Plan \(MCUA\)](#) portion of the Monroe County Comprehensive Plan.



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.

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 an 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.

OFFICE

- + THREE STORY
- + SMALL OFFICES
- + CORRIDOR USE
- + +/-25,000 SF TOTAL
- + +/-70 PARKING SPACES



FIGURE 5.9: EMPLOYMENT ONE ACRE SCENARIOS



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.

INDUSTRIAL/FLEX

- + ONE STORY
- + HIGH BAY CONSTRUCTION
- + FRONT OFFICE COMPONENT
- + +/-12,000 SF TOTAL
- + PARKING AND LOADING VARIES

Phase II Urbanizing Area Plan:

	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	CIVIC
	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				+	+	+							

Building Typologies

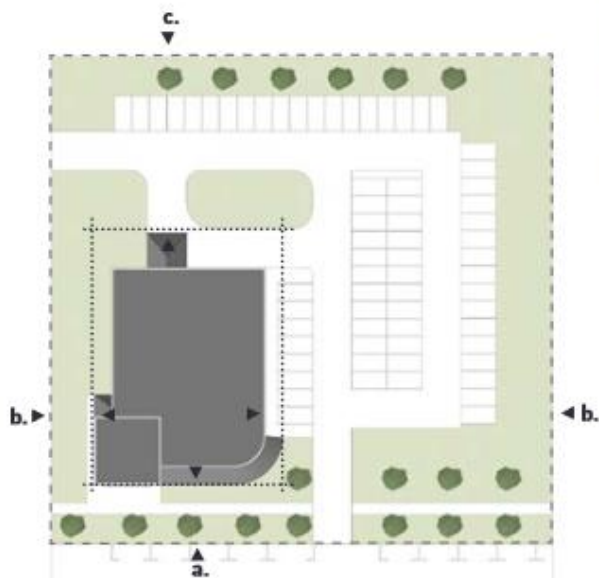
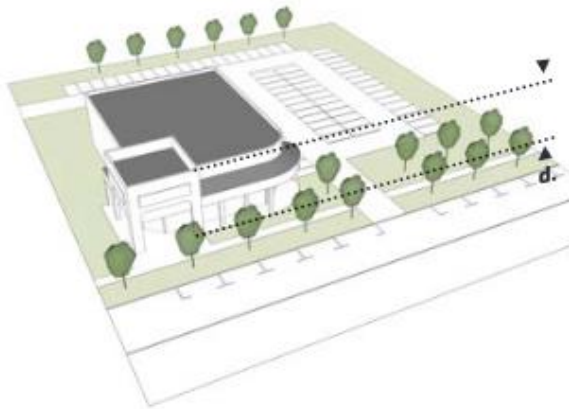
Commercial

COMMERCIAL BUILDING DESCRIPTION

An individual building designed to accommodate a single commercial tenant. Parking is located to the side or rear.

BENCHMARK EXAMPLES

TYPICAL LOT CONFIGURATION



MONROE COUNTY Urbanizing Area Plan | Phase II

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 Comprehensive Plan designates the property as part of the Bloomington Urbanizing Area.
- The Comprehensive Plan designates the property as Employment.
- The property is zoned PUD and light industrial uses are permitted in Lot 14a.
- The petitioner is requesting to add the same uses to Lot 14a as are currently available to Lots 15, 16, 17, and 18.

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

Findings:

- 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.
- The petitioner is requesting that the uses currently available to Lots 15, 16, 17, and 18 be added to the list of permitted uses for Lot 14a on the west side of Liberty Drive within the PUD. Those uses include various commercial uses available under the “Public, Semipublic, and Office Facilities” use category, “Business and Personal Services” use category, “Automotive and Transportation” use category, “Amusement and Recreation Services” use category, and the “Retail and Wholesale” use category. See Exhibit 1.

(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:

- The Comprehensive Plan designates the property as part of the Bloomington Urbanizing Area.
- The Comprehensive Plan designates the property as Employment.
- The property is zoned PUD and light industrial uses are permitted in Lot 14a.
- Approval of the use would facilitate use of the property and extension of commercial uses to this area of Monroe County.

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

Findings:

- The petitioner is requesting that the same uses available to Lots 15, 16, 17, and 18 be added to the list of permitted uses for Lot 14a on the west side of Liberty Drive within the PUD.
- The petitioner is not requesting a physical design change to the property, at this time.
- The infrastructure of the PUD has already been built and accepted by the appropriate governing body.

(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:

- The infrastructure of the PUD has already been built and accepted by the appropriate governing body.
- The County Highway Engineer stated that a traffic study is not needed for this proposal.
- The PUD must maintain the minimum open space requirement of 25% open space per Chapter 811-3(E).

(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 (1), (2), (3), & (4).
- Adjacent properties are zoned Bloomington Technology Park PUD or General Industrial (IG).
- There are no zoning overlays on the petition site.
- Adjacent uses include commercial and industrial uses in nature.

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

Findings:

- See Findings (1), (2), (3), & (4).

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

Findings:

- The infrastructure of the PUD has already been built and accepted by the appropriate governing body.
- The County Highway Engineer stated that a traffic study is not needed for this proposal.

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

Findings:

- Drainage will be reviewed under a PUD Development Plan if this amendment is adopted.
- The area is not located within the Sinking Creek Critical Drainage Area and the West Fork Clear Creek Critical Drainage Area.

EXHIBIT 1: Petitioner Letter – Outline Plan Amendment



James F. Bohrer
Attorney at Law
Board Certified Indiana Trust & Estate Lawyer
by the Trust and Estate Specialty Board

jfbohrer@lawcjb.com

October 30, 2023

Monroe County Plan Commission Members

Liberty Drive Medical Office Facility LLC (“Liberty Drive”) owns Lot 14a in the Bloomington Tech Park (the “Lot”) at 1444 South Liberty Drive, Bloomington, Indiana 47408. Bloomington Tech Park (the “Tech Park”) was previously platted as a PUD that was approved by the Monroe County Plan Commission and County Commissioners as Ordinance 2001-37.

The Lot is currently zoned for Light Industrial (LI) uses. The Owner is requesting a PUD Outline Plan Amendment that would permit the Owner to use the Lot for the same uses currently permitted for lots 2-18 in the Tech Park. A list of the permitted uses that are currently allowed for Lots 2-18 in the Tech Park PUD is attached.

When the Tech Park was originally developed, the Tech Park was envisioned to be a location for suppliers for local westside industries. Since that time, the primary industry to be served by the Tech Park, Otis Elevator, eliminated its Bloomington operation. As a result, the Tech Park properties along Liberty Drive have primarily been developed with a mix of retail and office uses instead of the originally planned light industrial uses.

The Owner’s request is consistent with the goals of the County Growth Policies plan. Amending the PUD to permit a wider range of uses for the Lot would encourage infill, conserve property values, encourage responsible growth and development and leverage the use of existing infrastructure. The amendment of the PUD would not interfere with the use of or diminish the value of adjacent properties and allowing the vacant ground to be put to productive use would add to the County’s tax base and well-being. The Lot is already served by adequate infrastructure so that any development will not adversely impact traffic or utilities.

The Tech Park has its own design standards, landscape requirements and covenants that would govern any structures to be built upon the Lot to ensure all structures would be consistent with the surrounding area. The Lot is currently vacant and there are no historical or architectural resources that would be adversely impacted by development of the Lot.

409 W. PATTERSON DR., SUITE 205, BLOOMINGTON, IN 47403

201 N. ILLINOIS STREET, SOUTH TOWER, 16TH FLOOR, INDIANAPOLIS, IN 46204

T·812-332-1000 · F·812-332-7601
WWW.LAWCJB.COM

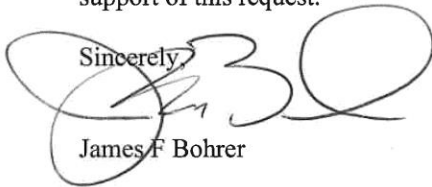
Monroe County Plan Commission
October 30, 2023
Page 2

The Owner's Lot has been zoned for light industrial development since 2001. The Lot has not yet been developed. Recently, the Owner has been approached by several potential buyers of the Lot but none of the interested buyers were interested in using the Lot for a light industrial use.

The PUD amendment will allow the Lot to be put to productive use in a manner that is consistent with the surrounding area, it will allow the vacant Lot to be developed and added to the tax rolls and create new jobs and existing infrastructure will be utilized without any adverse impact on the area.

We urge you to favorably consider our petition to amend the PUD that would allow us to use the Lot consistent with Lots 2-18 in the Tech Park. We appreciate your thoughtful consideration and support of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Bohrer', written over the word 'Sincerely,'.

James F Bohrer

attachment

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October 30, 2023
Page 3

October 30, 2023

Monroe County Plan Commission Members

PROPOSED USES: Same as Lots 2, 4, 5, 7, 15, 16, 17 & 18 in the Bloomington Technology Park PUD, Ordinance 2001-37

LOTS: 3, 4, 5, 7, 15, 16, 17, & 18

USE CATEGORY

Public, Semipublic and Office Facilities

- Office
- Office Showroom
- Medical Clinic
- Daycare Facility

USE CATEGORY

Business and Personal Services

- Barber Service
- Beauty Service
- Coin Operated Cleaning- Laundry
- Copy Service
- Dry Cleaning and Laundry Pick-Up
- Dry Cleaning and Laundry Service
- Electrical Repair
- Employment Agency
- Equipment Repair
- Financial Service

USE CATEGORY

Automotive and Transportation

- Automotive Rentals
- Automotive Tire Repair

USE CATEGORY

Amusement and Recreation Services

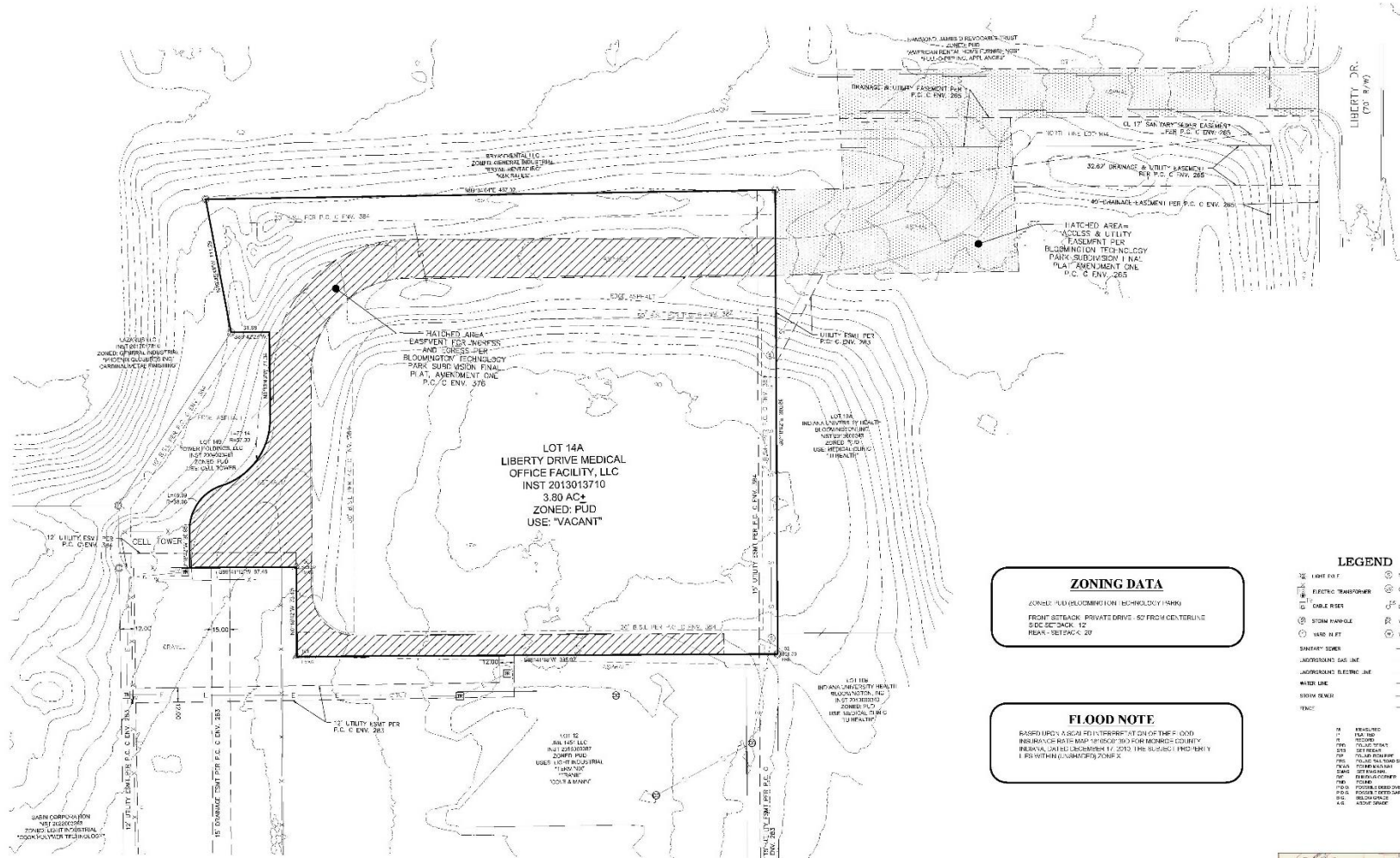
- Indoor Theater

USE CATEGORY

Retail and Wholesale

- Hotel
- Insurance Agency
- Interior Decorating
- Legal Service
- Locksmith
- Motel
- Pet Services
- Photographic Service
- Real Estate Agency
- Shoe Repair
- Travel Agency
- Apparel shop
- Appliance Sales
- Automotive Supply
- Bakery (Retail)
- Bookstore
- Building Materials
- Camera and Photographic Supply
- Caterer
- Confectionary
- Convenience Store
- Drapery Sales
- Drug Store
- Florist (retail)
- Garden Center
- Gift Shop
- Grocery Store
- Handicrafts
- Hardware
- Jewelry
- Liquor Store
- Music Store
- Office Supplies
- Optical Goods
- Pet Store
- Restaurant (sit-down)
- Sporting Goods

EXHIBIT 2: Petitioner Draft Site Plan



ZONING DATA
 ZONE: PUD (BLOOMINGTON TECHNOLOGY (SR9))
 FRONT SETBACK: PRIVATE DRIVE: 42' FROM CENTERLINE
 SIDE SETBACK: 12'
 REAR SETBACK: 20'

FLOOD NOTE
 BASED UPON A 500-YEAR INTERPRETATION OF TIME 100
 FLOOD RISK AS SHOWN ON THE FLOOD RISK MAP FOR MERCER COUNTY,
 INDIANA, DATED DECEMBER 14, 2010. THE SUBJECT PROPERTY
 IS IN WITHIN (UNSHADDED) ZONE X.

