

MONROE COUNTY PLAN COMMISSION MEETING



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

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, April 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. Regional Opportunities Initiative – Housing Study Monroe County Review

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UNFINISHED BUSINESS:

1. PUO-23-6

**North Park II PUD Outline Plan Amendment 1
Final Hearing.**

One (1) 98.6 +/- acre parcel in Bloomington Township, Section 30 at N Packing House RD, parcel #53-05-30-400-014.000-004.

Owner: Packing House Road LLC

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

*****CONTINUED BY STAFF*****

2. PUO-23-7

**The Trails at Robertson Farm PUD Outline
Final 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

*****CONTINUED BY PETITIONER*****

NEW BUSINESS:

1. SPP-24-1

(1908-SPP-03)

Schermer Major Subdivision Preliminary Plat Extension for 4 Years.

Preliminary Hearing. Waiver of Final Hearing Requested.

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Eighteen (18) parcels on 7.08 acres +/- in Perry Township, Section 21 at 4885 S College DR, Parcel no. 53-08-21-300-049.000-008 & 53-08-21-300-048.000-008.

Owner: Schermer Investments, LLC

Zoned RS3.5/PRO6. Contact: dmyers@co.monroe.in.us

2. PUO-24-1

Westgate on 3rd Planned Unit Development Outline Plan Amd.1

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Preliminary Hearing. Waiver of Final Hearing Requested.

One (1) 37.99 +/- acre parcel in Section 2 of Van Buren Township at 4755 W State Road 48, parcel # 53-09-02-100-027.000-015.

Petitioner: Westgate on Third LLC

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

Preliminary Hearing.

Two (2) 2.48 +/- acre parcels in Section 3 of Van Buren Township at 5991 W State Road 48, parcels #53-09-02-200-177.000-015, and 53-09-02-200-173.000-015.

Petitioner: Mannanya LLC. c/o Daniel Cyr, Paganelli Law Group,

Zoned RE1. Contact: dbrown@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.

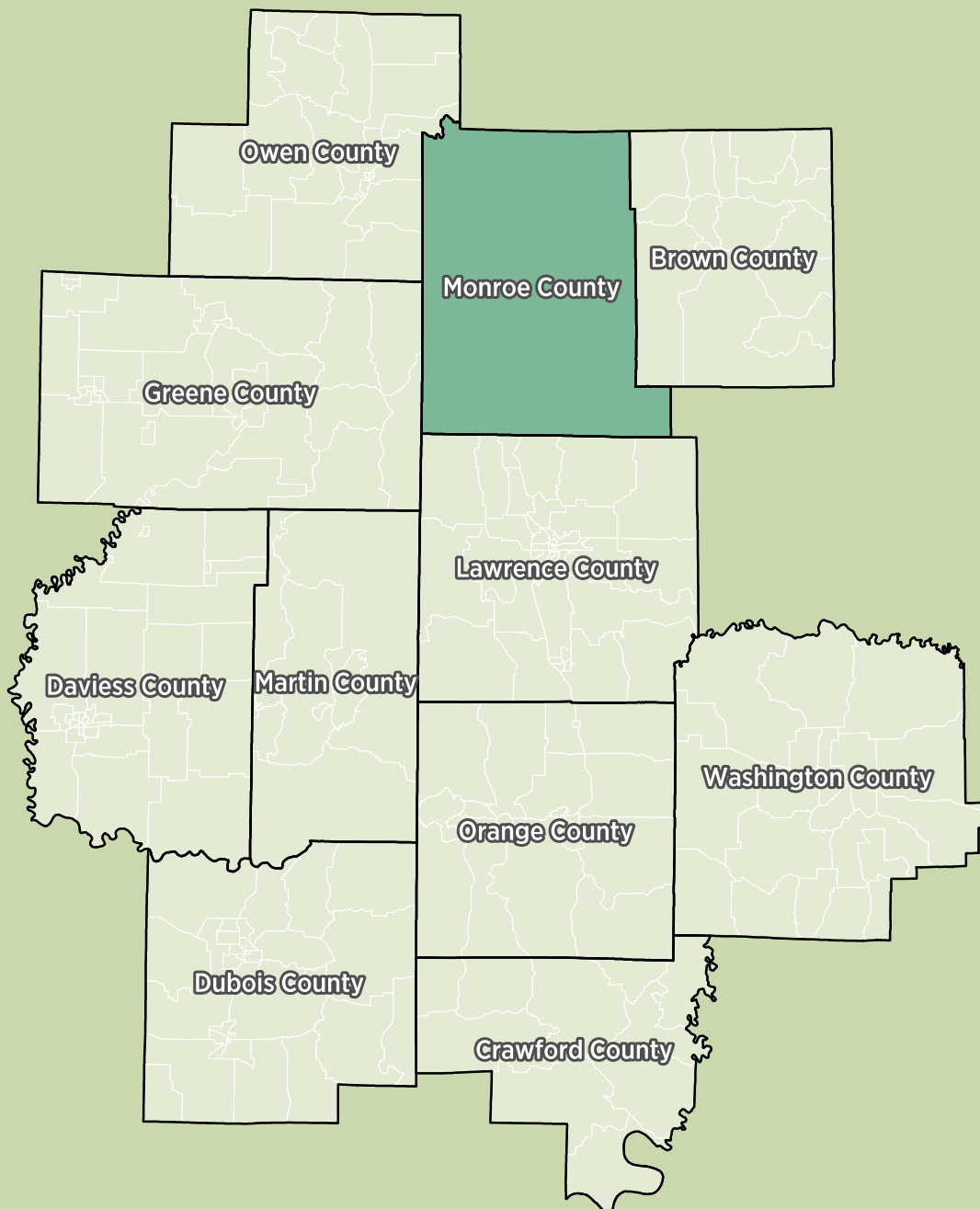
The meeting will be open to the public.

ADDENDUM 2.H

MONROE COUNTY

This section provides an updated overview of the issues and opportunities related to housing within Monroe County as of 2023. It builds upon the findings of the previous study and takes into account changes and developments that have occurred in the housing market since the last study was conducted in 2019.

To access details from the 2019 Regional Profile Section visit regionalsoportunityinc.org/housing.

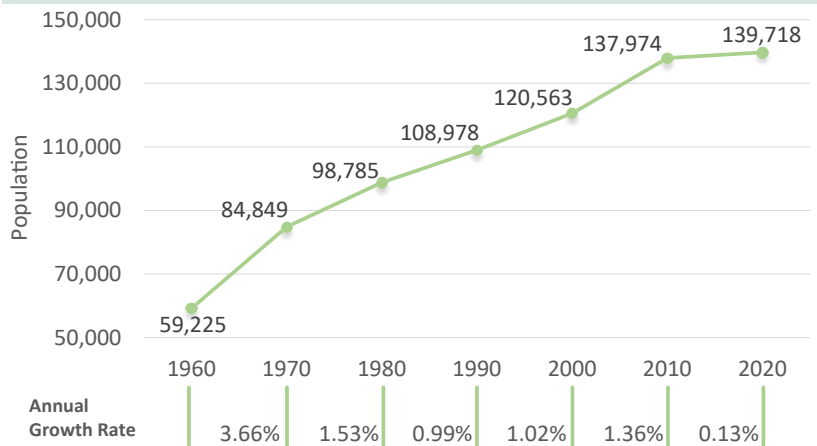


Population Characteristics

Growth Anomalies. Monroe County's population in 2019 was estimated at 144,436 but the final Census count in 2020 was 139,718, indicating minimal growth. For several reasons the 2020 number is concerning:

- Building activity in the 2010s and the occupancy of those units in 2019 would indicate more than 1,800 new residents.
 - » Between 2010 and 2019, there were 3,809 units added to the market (see Figure H.7). At 2.18 people per household (Bloomington estimated rate) that would result in approximately 8,300 residents. Over this same time period some units are lost, therefore it may not be a net gain of 8,300 but likely greater than 1,800.
- If an undercount occurred, it was likely among the students due to the count happening just as many students headed home due to the pandemic.
 - » At the start of the Spring semester of 2020, IU reported 36,754 students with an on-campus presence. By the Fall semester, that number dropped to 24,405 (Source: [Institutional Analytics Indiana University](#)), a difference of over 12,000. By the Fall of 2021, the number had returned to over 39,000 on campus.
 - Some students should have been counted in Bloomington, therefore, it should not be assumed that over 12,000 students were missing from the population.