LEGEND

1" LIGHT BLUE	SAFETY MARKING
1" ELECTRIC TRANSFORMER	CLEAN OUT
1" CABLE RACE	DOWN SPROUT DRAIN
1" STORM MANHOLE	WATER VALVE
1" VENT IN FT	WATER RELIEF
1" SHOWER SCOUR	
1" GAS SERVICE GAS LINE	
1" GAS SERVICE GAS LINE	
1" WATER LINE	
1" SEWER SERVICE	
1" FENCE	



**BLOOMINGTON TECHNOLOGY PARK LOT 14A
 PUD OUTLINE PLAN AMENDMENT**



JOB TITLE
 REZONE EXHIBIT
 1444 LIBERTY DRIVE
 BLOOMINGTON, INDIANA
 SEC 1-T8N-R2W

REV.	DATE	DESCRIPTION

TIME	DATE	TIME	DATE

PROJECT NO:
6798
 SHEET
1 OF 1
 DATE
 10/30/23

REZONE EXHIBIT

EXHIBIT 3: Ordinance 2001-37 & Original Staff Report

PLAN COMMISSION
ORDINANCE # 2001-37

For: Winger/Stolberg Group

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

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

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

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

SECTION I.

The Monroe County Zoning Maps are amended to reclassify:

Being a part of the East half of Section 1, Township 8 North, Range 2 West, Monroe County, Indiana, and being more particularly described as follows:

Located in Van Buren Township, Section 8, Lots 2 through 18 in the Bloomington Technology Park Subdivision, containing 70.43 ± acres located on Liberty Drive.

From General Industrial (IG) to Planned Unit Development (PUD).

SECTION II.

The indicated zoning map amendment is approved with the following conditions:

1. Lot 12 will be seeded;
2. Substantial landscaping must be installed outside of the existing gas easement located on the eastern boundary of the site adjacent to SR 37;
3. A revised outline plan shall be submitted illustrating greater demarcation of the as easement and better demarcation of the greenspace in the petition site;
4. Driveway permits will be required as each lot develops;
5. There are two capital improvement projects underway that will have a major impact on traffic flow in this area; The County is in the process of completing the last segment of Liberty Drive, across the railroad tracks adjacent to the northwest corner of this site, which will complete a frontage road system along the west side of SR 37, from SR 45 to SR 48. Also, the Indiana Department of Transportation is in the process of completing a project that will interconnect all the traffic signals along West Third Street/ SR 48, inclusive of intersection channelization, which will assist with traffic movements to and from Liberty Drive.

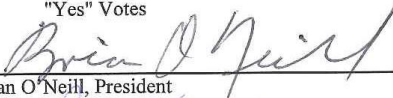
SECTION III.

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

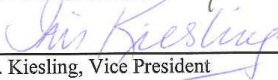
Passed and adopted by the Board of Commissioners of Monroe County, Indiana, this 29th day of June 2001.

BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

"Yes" Votes



Brian O'Neill, President



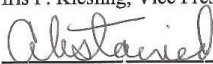
Iris F. Kiesling, Vice President

Joyce Poling, Member

"No" Votes

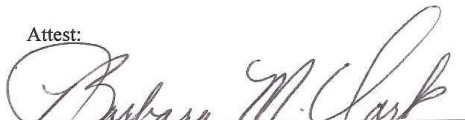
Brian O'Neill, President

Iris F. Kiesling, Vice President



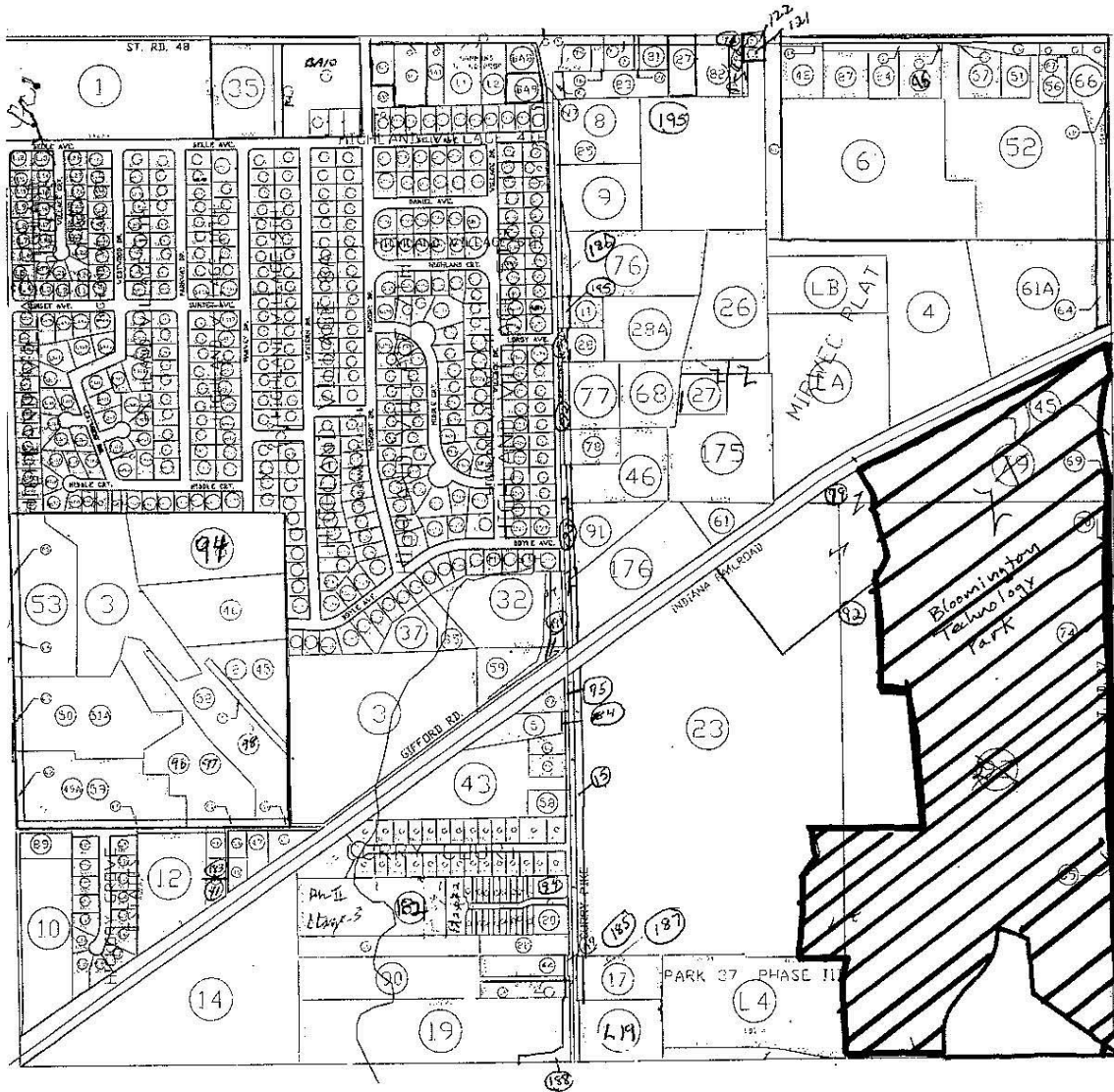
Joyce Poling, Member

Attest:



Barbara M. Clark, Monroe County Auditor

VAN BUREN
 01-08N-02W
 643.12 ACRES ACCORDING TO U.S. SURVEY



BEAM, LONGEST & NEF
 Consulting Engineers
 Indianapolis, Indiana

This Drawing is a Graphical Representation of the Ownership Records on File herein, and are Accurate within the Accuracy of the Original Land Survey Document.

CASE NUMBER: 0105-PIO-01

PETITIONER: Bloomington Technology Park, LLC

REQUEST: Outline Plan Approval and rezone to PUD to allow industrial and commercial uses.

ADDRESS: Liberty Drive **ZONED:** IG **ACRES:** ~~76.24±~~ 70.43

TOWNSHIP: Van Buren **SECTION:** 1 **PLAT:** Bloomington Technology Park, Lots 2-18

GROWTH POLICIES PLAN DESIGNATION: Industrial

EXHIBITS:

1. Location Map, 5/16/01;
2. Site Plan, 5/23/01;
3. Zoning Map, 4/6/01 ;
4. USGS Quad Map, (Bloomington Quad), 1990;
5. Bloomington Growth Policies Plan Map, 8/27/99;
6. Growth Policies Plan, Land Use Policies, 5/15/91;
7. List of Potential Uses, 5/2/01; and
8. Outline Plan Statement, 5/21/01.

RECOMMENDED MOTION

Staff recommends approval of the Rezone to PUD and Outline Plan Approval subject to the following conditions:

1. that this petition shall comply with all requirements of the Monroe County Highway Department and the Drainage Board, including all improvement surety requirements;
2. Moving the 3existing driveway entrance on Lot 1 out Lot 2's Conservation Area;
3. Lot 12 will be seeded;
4. Substantial landscaping must be installed outside of the existing gas easement located on the eastern boundary of the site adjacent to SR 37; and
5. A revised outline site plan shall be submitted illustrating greater demarcation of the gas easement and better demarcation of the greenspace in the petition site.

BACKGROUND

The preliminary plat for Bloomington Technology Park was first approved by the Plan Commission on February 2, 1998, as petition #9801-SPP-01, and included 13 lots. The final plat, petition #9804-SFP-08, was approved May 5, 1998 and subsequently recorded. On June 28, 1999, the Plan Commission heard and approved a final plat amendment for this site, petition #9905-SVA-07, which sought to reconfigure the 13 lots. The second preliminary plat amendment, petition #0001-SVA-03, subdivided Lots 7 and 12 into 5 lots for a total of 18 lots at the petition site. It was approved by the Plan Commission on

#0105-PIO-01
Bloomington Tech Park PUD

February 15, 2000. The petitioner received approval for a second final plat amendment (#0005-SVA-17), which was heard at the June 20, 2000 Plan Commission meeting.

The Comprehensive Plan Committee heard and approved (2-0) the petition at its regularly scheduled meeting on June 7, 2001 with the conditions stated in the Recommended Motions: 1) moving the existing driveway entrance on Lot 1 out Lot 2's Conservation Area; 2) Lot 12 will be seeded; 3) Substantial landscaping must be installed outside of the existing gas easement located on the eastern boundary of the site adjacent to SR 37; and 4) A revised outline site plan shall be submitted illustrating greater demarcation of the gas easement and better demarcation of the greenspace in the petition site.

SUMMARY

The petitioner is proposing a rezone and industrial outline plan approval for a 76.24 platted subdivision known as Bloomington Technology Park PUD. The petitioner seeks the PUD zoning to move the site into County Zoning and the subsequent permitted uses (Chapter 802) as opposed to the Former Fringe IG zoning. The petition proposes to rezone Lots 2-18 from the site's current Former Fringe zoning, IG (General Industrial), to a County zoning of PUD, to allow mixed commercial and industrial uses (Please see Exhibit 7 for list of proposed uses and the corresponding lots).

ADJACENT USES AND ZONING

The site is located between West State Road 48 and West State Road 45. To the north of the site (north of Lot 8) lies Tube Sales, Inc., a parts supplier to Otis Elevator. Further North is Whitehall Plaza/Crossing with commercial uses on both the north and south sides of SR 48. SR 37 borders the eastern boundary of the petition site. To the south of the petition site lies Teletron 2 Corporate Campus, (Lot 1), of Bloomington Tech Park, which is an office use and not part of this petition. Further south lies Coca-Cola Distribution, Wal-Mart and various office and commercial uses, including restaurants, and a grocery store. To the west of the site is Otis Elevator, an elevator manufacturer. On the eastern side of SR 37 are multi-family dwelling units.

The adjacent zoning includes a PUD to the north and Commercial Arterial; to the east is RM15; to the south is a PUD (Park 37) and IL; to the west is IG (Otis). To the south and west of Otis is RS 3.5, and RM 15. (Please see Exhibit 3).

OPEN SPACE/SITE CONDITIONS

The petition site is 76.24 acres and the petitioner is proposing 25 percent open space, which calculates to an aggregate of 19.06 acres of open space. Staff recommends that the majority of the open space is landscaped and placed along the eastern boundary of the petition site in order to buffer the site from SR 37, in keeping with the SR 37 Corridor Study.

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Bloomington Tech Park PUD

The site does appear to contain several karst features along the eastern boundary of the petition site and marked accordingly on the outline site plan. A karst feature also is apparent at the western boundary of the site on Lot 14. Another karst feature is apparent on Lot 2.

Sidewalks are located on the east side of Liberty Drive and will be continued with the connection of Welmer Road and Liberty Drive. Street trees are located along both sides of Liberty Drive.

CURRENT/PROPOSED USES

Of the 17 lots involved in this petition (Lots 2-18), 3 have current structures; Lot 13 contains US Filter, Lot 10 has a flexible warehouse; and Lot 11 is American Fasteners. The rest of the lots are vacant.

The petitioner submitted a preliminary list of potential uses (Exhibit 7) which staff has reviewed and tentatively approved. Lots 6 and 9 are currently used as stormwater detention facilities and will continue to serve as such. They are permitted to use these lots (Lots 6 and 9) as part of the open space requirement. Lots 2, 8, and 10-14 are proposed to be all permitted Light Industrial Uses. Lots 3, 4, 5, 7 and 15-18 are proposed to include a variety of mixed office and commercial uses, and a floor space limitation of 70,000 square feet would be imposed on any non-industrial use on Lots 3-5.

PARKING

The petitioner is requesting a modified parking standard of 2.5 spaces per 1,000 square feet of enclosed retail (or 1,000 s.f. of gross floor area) for the Building Material use located on lots 7, 14, 16, 17, and 18. The County standard is 5 spaces per 1,000 g.f.a + 1/employee. Staff supports this request as a concurrent petition sought a similar variance and received staff support.

The petitioner is also seeking a parking modification standard for the use Office, which, according to County code, requires 1.3 spaces per 1,000 g.f.a. The Petitioner wishes to increase the parking requirement to 4 spaces per 1,000 g.f.a. throughout the entire PUD where commercial uses are permitted (proposed).

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Bloomington Tech Park PUD

FINDINGS OF FACT - REZONE TO PUD
831-3 Standards for Amendments

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

(A) The Growth Policies Plan;

Findings: The subject property lies within one land use area of the Growth Policies Plan: *Industrial*. The Growth Policies Plan states the following with regard to *Industrial*,

Industrial Areas

Industrial Areas shown on the Land Use Plan Map incorporate existing or planned industrial parks and industrial facilities. Allocation of additional land for future development of industrial facilities is also shown. Areas appropriate for industrial use include large, uninterrupted tracts of level land with few environmental constraints and with excellent highway and arterial access. The land use plan, in general, accommodates expansion of existing industries such as the planned 865,000 square foot expansion of distribution facilities for Thompson Electronics.

Over time, it is reasonable to expect some displacement of existing industrial facilities, either because of functional and competitive obsolescence of the facilities themselves or because corporate restructuring. As facilities are displaced, facility reuse plans or site redevelopment plans should be prepared. In some cases, industrial reuse or redevelopment may not be appropriate, for example in older Industrial Areas in the core of the City. New industrial development should be directed toward the Indiana 37 Bypass and Curry Pike corridors.

As a matter of development policy, Industrial Areas should be reserved for exclusive use of industrial and employment generating enterprise. Moreover, provisions for varied industrial enterprise needs to be secured. For instance, small land parcels of five (5) acres or less need to be available to serve small manufacturing enterprises, as well, larger tracts of twenty (20) acres and more need to be available for large, single corporate users for manufacturing or distribution activities.

The airport area is a good example of special purpose industrial. The area west of Kirby Road and south of Whitehall Pike is designed as an Industrial Planned Unit Development. As well, property owned by the Monroe County Airport, and especially the property adjacent to Kirby Road, is to be dedicated for enterprises requiring air service logistical support. Activities such as medical equipment manufactures, high value electronic component suppliers or other high value product manufacturers or distributors may require direct and convenient access to the airport. Demand for this type of special industrial space will await future expansion of airport operations and facilities. This area should not be developed for normal industrial activities which do not require air service links.

With respect to currently undeveloped tracts allocated for future industrial purposes,

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Bloomington Tech Park PUD

development should proceed under Planned Unit Development procedures. The trend in industrial development over the last two decades has been toward planned business and industrial parks. Typically, branch facilities of national or foreign owned corporations as a matter of policy seek only sites in the controlled environments of planned industrial parks which incorporate architectural, landscaping, lighting and signage controls as well as impose performance standards on outdoor storage of parts and materials, solid waste management, traffic operations and often have standards regarding air quality, toxins, noise, vibration and magnetic fields. As a matter of development policy in Bloomington, future industrial development should meet approved architectural, landscaping and environmental quality standards. Many enclaves of existing housing are encompassed by proposed industrial areas. It is imperative that industrial development plans provide an acceptable interface with these residences in terms of landscape buffering and arrangement of activities on the industrial site.

Staff supports the rezone from IG to PUD based on the Growth Policies Plan statement that:

The trend in industrial development over the last two decades has been toward planned business and industrial parks. Typically, branch facilities of national or foreign owned corporations as a matter of policy seek only sites in the controlled environments of planned industrial parks which incorporate architectural, landscaping, lighting and signage controls as well as impose performance standards on outdoor storage of parts and materials, solid waste management, traffic operations and often have standards regarding air quality, toxins, noise, vibration and magnetic fields.

According to the petitioner, there is limited, if any, demand for the vacant industrial parcels in Bloomington Tech Park. By allowing mixed uses in an area that is surrounded by predominantly commercial and industrial uses, this petition still allows the petitioner to develop at least 29.2 acres with Light Industrial uses. Taking into consideration that there are 19 acres used as open space and two lots (Lots 6 and 9) used as stormwater detention areas, this leaves approximately 20 acres for commercial and office uses.

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

Findings: Of the 17 lots involved in this petition (Lots 2-18), 3 contain structures; Lot 13 contains US Filter, a plumbing distribution center located in a 31,000 square foot flexspace facility; and Lot 11 contains American Fastener, a supplier to Otis Elevator and TruGreen, a lawn treatment company. Both are located in a 52,000 square foot flexspace facility. Lot 1 is scheduled to be Teletron 2, a 2-story corporate campus office building. The rest of the lots are currently vacant.

The site contains street trees and a sidewalk on the east side of the site. Staff recommends that the petitioner replace the dead trees along Liberty Drive.

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Bloomington Tech Park PUD

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

Findings: The most desirable use for the petition site is industrial and commercial. Commercial development is appropriate at this site because of adjacent land use patterns at SR 48 to the north and SR 45 to the south. The proposed industrial uses are currently permitted under the IG zoning, but potential LI uses would serve the intent of the . See (A) Findings, above.

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

Findings: Staff currently has no formal mechanism for evaluating impact on the values of real estate in the area, or throughout the county, as a result of development decisions made locally. The impact of commercial uses would not prove to negatively impact the neighboring property values, since the petition is reflecting current development patterns of industrial and commercial uses.

(E) Responsible development and growth.

Findings: The proposal of mixed commercial and industrial uses would prove to be responsible development and growth because the petitioner is seeking to promote infill development in an urban area with services already located on site, and the proposal offers the community a diverse choice of uses at an appropriate location surrounded by existing industrial commercial development. The proposed uses would provide services and jobs to the community. See (A) Findings, above.

PUD OUTLINE PLAN

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

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

Findings: The Growth Policies Plan, Industrial Areas, states:

Industrial Areas

Industrial Areas shown on the Land Use Plan Map incorporate existing or planned industrial parks and industrial facilities. Allocation of additional land for future development of industrial facilities is also shown. Areas appropriate for industrial use include large, uninterrupted tracts of level land with few environmental constraints and with excellent highway and arterial access. The land use plan, in general, accommodates expansion of existing industries such as the planned 865,000 square foot expansion of distribution facilities for Thompson Electronics.

Over time, it is reasonable to expect some displacement of existing industrial facilities, either because of functional and competitive obsolescence of the facilities themselves or because corporate restructuring. As facilities are displaced, facility reuse plans or site redevelopment plans should be prepared. In some cases, industrial reuse or redevelopment may not be appropriate, for example in older Industrial Areas in the core of the City. New industrial development should be directed toward the Indiana 37 Bypass and Curry Pike corridors.

As a matter of development policy, Industrial Areas should be reserved for exclusive use of industrial and employment generating enterprise. Moreover, provisions for varied industrial enterprise needs to be secured. For instance, small land parcels of five (5) acres or less need to be available to serve small manufacturing enterprises, as well, larger tracts of twenty (20) acres and more need to be available for large, single corporate users for manufacturing or distribution activities.

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With respect to currently undeveloped tracts allocated for future industrial purposes, development should proceed under Planned Unit Development procedures. The trend in industrial development over the last two decades has been toward planned business and

#0105-PIO-01
Bloomington Tech Park PUD

industrial parks. Typically, branch facilities of national or foreign owned corporations as a matter of policy seek only sites in the controlled environments of planned industrial parks which incorporate architectural, landscaping, lighting and signage controls as well as impose performance standards on outdoor storage of parts and materials, solid waste management, traffic operations and often have standards regarding air quality, toxins, noise, vibration and magnetic fields. As a matter of development policy in Bloomington, future industrial development should meet approved architectural, landscaping and environmental quality standards. Many enclaves of existing housing are encompassed by proposed industrial areas. It is imperative that industrial development plans provide an acceptable interface with these residences in terms of landscape buffering and arrangement of activities on the industrial site.

Staff supports the rezone from IG to PUD based on the Growth Policies Plan statement that:

The trend in industrial development over the last two decades has been toward planned business and industrial parks. Typically, branch facilities of national or foreign owned corporations as a matter of policy seek only sites in the controlled environments of planned industrial parks which incorporate architectural, landscaping, lighting and signage controls as well as impose performance standards on outdoor storage of parts and materials, solid waste management, traffic operations and often have standards regarding air quality, toxins, noise, vibration and magnetic fields.

According to the petitioner, there is limited, if any, demand for the vacant industrial parcels in Bloomington Tech Park. By allowing mixed uses in an area that is surrounded by predominantly commercial and industrial uses, this petition still allows the petitioner to develop at least 29.2 acres with Light Industrial uses. Taking into consideration that there are 19 acres used as open space and two lots (Lots 6 and 9) used as stormwater detention areas, this leaves approximately 20 acres for commercial and office uses.

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

Findings: The petition only departs from the zoning regulations in that the petitioner is requesting mixed commercial and industrial uses in a General Industrial zoning district.

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

Findings: The PUD will comply with all requirements of the Subdivision Control Ordinance, Zoning Ordinance, and the basic recommendations of the *Growth Policies Plan*.

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

Findings: The physical design does provide for and protect open space, furthers the amenities of light, air, recreation and visual enjoyment by maintaining 25 percent open space primarily on Lots 6 and 9 and along the SR 37 corridor as recommended by staff. The extent to which it provides for adequate vehicular control is supported by the traffic counts provided by the petitioner and improvements made jointly to Liberty Drive by the petitioner and public monies. Sidewalks are located on the eastern side of Liberty Drive as well as street trees being located on both sides of Liberty Drive.

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

Findings: The development would prove to be compatible with the adjacent uses as they commercial and industrial which is what the petition proposes. In general, mixed commercial uses would be on the eastern side of the petition site and light industrial uses would be located on the western side.

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

Findings: This project will result in a positive impact on the County's economic well-being as it promotes a variety of commercial uses and light industrial uses which translate into economic opportunity for the County workforce.

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

Findings: The proposal will not cause undue traffic congestion as staff has required a traffic analysis be completed and submitted to staff for analysis and evaluation. The petitioner is working with County Highway to extend Liberty Drive to Welmer Drive making a complete frontage road connecting to both SR 45 and SR 48.

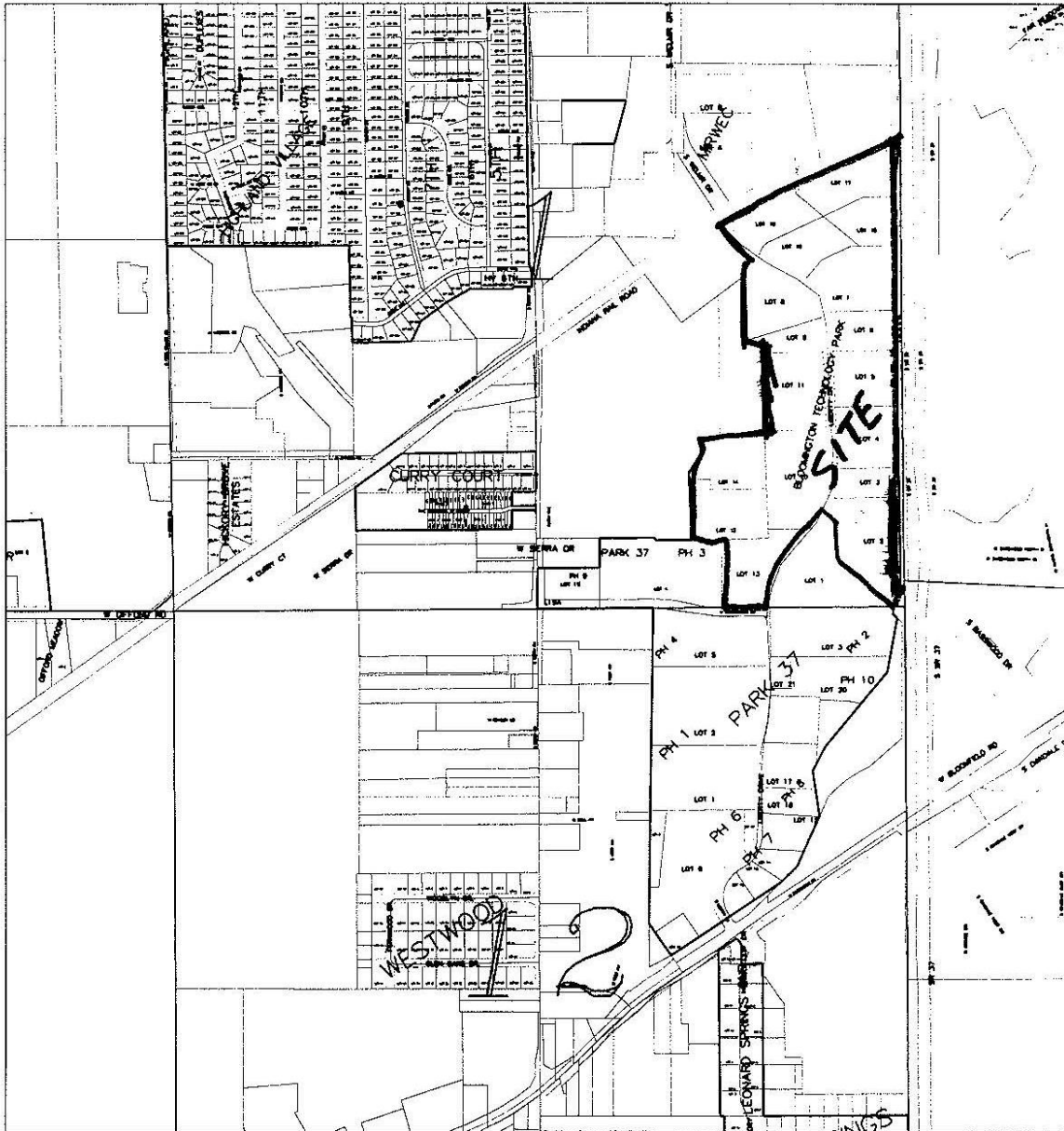
- (h) The proposal preserves significant ecological, natural, historical and architectural resources to the extent possible.

Findings: The proposal is providing nearly 20 acres of open space located on Lots 6 and 9, and along the SR 37 corridor as recommended by the BEDC SR 37

Corridor Study. The total open space for the site is nearly 20 acres. Staff recommended that the petitioner that the open space adjacent to SR 37 be landscaped to provide a "green" buffer and promote a greenscaped corridor.

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

Findings: The proposed development provides an effective treatment of the development possibilities for this particular site because the petitioner is providing commercial uses that would serve the community while providing job opportunities for the County workforce with light industrial uses.



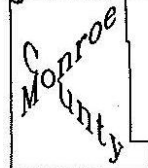
#0105-PIO-01
 Exhibit I: Location Map
 Bloomington Tech Park PUD

By: planning
 18 May 01



N

Monroe County
 Planning Department



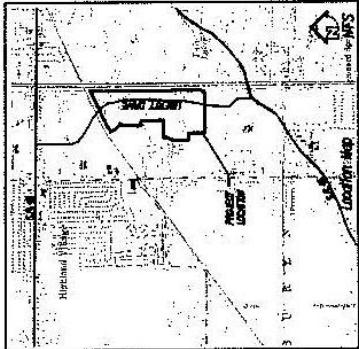
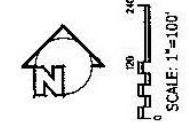
Scale: 1" = 1000'

For reference only; map information NOT warranted.