FIGURE H.1: Historic Population Change

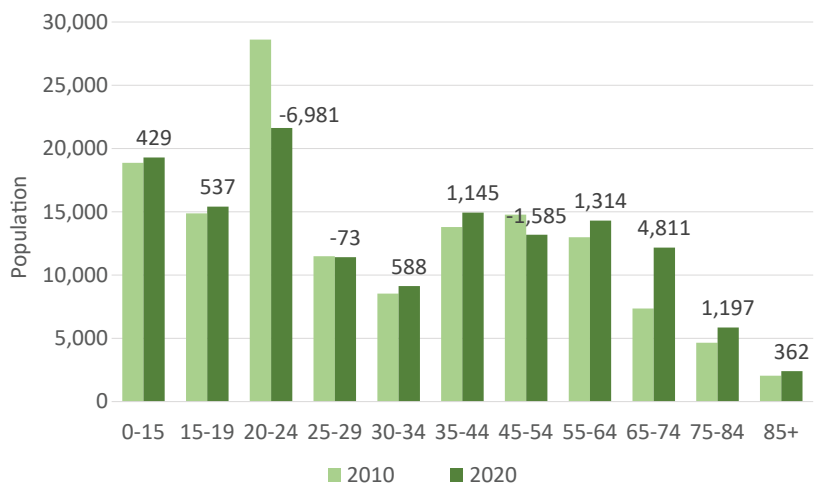


Source: 2020 US Census Bureau; RDG Planning & Design

Age Group Change. Figure H.2 in the 2019 study compared predicted versus actual population but due to the potential anomalies in the Census count, Figure H.2 compares the actual count in 2010 to the actual 2020 count. The data further illustrates the potential undercount in the student population:

- Between 2010 and 2020, the University had nearly 1,000 more students on the Bloomington campus.
- As illustrated in Figure H.2, the Census count had nearly 7,000 fewer residents between the ages of 20 and 24, a group primarily made up of college students in Bloomington.
- Based on enrollment and age breakdown of the Census count, it would appear that a large number of college students were missed in the 2020 Census count.

FIGURE H.2: 2010 Actual vs. 2020 Actual Population



Source: 2020 US Census Bureau

Continued Growth. When projecting out the future population for Monroe County and Bloomington, the student population must be taken into consideration. Students do not remain in the community but are replaced by new students. Because they do not remain, they also do not add to the future population through the birth of their children.

When projecting the future population, the students should be removed, first to determine what the growth rate was for the county’s permanent population and to then estimate future growth. Some students will remain in the community, for that reason Figure H.3A illustrates scenarios where only 75% to 80% of students are removed.

- With the removal of the students, Bloomington had between 1.16% and 1.62% annual growth rate.

Figure H.3 illustrates three scenarios for future growth:

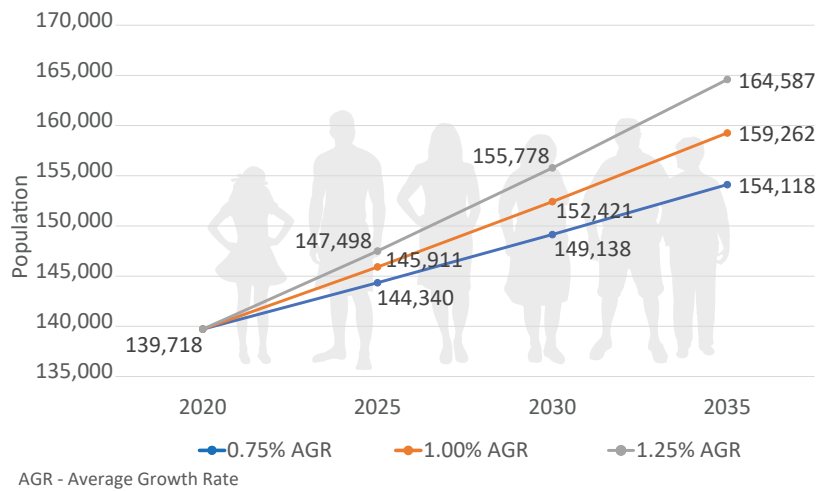
- Each scenario removes 75% of the on-campus presence headcount.
 - » The student population is projected to remain flat as nationally the number of individuals in the traditional college ages is a smaller generation.
- 0.75% annual growth rate is similar to that experienced between 2000 and 2020 for the county’s total population.
- Based on historic construction activity, the 1.0% appears to reflect the likely growth rate that occurred in the 2010s and should be used to project future need.

FIGURE H.3A: Student Population Scenarios

	100% On-Campus Scenario	75% of On-Campus Scenario	80% of On-Campus Scenario
2013 On-campus*	39,767	29,825	31,814
2010 Non-Student Population	98,207	108,149	106,160
2020 On-campus	24,405	18,304	19,524
2020 Non-Student Population	115,313	121,414	120,194
Annual Growth Rate, Non-Student Population	1.62%	1.16%	1.25%

* In 2010, the on-campus vs. off-campus presence was not tracked.
Source: U.S. Census; Institutional Analytics Indiana University

FIGURE H.3: Future Growth Rate Scenarios



Source: 2020 US Census Bureau; RDG Planning & Design

Economic Characteristics

Industry Breakdown. Figure H.4 illustrates the percent of residents employed in each industry in Monroe County:

- The top five industries for employment have not changed since 2019.
- The top five industries have a variety of incomes and would indicate the need for a variety of housing products.