DATA TABLE	
MARKS	DESCRIPTION
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2	PROPOSED
3	CONSTRUCTION
4	UTILITY
5	PROPOSED
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#0105-PIO-01
 Exhibit 2: Site Plan
 Bloomington Tech Park PUD

- CONSTRUCTION LEGEND**
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**BLOOMINGTON TECHNOLOGY PARK
 OUTLINE PLAN**

PUD DESCRIPTION
 LOTS 2 THROUGH 15, BLOOMINGTON TECHNOLOGY PARK,
 BLOOMINGTON, INDIANA, PLAT CABINET C, ENVELOPE 223
 IN 200003450

NOTE:
 ALL ROWS, WALKS, STORM SEWER, SANITARY
 MAINS ARE EXISTING AT THE SITE. ALSO,
 EXISTING STREET TREES ARE 40% ON CENTER
 ON BOTH SIDES OF LIBERTY DRIVE. THESE
 TREES LIMITED FOR REPAIRABILITY.

MITSUBISHI
 (INDUSTRIAL)
 D.B. 36, PAGE 137-1

**OTIS ELEVATOR
 COMPANY**
 (INDUSTRIAL)
 D.B. 191, PAGE 140-85

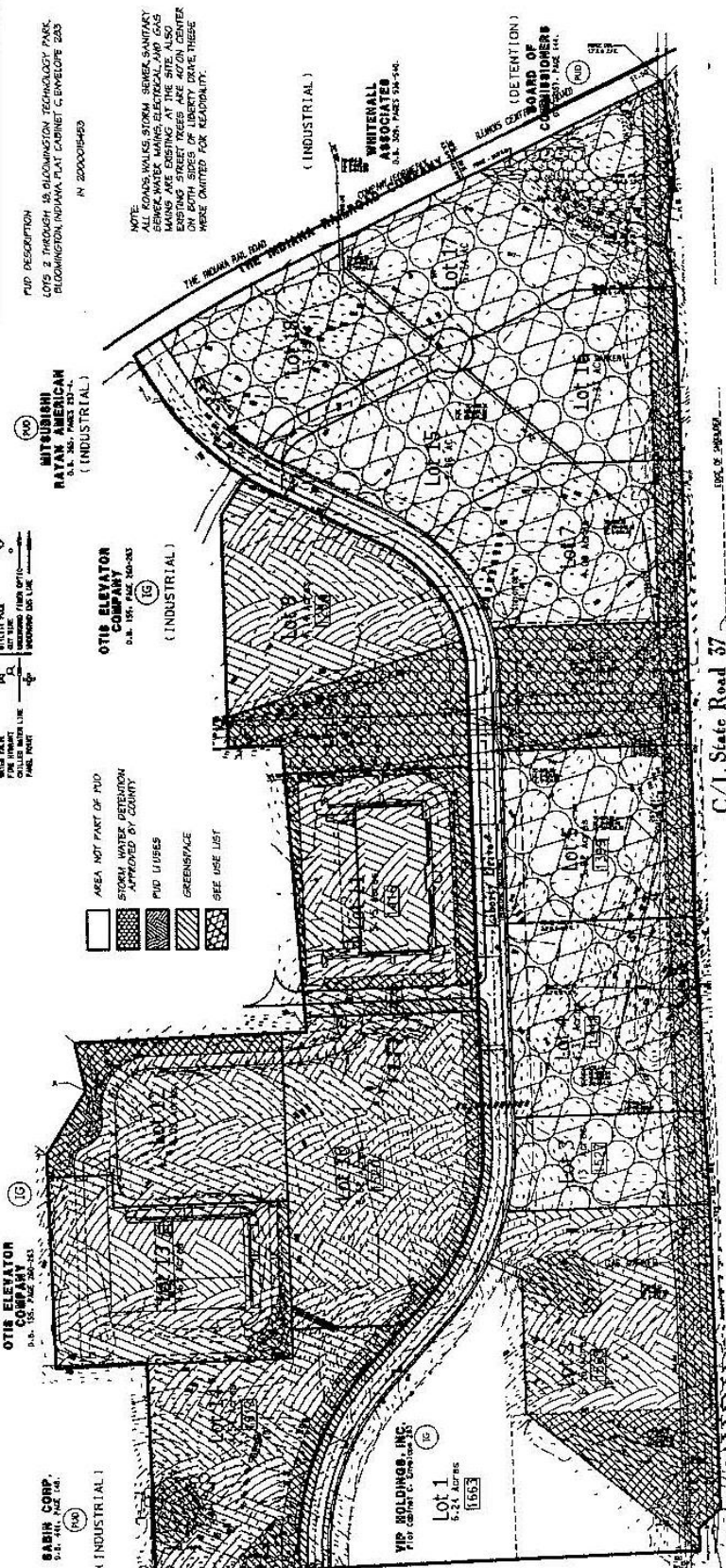
(VACANT)
OTIS ELEVATOR
 (INDUSTRIAL)
 D.B. 191, PAGE 140-85

SABIR CORP.
 (INDUSTRIAL)
 D.B. 441, PAGE 146

CONSTRUCTION & DEVELOPMENT
EVINA CORP.
 (INDUSTRIAL)
 D.B. 344, PAGE 144

HERB, MARVIN J.
C/O COCA COLA
 (INDUSTRIAL)
 D.B. 357, PAGE 148

STATE OF INDIANA
PLAT
 D.B. 357, PAGE 148

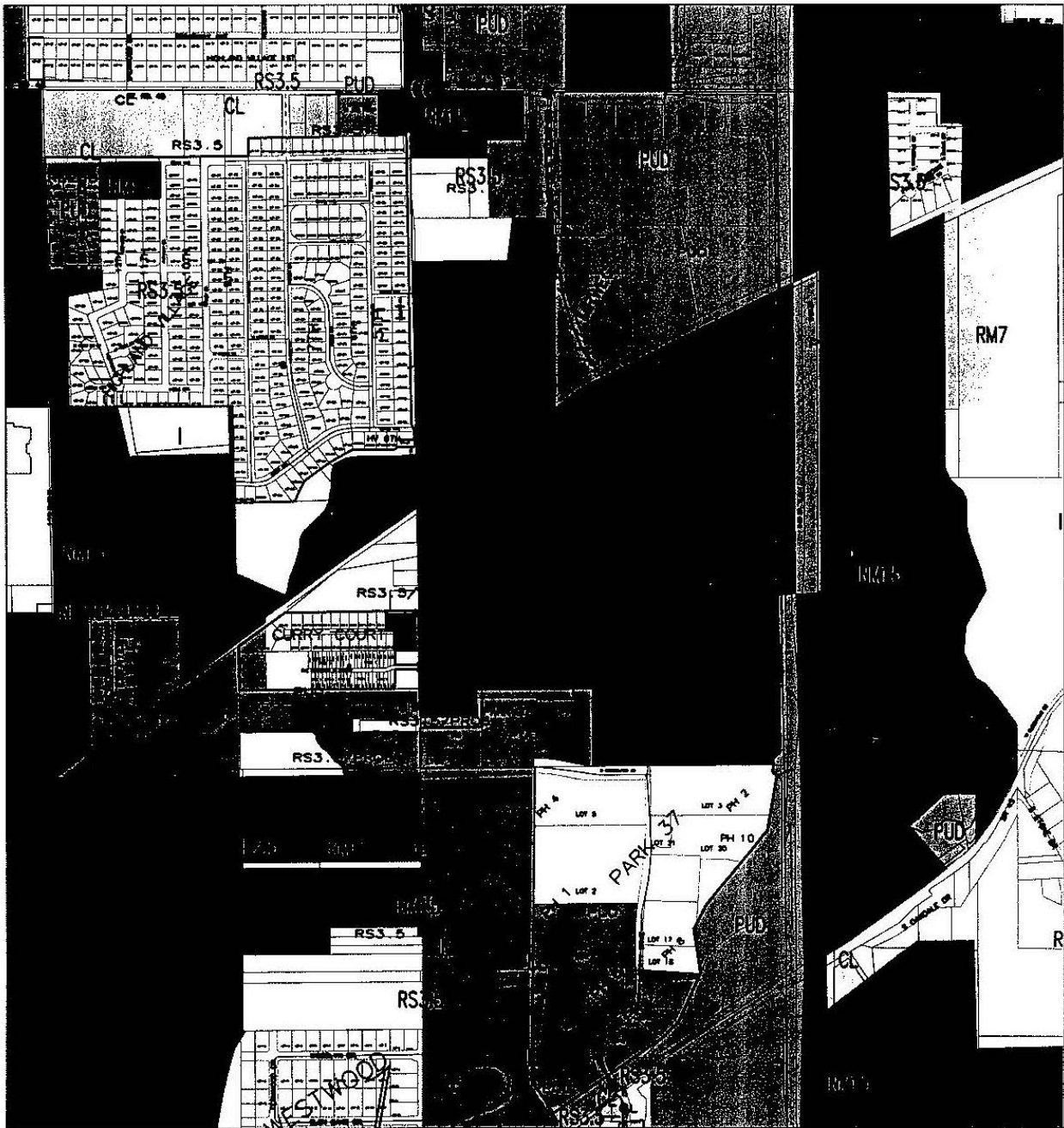


C/L State Road 37
 (APARTMENTS)
 D.B. 357, PAGE 148

STATE OF INDIANA
PLAT
 D.B. 357, PAGE 148

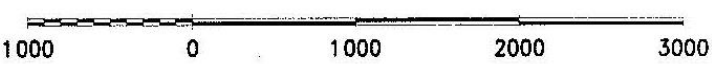
STATE OF INDIANA
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 D.B. 357, PAGE 148

STATE OF INDIANA
PLAT
 D.B. 357, PAGE 148

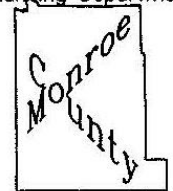


#0105-PIO-01
 Exhibit 3: Zoning Map
 Bloomington Tech Park PUD

By: planning
 6 Apr 01

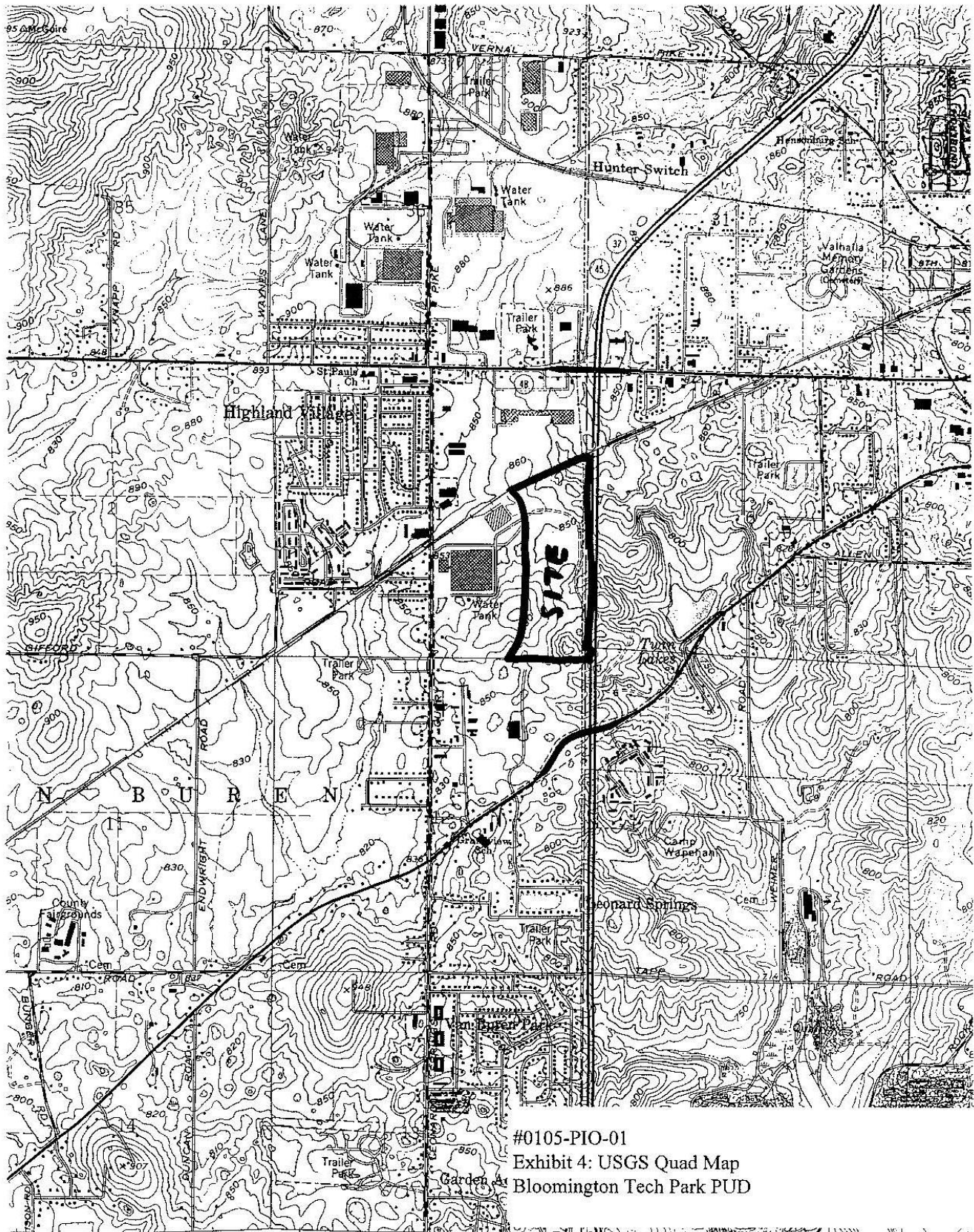


Monroe County
 Planning Department



Scale: 1" = 1000'

For reference only; map information NOT warranted.

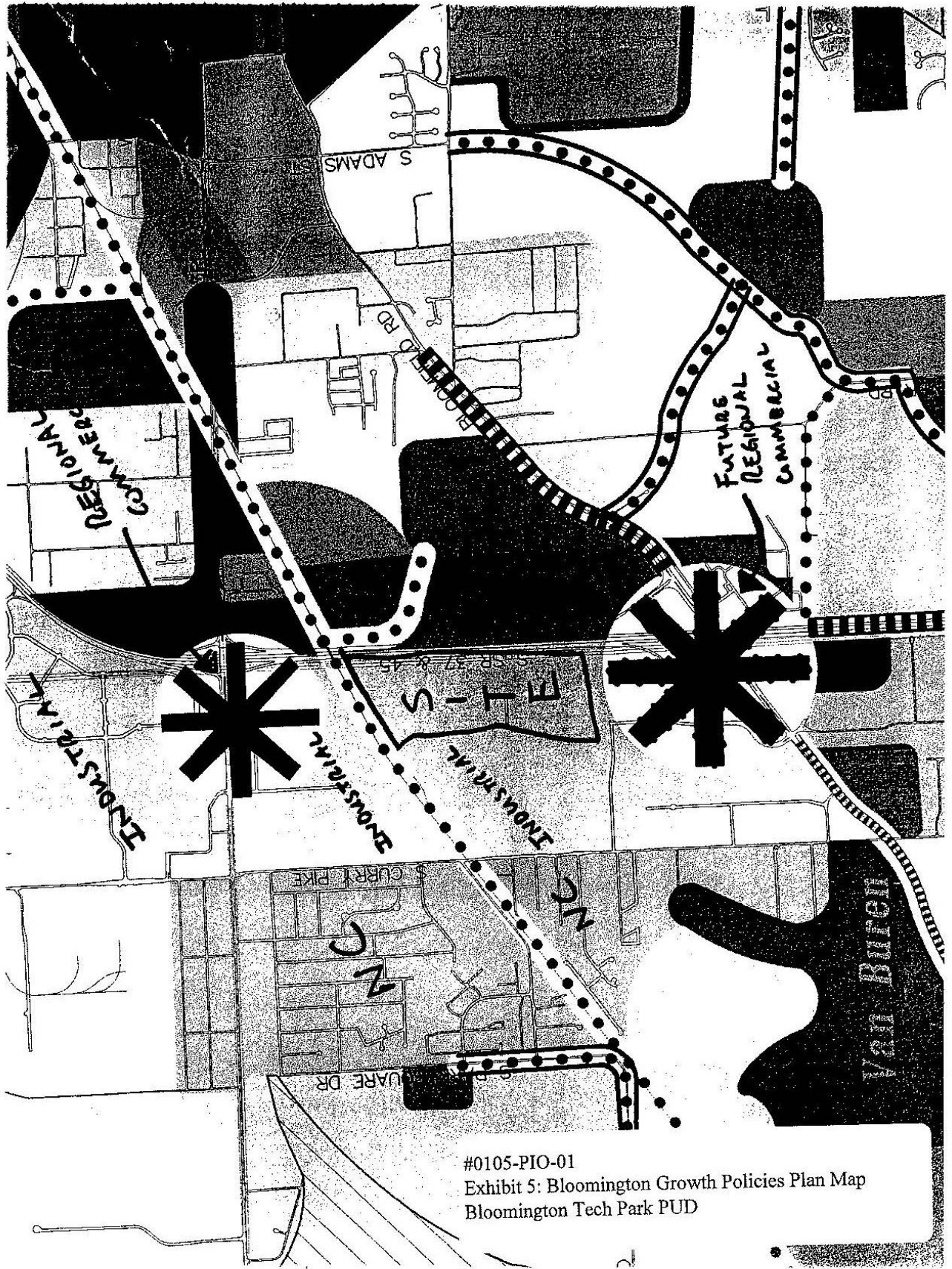


#0105-PIO-01
 Exhibit 4: USGS Quad Map
 Bloomington Tech Park PUD

1/4 MI.
 J.S. 231
 logical Survey

535 640 000 FEET 35' R. 2 W. BEDFORD 21 MI. 1537 R. 1 W. (CLEAR CREEK) 3662 11 SE

SCALE 1:24 000



#0105-PIO-01

Exhibit 5: Bloomington Growth Policies Plan Map
 Bloomington Tech Park PUD

Industrial Areas

Industrial Areas shown on the Land Use Plan Map incorporate existing or planned industrial parks and industrial facilities. Allocation of additional land for future development of industrial facilities is also shown. Areas appropriate for industrial use include large, uninterrupted tracts of level land with few environmental constraints and with excellent highway and arterial access. The land use plan, in general, accommodates expansion of existing industries such as the planned 865,000 square foot expansion of distribution facilities for Thompson Electronics.

Over time, it is reasonable to expect some displacement of existing industrial facilities, either because of functional and competitive obsolescence of the facilities themselves or because corporate restructuring. As facilities are displaced, facility reuse plans or site redevelopment plans should be prepared. In some cases, industrial reuse or redevelopment may not be appropriate, for example in older Industrial Areas in the core of the City. New industrial development should be directed toward the Indiana 37 Bypass and Curry Pike corridors.

As a matter of development policy, Industrial Areas should be reserved for exclusive use of industrial and employment generating enterprise. Moreover, provisions for varied industrial enterprise needs to be secured. For instance, small land parcels of five (5) acres or less need to be available to serve small manufacturing enterprises, as well, larger tracts of twenty (20) acres and more need to be available for large, single corporate users for manufacturing or distribution activities.

The airport area is a good example of special purpose industrial. The area west of Kirby Road and south of Whitehall Pike is designed as an Industrial Planned Unit Development. As well, property owned by the Monroe County Airport, and especially the property adjacent to Kirby Road, is to be dedicated for enterprises requiring air service logistical support. Activities such as medical equipment manufactures, high value electronic component suppliers or other high value product manufacturers or distributors may require direct and convenient access to the airport. Demand for this type of special industrial space will await future expansion of airport operations and facilities. This area should not be developed for normal industrial activities which do not require air service links.

With respect to currently undeveloped tracts allocated for future industrial purposes, development should proceed under Planned Unit Development procedures. The trend in industrial development over the last two decades has been toward planned business and industrial parks. Typically, branch facilities of national or foreign owned corporations as a matter of policy seek only sites in the controlled environments of planned industrial parks which incorporate architectural, landscaping, lighting and signage controls as well as impose performance standards on outdoor storage of parts and materials, solid waste management, traffic operations and often have standards regarding air quality, toxins, noise, vibration and magnetic fields. As a matter of development policy in Bloomington, future industrial development should meet approved architectural, landscaping and environmental quality standards. Many enclaves of existing housing are encompassed by proposed industrial areas. It is imperative that industrial development plans provide an acceptable interface with these residences in terms of landscape buffering and arrangement of activities on the industrial site.

#0105-PIO-01
Exhibit 6: Growth Policies Plan Land Use Policies
Bloomington Tech Park PUD

MONROE COUNTY PLANNING DEPARTMENT
and the offices of
MONROE COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS

Courthouse Room 306, Bloomington, IN 47404

Telephone: 812/349-2560 Facsimile: 812/349-2967

MEMORANDUM (Amended 5/2/01)

TO: Eric Stolberg
FROM: Gregg Zody, Interim Assistant Director
SUBJECT: Proposed Land Use Activities fro BloomingtonTech Park
DATE: May 2, 2001

As always, it was a pleasure meeting with you. The following is a summary of our meeting this morning, May 1, 2001 regarding the proposed Planned Unit Development rezone and outline plan for Bloomington Technology Park.

LOT 1 is excluded as part of the PUD rezone and outline plan approval

LOTS 6 & 9 are to be utilized as Stormwater Detention Areas

LOTS 2, 8, 10, 11, 12,13, & 14 - All permitted Light Industrial uses

LOTS: 3, 4, ,5, 7, 15, 16, 17, & 18

LOT 7 might be subdivided into 7a and 7b. 7a would not exceed 2 acres.

USE CATEGORY

Public, Semipublic and Office Facilities

- Office
- Office Showroom
- Medical Clinic
- Daycare Facility

USE CATEGORY

Business and Personal Services

- Barber Service
- Beauty Service
- Coin Operated Cleaning- Laundry
- Copy Service
- Dry Cleaning and Laundry Pick-Up
- Dry Cleaning and Laundry Service
- Electrical Repair
- Employment Agency
- Equipment Repair
- Financial Service

#0105-PIO-01
Exhibit 7: List of Potential Uses
Bloomington Tech Park PUD

USE CATEGORY

Retail and Wholesale

- Hotel
- Insurance Agency
- Interior Decorating
- Legal Service
- Locksmith
- Motel
- Pet Services
- Photographic Service
- Real Estate Agency
- Shoe Repair
- Travel Agency
- Apparel shop
- Appliance Sales
- Automotive Supply
- Bakery (Retail)
- Bookstore
- Building Materials (Only for Lots 7, 15, 16, 17, & 18)
- Camera and Photographic Supply
- Caterer
- Confectionary
- Convenience Store
- Drapery Sales
- Drug Store
- Florist (retail)
- Garden Center
- Gift Shop
- Grocery Store
- Handicrafts
- Hardware
- Jewelry
- Liquor Store
- Music Store
- Office Supplies
- Optical Goods
- Pet Store
- Restaurant (sit-down)
- Sporting Goods

USE CATEGORY

Automotive and Transportation

- Automotive Rentals
- Automotive Tire Repair

USE CATEGORY

Amusement and Recreation Services

- Indoor Theater

NOTE: Floor space limitation is 70,000 square feet for any single non-industrial use on Lots 3, 4, and 5.



May 21, 2001

Dear Plan Commissioners:

Bloomington Technology Park, LLC ("BTP, LLC") is requesting a PUD overlay for Bloomington Technology Park ("BTP"). BTP is presently zoned IG - General Industrial under the "former fringe" portion of the County Zoning Ordinance, chapter 833. This hybrid zoning was a result of the City of Bloomington's insistence that its regulations apply to the former fringe until the County adopted a growth policies plan and brought these areas back under the "regular" County Zoning ordinance and classifications. It has long been a stated goal of Monroe County to rezone and bring the former fringe into regular County zoning classifications in this manner and BTP presents an excellent opportunity to take the first significant step in that direction. All of the land proposed for the PUD designation is owned by BTP, LLC and the principals of Winger Stolberg Group.

In 1997, Winger-Stolberg Group through BTP, LLC started development of BTP on land acquired from Otis Elevator. Originally, BTP was envisioned to be a location for suppliers to Otis Elevator for just in time delivery. Subsequently, Otis has downsized and changes in the market have virtually eliminated demand from Otis suppliers for this development.

We have made an effort to jumpstart the project by building two flex warehouse buildings of 31,000 and 52,000 and square feet, respectively. To date, only one Otis supplier has been secured as a tenant in the larger building. Lot 1 at the south end of BTP between 37 and Liberty was sold to Teletron for their last expansion.

Despite intense marketing efforts for BTP, light industrial users have not located in BTP. This can largely be attributed to market factors. These include an abundant supply of industrially zoned land, other available buildings, including Otis plant #4 adjacent to BTP with 102,000 square feet, the Indiana Enterprise Center (former Thompson plant) with 2 million square feet of warehouse and manufacturing space and 200 acres of industrially zoned land, the former ABB plant, Columbia Records, and others.

We are requesting a Planed Unit Development overlay on all of the lots in BTP except for Lot #1 (previously sold to Teletron). The PUD will include a combination of Limited Industrial (LI) and specified other uses as shown on the attached use chart. Lots 2, 8, 10, 11, 12, 13 and 14 consisting of approximately 36 acres will be zoned LI. Lots 6 and 9 totaling 5.23 acres are set aside for storm water detention. The remaining lots 3, 4, 5, 7, 15, 16, 17 and 18 (approximately 35.5 acres) will be zoned to allow the limited list of public, semi-public and office facilities, business and personal services, retail and wholesale, automotive and transportation, amusement and recreational uses shown on the attached chart. No single non-industrial use on lots 3, 4 or 5 will be permitted to exceed 70,000 square feet of enclosed space.

#0105-PIO-01
Exhibit 8: Outline Plan Statement
Bloomington Tech Park PUD

501 Woodscrest Drive
Bloomington, IN 47401
812/332-9414
Fax 812/332-0261
Member I.C.C.

Winger/Stolberg Group

Since the stated policy of a PUD is to promote flexibility in development standards, we are requesting that the minimum parking requirement within this PUD be 2.5 spaces per 1,000 square feet of enclosed space for the use category of Building Materials on lots 7, 14, 16 and 17 and 18. For use category Office we ask that the minimum parking requirement be 4 spaces per 1,000 square feet throughout the entire PUD.

This modified parking requirement for Building Materials is justified because of the nature of the business. The items sold are often large and bulky and require more display space than the other uses in the Retail and Wholesale trade list requested for this PUD. Thus, a building materials business requires substantially more square footage per number of distinct items for sale.

The Building Materials business also does not experience the typical Christmas rush of customers from late November through December as do other retail uses, therefore their peak parking needs are not as great. Uses similar to Building Materials, such as Garden Center and Tractor Supply have lower parking requirements of 2.5 and 2.0 spaces per acre, respectively. This variation from the standard code requirements is in keeping with the objective of the PUD to promote green space and open space on the site and to promote landscaping in the parking areas.

The requested change in parking requirements for the Office use category flows from our considerable experience in office development. We have consistently found that office uses require more parking than is currently required by the code (1.3 spaces per 1,000 square feet). This change to 4 spaces per 1,000 square feet will preclude development of office buildings that lack adequate parking in BTP. These modifications from code standards for the BTP PUD will encourage the type and quality of development desired in BTP.

This PUD overlay for BTP is consistent with and supports goals of the County Growth Policies Plan and the recently adopted S.R. 37 Corridor Plan. This PUD will encourage infill, mixed use development in a strategic location with opportunities for employment centers supported by business and personal services. It will permit and encourage higher intensity uses in an area that already contains that type of development and the infrastructure to support it, also a significant planning goal. Covenants and restrictions are already in place at BTP that specify design standards, landscaping requirements and building appearance.

The most significant change affecting BTP is the construction of a frontage road along S.R. 37 in the form of Liberty Drive and Welmir Road. The completion of this road will result in a new, and complete, frontage road from S.R. 45 through to S.R. 48. Both intersections are signalized and the interchanges at S.R. 37 and highways 45 and 48 insure that these connections will remain regardless of any future upgrade or change to the status of S.R. 37. The Liberty Drive Welmir connection is scheduled to be completed this summer by the Monroe County Highway Department.

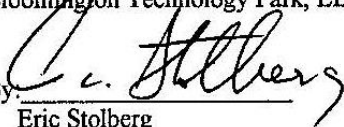
Since 1997, the 37 corridor both north and south of BTP has changed considerably with the addition of substantially more intense uses shown in the attached aerial photos. A comprehensive look at this area reveals a consistent development pattern. East of and adjacent to 37 there has been significant development of multifamily residential and some personal and business services. On the west side of the highway, the frontage has been developed almost exclusively with retail and personal service uses. The pattern begins with Wal-Mart and Sam's Club and continues north with Steak and Shake restaurant, Bloomfield State Bank, Aldi's and service oriented business such as a gym and hair salon in the buildings south of Teletron. Next in line is BTP which is bounded on the north by the Indiana Railroad, Cook Imaging, Mirwec and Whitehall Plaza Shopping Center anchored by K-Mart. Further north across 3rd Street is Whitehall Crossing retail center anchored by Lowes, Kohl's and others. This shopping center is substantially built out.

West of Liberty the 37 corridor takes on a light industrial and manufacturing character, with uses like Crider & Crider, the Dunn/PIC business park, Otis Elevator, Sabin, the industrial park west of Whitehall Plaza, the former ABB plant site and Bloomington Industrial Park.