Commuting Patterns. Monroe County continues to draw more workers to the county for work than it exports to other counties:

- 17% of the county’s workforce travels into Monroe County, a fairly consistent rate over the last decade.
- Only 8% of residents leave the county for work, a rate that has also remained consistent.

Household Income. Figure H.6 is an overview of the county’s estimated household incomes.

- Ellettsville’s household income would appear to have experienced the strongest growth since 2019.
- The county’s overall income level is low compared to the state but is impacted by the student population.
 - » The median household income for households between the ages of 25 and 44 jumps to \$61,551 compared to \$18,548 for households under 25.

FIGURE H.4: Employment By Industry

Educational Services, Health Care, Social Assistance 24,630 35.50%	Entertainment, Recreation, Arts, Accommodation, Food Services 8,310 12.00%	Manufacturing 7,460 10.70%	Retail Trade 6,253 9.00%	Professional, Scientific, Management, Administration 5,250 7.60%
Public Administration 3,258 4.70%	Finance, Insurance, Real Estate, Rental & Leasing 3,168 4.60%	Construction 2,970 4.30%	Other Services, Except Public Administration 2,990 4.30%	Transportation & Warehousing, Utilities 2,528 3.60%
Information 1,507 2.20%	Wholesale Trade 877 1.30%	Agriculture, Forestry, Fishing, Hunting, Mining 268 0.40%	Civilian employed population 16 years and over 69,469	

Source: 2021 American Community Survey (5-Year Estimates)

*Number represents the number of people employed within the industry, percentage represents share of all workers within the industry

FIGURE H.5: 2021 Commuting Patterns



Source: 2021 STATS Indiana

FIGURE H.6: Household Income

	2020 Population	2021 Median Household Income	80% of Median
Monroe County	139,718	\$54,096	\$43,277
Bloomington	79,168	\$41,995	\$33,596
Ellettsville	6,655	\$68,188	\$54,550
State of Indiana	6,785,528	\$61,944	\$49,555

Source: 2021 American Community Survey (5-Year Estimates)

Housing Characteristics

Housing Age and Building

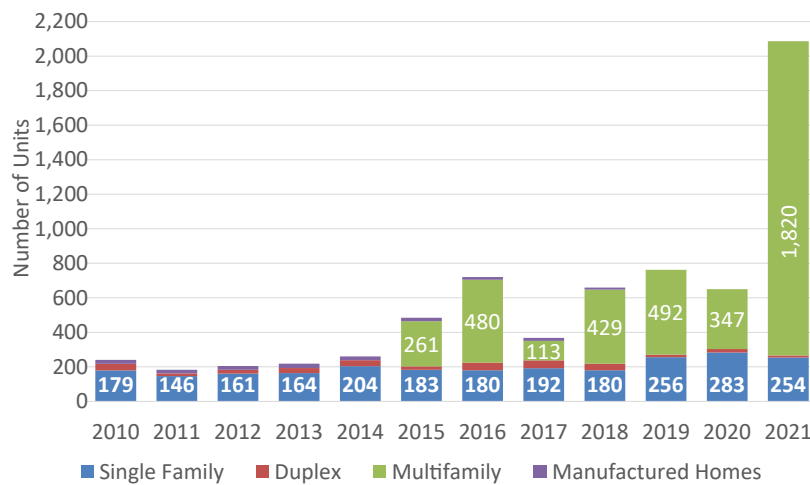
History. Figure H.7 shows the construction activity in Monroe County since 2010.

- From 2010 to 2019, the county averaged 410 new units annually.
- Of the units constructed since 2010, 58% were in multi-family structures and predominately in the Bloomington market.
- Before 2015, 77% of the units were single-family.
 - » Much of the multifamily construction in the last 5 years has likely addressed pent-up demand.
 - » It would appear that more variety of product types in the next decade will be important to creating a healthy housing market.

Housing Occupancy. Map H.3 illustrates average household size while Figure H.8 breaks down the occupancy status.

- Rental households tend to have smaller household sizes.
 - » Bloomington has a higher percentage of rental households and therefore smaller average household size.
- Based on 2020 counts, it would appear that the county’s vacancy rate has increased.
 - » The majority of the units identified as vacant are classified as “other vacant” meaning they are not available due to condition, estate or legal issues, or are for other uses such as storage.
 - » For this reason, the number of available vacant units in the county is much less than 8% of all units.