With the excellent access created by the frontage road of Liberty Drive, BTP will now have the opportunity to create more flexible mixed use development space in this location. This is a unique opportunity to use the PUD regulations to encourage the infill development of BTP consistent with existing patterns and trends and the community goals. This parcel is the only substantial piece of open land in this segment of the corridor that already has the infrastructure in place for the types of uses proposed. It makes sense from the standpoint of effective and efficient land use planning to continue the land use pattern that has developed over this 3 to 4 mile stretch of the 37 corridor by adopting the PUD we are requesting.

Thank you for your consideration of this petition.

Bloomington Technology Park, LLC

By: 
Eric Stolberg

RECEIVED

MAY 03 2001



MONROE COUNTY PLANNING DEPARTMENT

Monroe County Commissioners
Attn: Brian O'Neill, President
Courthouse, Room 322
Bloomington, IN. 47404

RE: Liberty Drive Road Extension

Dear Brian:

Bloomington Technology Park, LLC is filing an application with the Monroe County Planning Department requesting a rezone of the Bloomington Technology Park from IG to a PUD.

BTP is presently zoned IG-General Industrial under the "former fringe" portion of the County Zoning Ordinance, Chapter 833. This hybrid zoning was a result of the City of Bloomington's insistence that it's regulations apply to the former fringe until the County adopted a zoning policy plan and brought these areas back under the regular County Zoning Ordinance and Classifications.

It has long been a stated goal of Monroe County to rezone and bring the former fringe into regular County Zoning classifications in this matter. We believe BTP presents an excellent opportunity to take this first significant step in that direction.

While working with County Planning staff and others regarding the various uses proposed as a part of the BTP/PUD, we looked at the impact on the Liberty Road extension from BTP to State Rd 48 via Welmir and determined that our proposed uses and well as those to the south of us will increase traffic along the new frontage road.

While the State Road 37 Corridor Plan provides for frontage roads to carry increased traffic rather than this traffic utilizing the highway, we believe it is in the best interest of our project and the community that we contribute a portion of the cost of this road extension.

Provided that the proposed PUD is adopted, please consider this letter as our agreement to reimburse the County upon the closing of a lot in BTP as follows:

<u>Lot</u>	<u>Acreage</u>	<u>Road Reimbursement</u>	<u>Total</u>
1	Excluded	(sold to 3 rd party)	
2	6.36 acres	\$5,000/per acre	\$31,800
3	2.13 acres	\$5,000/per acre	\$10,650
4	4.31 acres	\$5,000/per acre	\$21,550
5	3.82 acres	\$5,000/per acre	\$19,100

501 Woodscrest Drive
Bloomington, IN 47401
812/332-9414
Fax 812/332-0261
Member I.C.S.C.

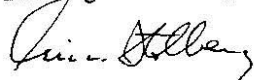
Wininger/Stolberg Group

Page Two

<u>Lot</u>	<u>Acreage</u>	<u>Road Reimbursement</u>	<u>Total</u>
6	Excluded	(storm water detention area)	
7	4.00 acres	\$5,000/per acre	\$20,000
8	4.14 acres	\$5,000/per acre	\$20,700
9	Excluded	(storm water detention area)	
10	6.62 acres	\$5,000/per acre	\$33,100
11	Excluded	(sold to 3 rd party)	
12	Excluded	(sold to 3 rd party)	
13	4.57 acres	\$5,000/per acre	\$22,850
14	4.09 acres	\$5,000/per acre	\$20,450
15	3.24 acres	\$5,000/per acre	\$16,200
16	3.38 acres	\$5,000/per acre	\$16,900
17	5.81 acres	\$5,000/per acre	\$29,050
18	3.61 acres	\$5,000/per acre	\$18,050
TOTAL:	61.23 ACRES		\$306,150

Should you have any questions regarding this proposal please give me a call at 332-9414.
Thank you.

Cordially yours,
Bloomington Technology Park, LLC



Eric C. Stolberg
Managing Partner

ECS: ta


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

TO: THE COMMISSIONERS OF MONROE COUNTY, INDIANA

CERTIFICATION

I, Mary Myers Ogle, hereby certify that during its meeting on June 19, 2001, the Monroe County Plan Commission considered petition #0105-PIO-01 for an amendment (Ordinance #2001-37) to the Monroe County Zoning Map and made a recommendation to approve thereon, based on the findings, with a vote of 9-0.

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



Mary Myers Ogle
Interim Planning Director



Date

EXHIBIT 4: Bloomington Technology Park PUD – Open Space

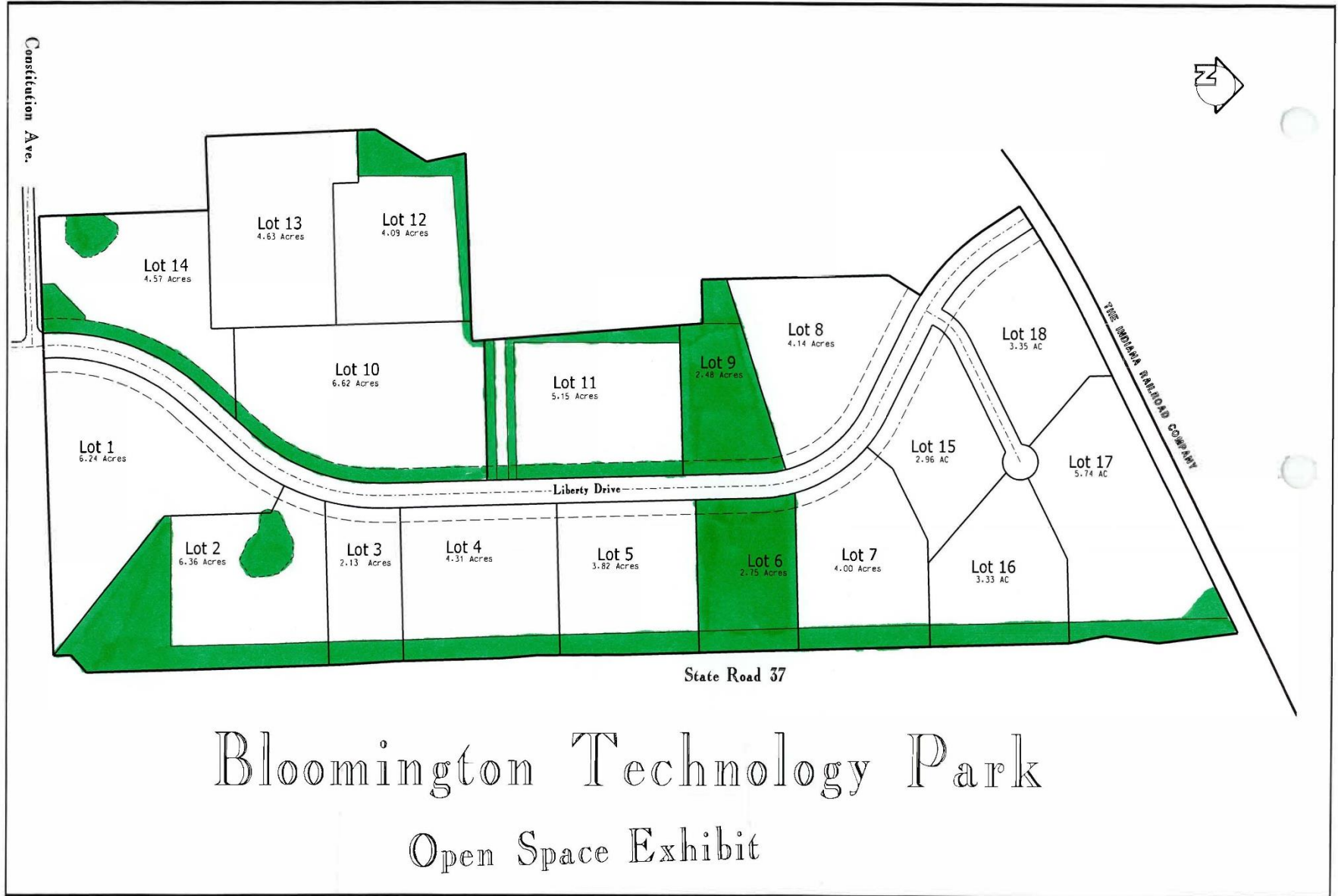
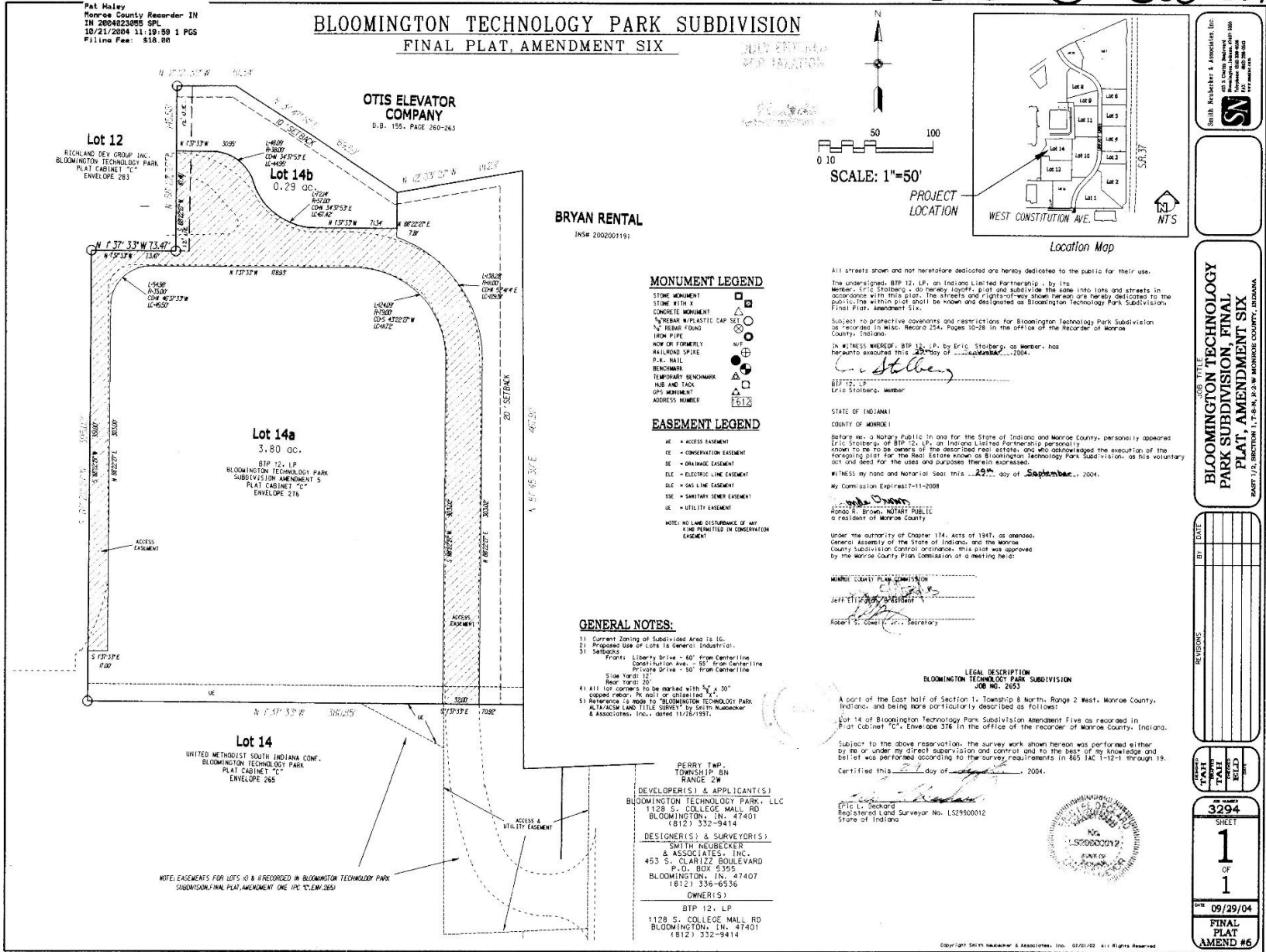


EXHIBIT 5: Bloomington Technology Park Final Plat Amendment 6

CAB "C" ENU 384



CHAPTER 807

ZONING ORDINANCE:

SIGNS

807-1. Purpose and Intent

The purpose and intent of this chapter is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscretionary sign standards and requirements, including the following purposes and objectives:

- A. providing guidelines for the placement, number, size, sign type (e.g. ground sign, building sign, canopy sign, etc.), and general characteristics/location of all signs throughout the County Jurisdictional Area;
- ~~(1)B.~~ To encourage sign types that preserve the County's rural character, including wall signs, monument signs, and building signs;
- ~~(2)~~ encouraging the effective use of signs as a means of communication within the County Jurisdictional Area;
- ~~(3)C.~~ maintaining and enhancing the aesthetic environment and the County's ability to attract tourism and other sources of economic development and growth;
- ~~(4)D.~~ improving pedestrian and traffic movement and safety (e.g., maintaining appropriate sight distances at intersections and reducing distractions);
- ~~(5)E.~~ minimizing the possible adverse effect of signs on nearby public and private property (e.g., the adverse effect of obstructing natural scenic vistas);
- ~~(6)F.~~ enabling and promoting the fair and consistent enforcement of these sign restrictions;
- ~~(7)G.~~ promoting the general purposes set forth in the Zoning Ordinance and the land use planning goals set forth in the Comprehensive Plan;

~~(8)H.~~ establishing an efficient permit system to expeditiously approve the location and design of signs, subject to the standards and the permit procedures of this ordinance;

~~(9)I.~~ allowing certain temporary signs by-right if they are within a certain size limit stated by this ordinance; that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this ordinance, but without a requirement for permits;

~~(10)J.~~ prohibiting all signs not expressly permitted by this ordinance;

~~K.~~ restricting the continued existence of abandoned or nonconforming signs unless in compliance with the terms of this article ordinance and to eliminate, over time, all nonconforming signs, and;

~~(11)~~ encouraging signs that are well designed and compatible with their surroundings and with the buildings to which they are appurtenant, and encourage signs that are integrated with and harmonious to the buildings and sites they occupy; and;

~~A.L.~~ recognizing that the size and location of signs are correlated, and therefore, applying different sign size standards based on different zoned locations should apply (e.g. residential zones will have smaller sign allocation than commercial zones); that provide adequate identification in residential and in pedestrian-oriented business areas differ from those that are necessary in vehicular-oriented areas where traffic is heavy, travel speeds are greater, and required setbacks are greater than in residential and pedestrian areas.

807-2. Applicability and Message Substitution

A. A sign may be erected, placed, established, painted, created, or maintained in the County Jurisdictional Area only in conformance with the standards, procedures, exemptions, and other requirements of this Chapter and with other Monroe County ordinances and resolutions.

B. A noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message, subject to the same regulations that apply to such signs. Substitution of message may be made without any additional approval or permitting. The owner of any sign that is otherwise allowed by this regulation may substitute noncommercial copy in place of any other commercial or

noncommercial copy. This substitution of copy may be made without the issuance of any additional permit by a local government agency. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or the favoring of any particular noncommercial message over any other noncommercial message. This provision prevails over any more specific provision in this regulation to the contrary.” (See IC 36-7-4-1109)
A.

807-3. Sign Permit Applications and Exemptions

- A. After the effective date of the ordinance codified in this Chapter, and except as otherwise provided, no person shall erect, repair, or relocate any sign as defined herein without first obtaining a permit from the Administrator.
- B. Application for permit: Application for the permit shall be made in writing, in duplicate, upon forms approved by the Administrator, and shall contain the following information: An applicant desiring a sign permit shall apply for the permit on the online permitting website available through the Monroe County Planning Department’s webpage. Persons lacking access to the online permitting website may request the Monroe County Planning Department to mail them a hard copy (i.e. paper) of the sign permit application.
- C. Prior to the issuance of a sign permit and for a sign permit application to be considered “complete”, the applicant shall furnish the Administrator:
 - 1. Written consent/proof of consent from the landowner(s) of the owner upon whose land the sign is to be located. The name of the entity installing and managing the sign; of the building, structure, or land on which the sign is to be erected in the event the applicant is not the owner thereof.
 - 2. The deed of the property for which the sign will be placed;
 - 1.3. _____ If applicable, a building permit application shall be applied for at the time of the sign permit application;
 - 2.4. _____ If applicable per Chapter 815, a site plan application with the location of the sign shown;
 - 5. A scaled drawing of the sign, showing:
 - a. Name, address, and telephone number of applicant;
 - b. Address or location, if no address, of building, structure, or land on which the sign is to be erected, repaired, or relocated.; The township and section of the sign location;
 - c. The scope of work (i.e. replacing an existing sign,

adding a new sign, etc.);

d. The number of signs requested, sign structure components (e.g. wood posts, limestone monument, etc.), sign type (e.g. ground sign, building sign, canopy sign, etc.);

e. The zoning of the existing property where the sign will be placed;

f. the location, elevation of any sign measured from the ground to top of sign, of the sign, the face(s) composing the sign, the position of lighting or other extraneous devices, and any other components of the sign including setbacks of the sign to property lines, right-of-way, and any recorded easements;

g. dimensions and total square footage (length, width, and depth) of any proposed and existing signage;

h. whether the sign will be animated/illuminated; the face(s) composing the sign,

i. the position of any lighting or other extraneous devices; and any other components of the sign;

a.j. whether the sign is double sided or v-shaped, and the position of the proposed sign and the public roadway(s) to which the sign is to be directed and from which the sign will be measured for height conformity, as well as any existing signage, on any building or land and its position in relation to nearby buildings or structures and to any private or public street or highway right-of-way.

3-6. Once the permit is approved, the fee, as determined by the Plan Commission Rules of Procedure, will be assessed and must be paid. The fee payment is not part of the requirement for a complete application, however.

i. -

B. Application for permit: Application for the permit shall be made in writing, in duplicate, upon forms approved by the Administrator, and shall contain the following information:

~~(1) Name, address, and telephone number of applicant;~~

~~(2) — Address or location, if no address, of building, structure, or land on which the sign is to be erected, repaired, or relocated; etc.~~

~~The fee, as determined by the Plan Commission Rules of Procedure.~~

~~(3) — A site plan showing the position of the proposed sign and the public roadway(s) to which the sign's message is to be directed and from which the sign will be measured for height conformity, as well as any existing signage, on any building or land and its position in relation to nearby buildings or structures and to any private or public street or highway right-of-way.~~

~~(4)a. The fee, as determined by the Plan Commission Rules of Procedure.~~

A.D. Exemptions: The following signs shall be exempted from the permit provisions of 807-3, but shall still be subject all other provisions set forth in this chapter. Signs that are exempt from the sign permit requirement remain subject to the design standards (e.g., the height, bulk, area, location, and format) set forth in this chapter:

~~1. Any sign of not more than one and one-half (1-1/2) square feet in area; provided, that no more than one sign shall be permitted per zone lot; Signs that have a total of four (4) square feet or less per lot of record are exempt from the permit requirement;~~

~~2. Temporary signs or devices meeting the following criteria: are exempt from the permit requirement under the following circumstances:~~

~~i. Each zone lot shall be allocated a total of eight (8) square feet of temporary signs or devices unless superseded by State Statute; No more than thirty-two (32) square feet of temporary signs are located on the same lot of record.~~

~~ii. Temporary signs that are at least ten (10) feet from any other sign or building structure;~~

~~iii. Freestanding temporary signs that do not exceed six (6) feet in height; and~~

iv. External of internal illumination of temporary signs or devices is prohibited. There is no external or internal illumination of temporary signs.

3. Historic preservation property markers as amended in IC 36-7-11 constitute as an exception to any codes and ordinances establishing sign regulations; and

However, if banners, streamers, pennants, balloons, propellers, strung light bulbs, or similar devices are used as the temporary signs or devices they may only be displayed for a period of no longer than forty eight (48) hours during any one (1) calendar month period.

807-4. Timing, Procedure, and Exemptions

B.A. Sign applications that are complete and that propose signs that comply with the provisions of this Chapter, shall receive a permit or be notified of denial approved by the Administrator within seven (7) twelve (12) business days of receipt per IC 36-7-4-1109. A complete application includes compliance with section 807-3(C). Sign applications that are incomplete or that do not propose signs that comply with the provision of this Chapter, shall be denied by the Administrator within seven (7) twelve (12) business days of receipt. Notices of permit decision shall be entered on the online permitting website; applicants that opt for paper application shall be mailed notification of permit denial by First Class U.S. Mail to the applicant at the address set forth in the permit application. Should the applicant apply using the online permitting software, the applicant then agrees to receive all permit notifications via the online permitting software. Notice shall be deemed to be served on the applicant on the date of mailing postmark or website posting, whichever is applicable. The Administrator's failure to serve notice of permit decision on the applicant within seven (7) twelve (12) business days of application receipt will be treated as a denial by the applicant and therefore is subject to appeal. Notices of sign permit denial must identify all reasons for the denial. Sign permit applications that are incomplete will receive notification within twelve (12) business days of missing components to be considered a complete application on either the online permitting website or by First Class U.S. Mail, whichever is applicable. The fee for the permit is only charged upon approval and receipt of the sign permit.

1. Following the erection of a sign, the applicant shall file for a Land Use Certificate and staff shall inspect the sign, and issue a Land Use Certificate in the event the sign complies with that for which the permit was issued. In the event that the sign appears to not be in compliance, staff may request an as-built survey by a licensed surveyor/engineer. Upon receipt of the as-built or site visit verifying non-compliance, the Administrator shall promptly notify the permittee via the online permitting website or by letter, whichever is applicable, all reasons upon which the determination of noncompliance is based. Failure by the permittee to correct any non-compliance within ten (10) days from the date of written notice shall result in revocation of the sign permit, as well as other remedies authorized by Monroe County Code. Notice of failure to comply and notice of revocation shall be mailed First Class U.S. Mail to the permittee at the address on the sign permit application if applicant opts for a paper copy, or shall be posted on the online permitting website; notice shall be deemed to be served on the applicant on the date of mailing postmark or website posting, whichever is applicable.

~~1.~~ Sign permit application decisions may be applied for an appeal to the BZA per the approved Board of Zoning Appeals Rules of Procedure. BZA decisions on sign permit appeals may be appealed to the Monroe Circuit Court pursuant to Indiana Code 36-7-4-1600, et seq. Alternatively, sign permit decisions of the Administrator or the BZA may be appealed directly to the Federal Court, Southern District of Indiana. On appeal of the Administrator's decision on a sign permit, or on appeal of the BZA's decision on a sign permit, Monroe County shall bear the burden of proof to the extent required by federal court decisions applicable within the 7th Judicial Circuit of the Federal Court relating to prior restraint (see e.g., *Thomas v. Chi. Park Dist.*, 534 U.S. 316 (2002); *Freedman v. Maryland*, 380 U.S. 51 (1965); and *City of Littleton v. Z.J. Gifts D-4, L.L.C.*, 541 U.S. 774 (2004)).

2.

B. Land Use Certificate: Upon application for a Land Use Certificate by the applicant, ~~the~~ the planning staff shall examine the plans, specifications, and other data submitted with the application to determine whether the sign is a legal pre-existing, non-conforming use and was constructed in accordance with the applicable design standard in effect at the time of permitting, and, if necessary, the building or premises upon which it is proposed to erect the sign. If

the proposed sign is in compliance with all of the requirements of this zoning ordinance including without limitation, all conditions and commitments, if any, of an applicable conditional use approval, a land use certificate shall be issued.

~~B.~~

~~C. Exemptions: The following signs shall be exempted from the permit provisions of 807-3, but shall still be subject all other provisions set forth in this chapter:~~

~~(1) Any sign of not more than one and one-half (1-1/2) square feet in area; provided, that no more than one sign shall be permitted per zone lot;~~

~~(2) Temporary signs or devices meeting the following criteria:~~

~~a) Each zone lot shall be allocated a total of eight (8) square feet of temporary signs or devices unless superseded by State Statute~~

~~b) Temporary signs or devices may be located no less than ten (10) feet from any other sign or structure;~~

~~c) Freestanding temporary signs or devices may not exceed six (6) feet in height;~~

~~External or internal illumination of temporary signs or devices is prohibited.~~

~~However, if banners, streamers, pennants, balloons, propellers, strung light bulbs, or similar devices are used as the temporary signs or devices they may only be displayed for a period of no longer than forty-eight (48) hours during any one (1) calendar month period.~~

807-54. Lawful Nonconforming Signs

~~A. Lawful, pre-existing, nonconforming signs may not be expanded, altered, or relocated, with the following two one exceptions:~~

~~A.~~

~~(A) 1. Maintenance. Subject to Section 803-2 of this ordinance, ordinary maintenance or upgrade to allow new material for the face of the sign, trim, existing lighting of the sign, and any~~

features necessary to allow safe message replacement is permitted. Maintenance may include the replacement of supports with the same type of material and in the same size, number, and configuration as in the original sign supports. For example, wood supports may be replaced with wood supports, but wood supports may not be changed from wood to iron, to aluminum, to steel, to composite metal, or to any other type of material. Replacement of supports shall be subject to the requirements of Section 807-3.

807-65. Placement Prohibitions.

The following prohibitions shall apply in all districts:

- ~~(A)~~A. No sign shall be erected or maintained in any form or at any location where it may obstruct or in any way interfere with the view of or be confused with any approved traffic control device or where it may obstruct or in any way interfere with the minimum sight-distance necessary to promote traffic safety.
- A.B. On any corner lot, no sign which obstructs sight lines at elevations between two and one-half (2 $\frac{1}{2}$) feet and ten (10) feet above the crown of the adjacent roadway shall be placed or maintained within a triangular area of twenty-five (25) feet along each of the intersecting streets, to be measured from the property line.
- ~~(B)~~C. No sign shall be placed in any public right-of-way except publicly owned traffic-control and transit signs.
- ~~(C)~~D. No sign, either freestanding or mounted on a building, shall project into the public right-of-way.
- ~~(D)~~E. No sign shall be mounted on a roof or extend above the eave or parapet of a building wall.
- ~~(E)~~F. No sign shall be affixed to trees, fence posts, or utility poles.

807-76. General Sign Regulations.

All signs shall conform to the following regulations:

~~(A)~~A. Illumination: Illuminated signs are permitted, subject to the following:

- ~~1.~~—The source of illumination for externally illuminated signs

shall be located at the top of the sign and directed downward toward the sign face and must be shielded from view of oncoming traffic;

1.

~~2.~~ The source of illumination for internally illuminated signs must be completely enclosed within a translucent sign unit, or, if attached to the sign face as a design element, may be provided only by translucent tubes, tubing, bulbs or fixtures.

2.

~~3.~~ Illuminated signs may not produce heat or glare in such a manner as to constitute a nuisance (e.g., shining into a residential building) or a traffic hazard (interfering with a driver's vision); and,

3.

4. The source of illumination may not flash, shine intermittently, or be used to create a strobe effect.

~~(B)~~B. Prohibited Signs: The following signs are prohibited:

~~(1)~~1. Portable signs

~~(2)~~2. All animated or changeable copy signs (including ~~billboard~~changeable signs), or signs which move by mechanical means or by the movement of air are prohibited.

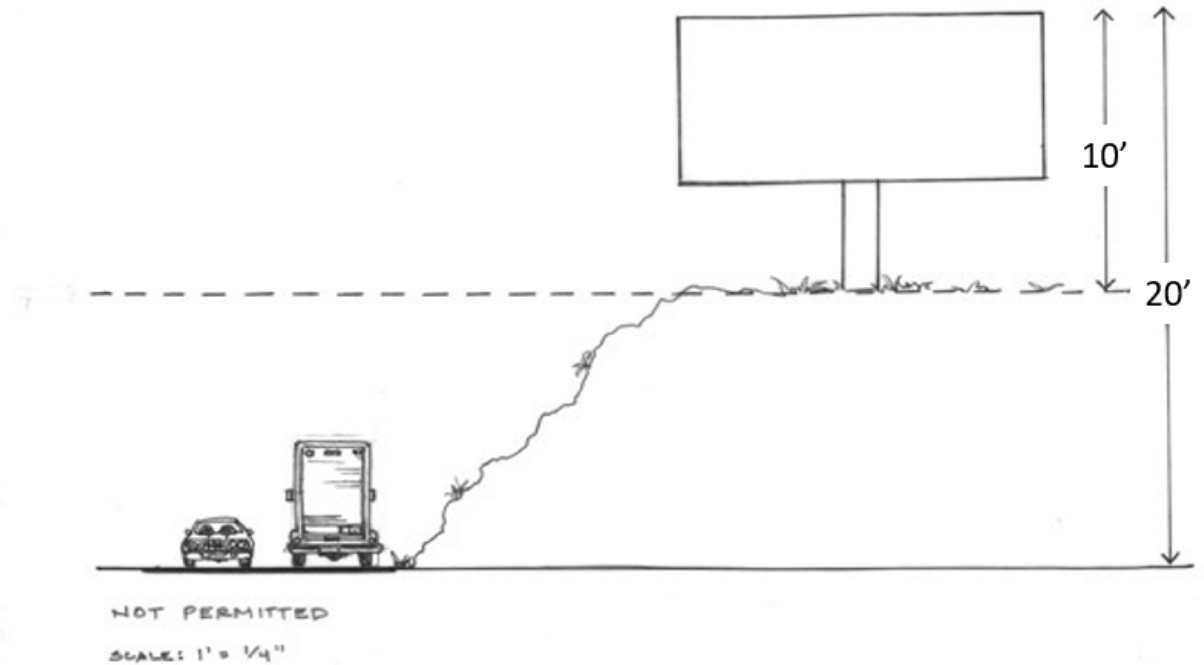
~~(3)~~3. Temporary signs or devices consisting of a series of banners, streamers, pennants, balloons, propellers, strung light bulbs, or similar devices are prohibited, except as allowed in 807-3 ~~(DG)~~(4).

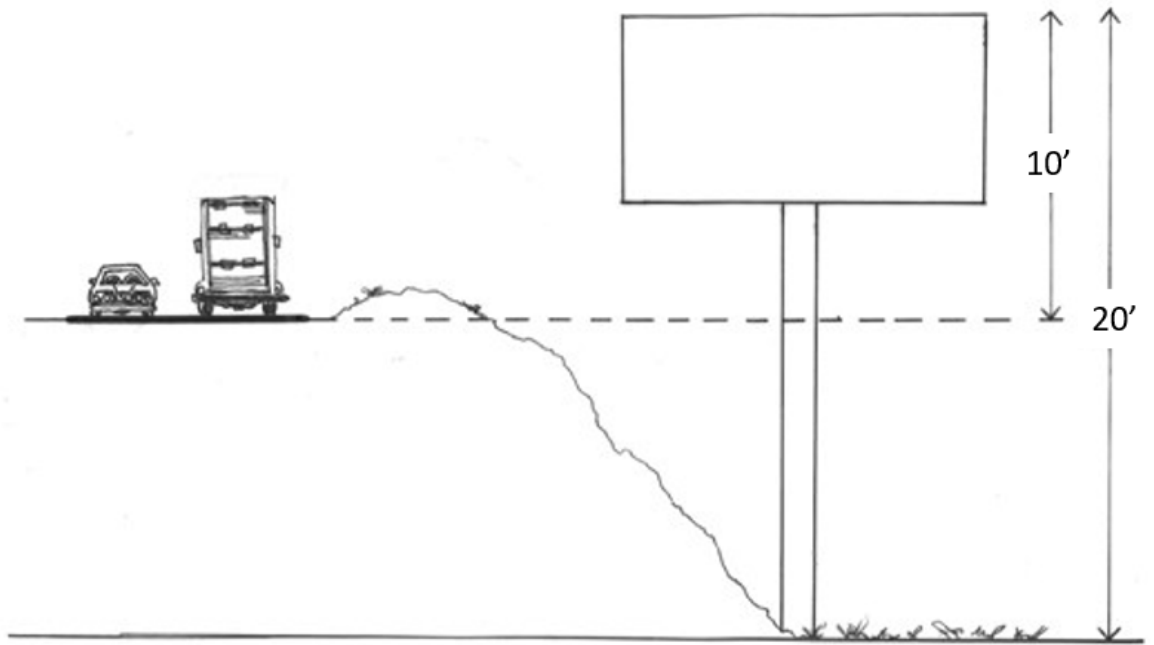
4. Snipe Signs

~~(C)~~C. Height and setback of signs:

1. ~~No sign shall exceed twenty five (25) feet in height. No freestanding sign (e.g. ground, or temporary sign) shall exceed ten (10) feet in height. Sign height shall be measured from the highest point on the sign or sign structure to the base of the sign. Sign height shall be measured from the highest point on the sign or sign structure to the location where the sign meets the ground.~~ In addition, the sign height shall not

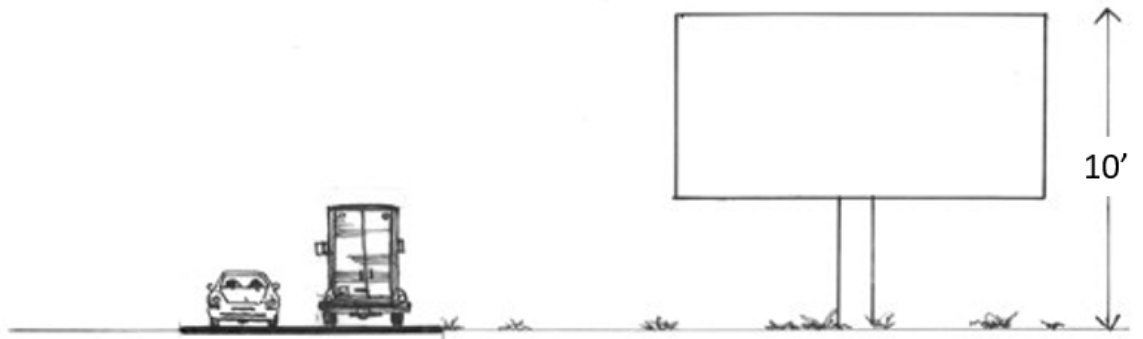
exceed 10' to the top of the sign to the crown of the public road(s) from which the sign's message can be readily viewed, whichever yields the greatest height (See illustrations below). [Signs affixed to the side of the building and that do not exceed the roof height comply with the height requirements for the zoning district.](#)





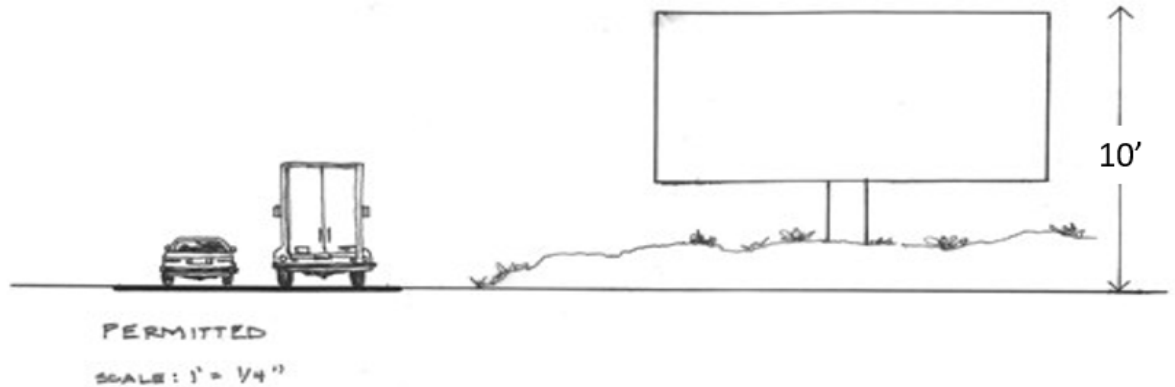
NOT PERMITTED

SCALE: 1' = 1/4"



PERMITTED

SCALE: 1' = 1/4"



2. All signs shall conform to the side and rear yard requirements for buildings as set forth in Monroe County Code Chapter 804. Setbacks shall be measured horizontally from the vertical plane of the edge of the sign nearest to the right-of-way.

3. Signs shall have a minimum setback of ten (10) feet from ~~dedicated~~the street right-of-way. In the event that there is no dedicated street right-of-way, the front setback for a sign shall be measured from the centerline of the road 25 feet. In no case shall a sign interfere with site distance per Chapter 755. ~~However, signs may be placed less than ten (10) feet, but no less than five (5) feet, of the street right-of-way provided that the bottom edge of the sign face support shall be at least nine (9) feet above the ground; vision beneath the sign must be clear except for the supporting structure; and, the maximum permitted area of the sign shall be reduced by fifty (50%) percent. Setbacks shall be measured horizontally from the vertical plane of the edge of the sign nearest to the right-of-way.~~

~~(C)~~D. Maintenance: All signs must be kept clean, neatly painted, and free from all hazards, such as, but not limited to, faulty wiring and loose fastenings, and must be maintained at all times in a safe condition so as not to be detrimental to the public health or safety.

~~(D)~~E. Total sign allocations and number of signs are regulated as follows: for the zoning districts set forth in the Table 7-1 must be

based upon the building mass and street frontage standards described below:

~~Table 7-1~~

Applicable Zoning Ordinance	Zoning Districts
Ch. 833 – Former Fringe	CL, CA, IL, IG, BP, I, AP, Q
Ch. 802 – Zones and Permitted Uses	LB, GB, LI, HI, ME, PB, IP, REC

1. Total sign area permitted for any business or industrial legal lot of record (see Table 7-1) shall be two (2) square feet of sign area for each one (1) linear foot of building fronting on a public street, or one (1) square foot of sign for each one (1) linear foot of property fronting a publicly maintained right-of-way, whichever is greater. Residential legal lots of record (see Table 7-2) are permitted a maximum square footage of 32 sq ft.
1. ~~Location, size, and variety of all signs existing upon a zoning legal lot of record are included in the total sign allocations.~~
2. ~~Total sign area permitted for any business or industrial premises shall be two (2) square feet of sign area for each one (1) linear foot of building fronting on a public street, or one (1) square foot of sign for each one (1) linear foot of property fronting a publicly maintained right-of-way, whichever is greater.~~
3. Notwithstanding other provisions of these regulations, no premises within any business or industrial zone commercial or industrial zoning district may be restricted to less than seventy-five (75) square feet of sign area nor shall any premises be permitted to display more than six hundred (600) square feet of sign area per zoning lot of record, except as provided below in Subsection H under the “relocation of a pole sign”. No individual sign shall be more than 285 sq ft. One pole or ground sign with a maximum permitted sign surface area of sixty (60) square feet shall be permitted for each street frontage subject to the total lot allocation.
- 3.4. No legal lot of record may have more than ten (10) individual signs on the property except where specifically allowed under this ordinance;

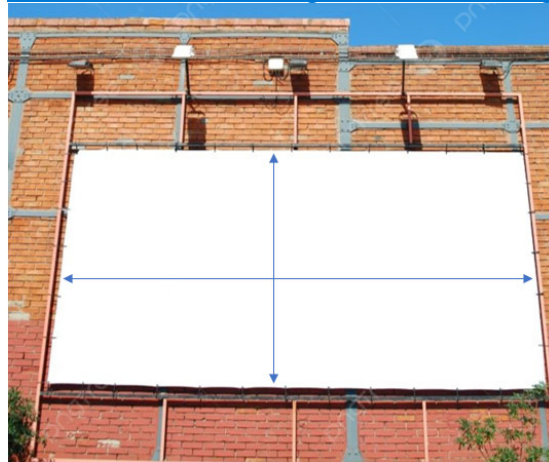
(4)F. _____ Computation of area of individual signs:

1. The area of a sign face (which is also the area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, ellipse, or combination thereof that will encompass the extreme limits of the ~~writing, representation, emblem, or other~~ display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when the fence or wall otherwise meets Zoning Ordinance regulations and is clearly incidental to the display itself. See example illustrations below:

Canopy sign face measurements with blue arrows showing the limits of the sign face measurement:

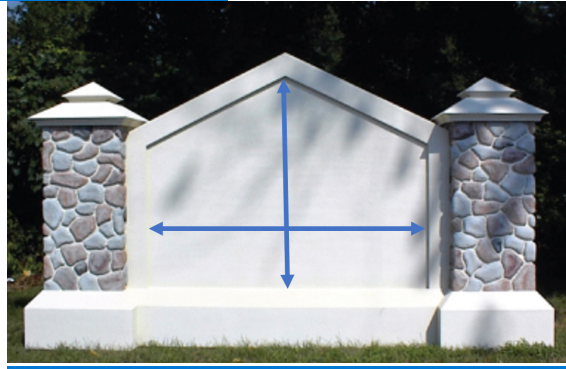


Building sign measurements with blue arrows showing the limits of the sign face measurement (sign not to exceed the height of the building):



Ground sign with blue arrows showing the limits of the

sign face measurement



(a)

2. ~~b)~~ — The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two ~~identical~~ sign faces are placed back-to-back, so that both faces cannot be viewed from any point at the same time, and when the sign faces are part of the same sign structure and are not more than forty-two (42) inches apart at the widest section, the sign area shall be computed by the measurement of the largest face.

~~Total sign area subject to permit requirements shall not exceed thirty-two (32) square feet per lot of record.~~

1. ~~Sign allocations for the zoning districts set forth in the table 7-2 must be based upon the standard described below:~~

Business or Industrial Zones – Refer to Table 7-1:

Table 7-1

Applicable Zoning Ordinance	Zoning Districts
Ch. 833 – Former Fringe	CL, CA, IL, IG, BP, I, AP, Q
Ch. 802 – Zones and Permitted Uses	LB, GB, LI, HI, ME, PB, IP, REC

Applicable Zoning Ordinance	Zoning Districts
Ch. 833 – Former Fringe	CL, CA, IL, IG, BP, I, AP, Q
Ch. 802 – Zones and Permitted Uses	LB, GB, LI, HI, ME, PB, IP, REC

Residential Zones – Refer to Table 7-2:

Table 7-2

Applicable Zoning Ordinance	Zoning Districts
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Ch. 833 – Former Fringe	RE-2.5, RE1, RS2, RS-3.5, RS-4.5, RT7, RM7,
Ch. 802 – Zones and Permitted Uses	AG/RR, FR, CR, ER, LR, SR, MR, HR, UR

~~Total sign area subject to permit requirements shall not exceed thirty two (32) square feet per lot of record.~~

~~(D)~~G. _____ Special regulations in all districts:

~~(1)~~1. _____ A marquee sign:

~~(a)~~i. _____ shall provide a minimum of ten feet of clearance above the surface over which it projects and shall not otherwise interfere with the reasonable use of the surface;

~~(b)~~ii. _____ may not be wider than the building from which it projects; and,

~~(c)~~iii. _____ may not extend below or above the vertical face of the marquee.

~~(E)~~H. _____ Shopping Centers. Regardless of the district in which it is located, the following regulations shall apply to property which is developed for or occupied by a shopping center.

~~(1)~~1. _____ Signs for individual stores or business establishments within a shopping center must be located on the front exterior wall of the tenant's space and are limited to one and six-tenths (1.6) square feet of sign area for each one (1) linear foot of front exterior wall length.

~~(2)~~2. _____ Independently placed buildings or buildings with corner locations are limited on each side or rear wall to one-half the amount of sign area permitted on the front wall, or to one and two-tenths (1.2) square feet of sign area for each linear foot of building on the side or rear of the building, whichever is less.

~~(3)~~3. _____ In addition to signs permitted for individual establishments within a shopping center, general shopping center signs will be permitted on the basis of one sign for each fifty-thousand (50,000) square feet of gross building floor area within the development, ~~with a total limit of four pole signs~~. The total area of each general shopping center sign shall not exceed two hundred forty (240) square feet in area or one hundred

twenty (120) square feet per side of a double-sided sign.

[end of chapter]