FIGURE H.7: Residential Building Permit History



This table is identical to Figure H.16, which is data only for the City of Bloomington (See Figure H.16).

Source: Monroe County Building Department

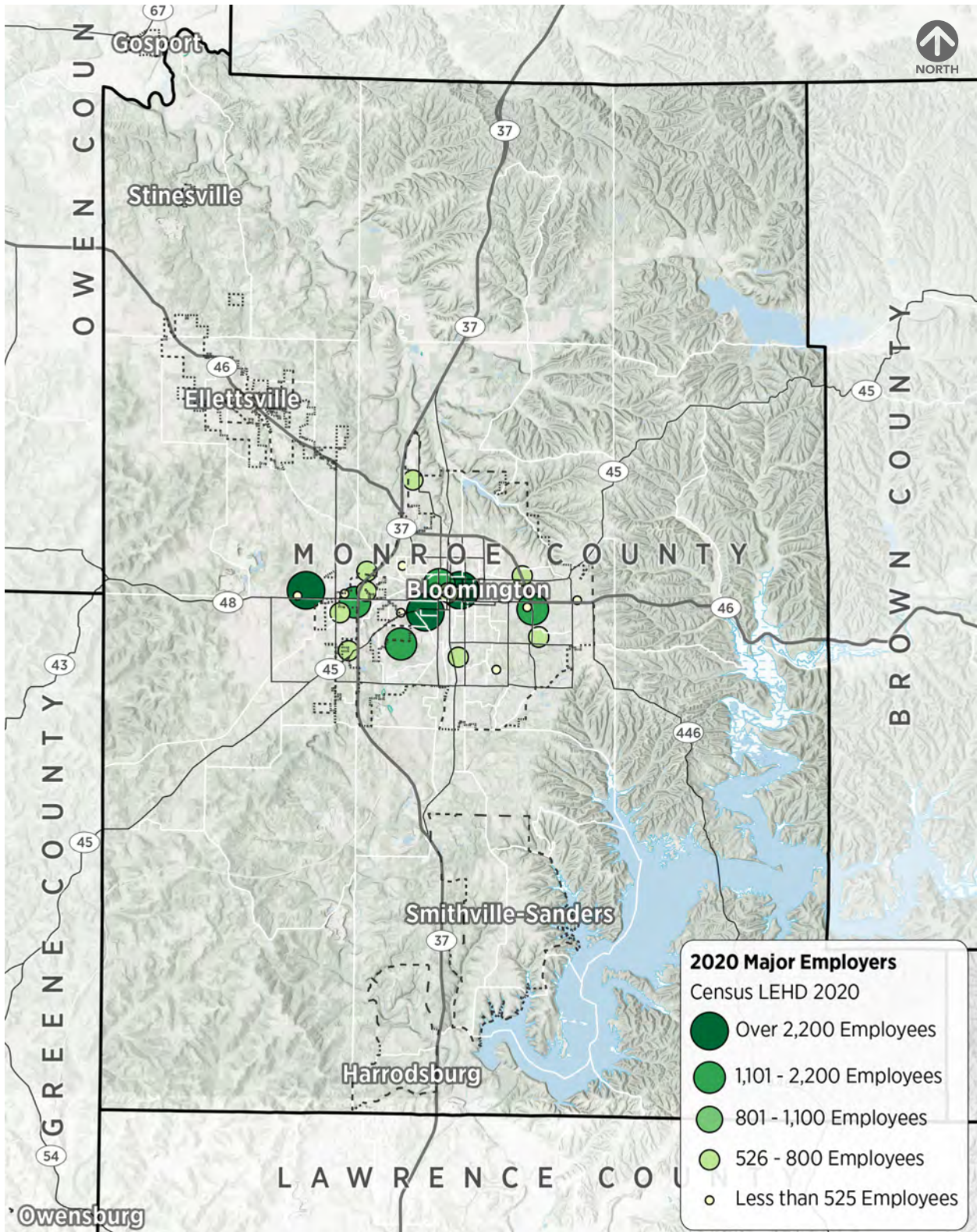
FIGURE H.8: Occupancy Status

Occupancy	2000		2020		Change 2000-2020
	Number	% of Occupied Units	Number	% of Occupied Units	
Owner-Occupied	25,316	54.00%	30,260	51.90%	1,406
Renter-Occupied	21,582	46.00%	28,008	48.10%	1,998
Total Vacant	3,948		5,338		1,095
Vacancy rate	7.80%		8.40%		
Total Units	50,846		4,576		

Source: US Census Bureau

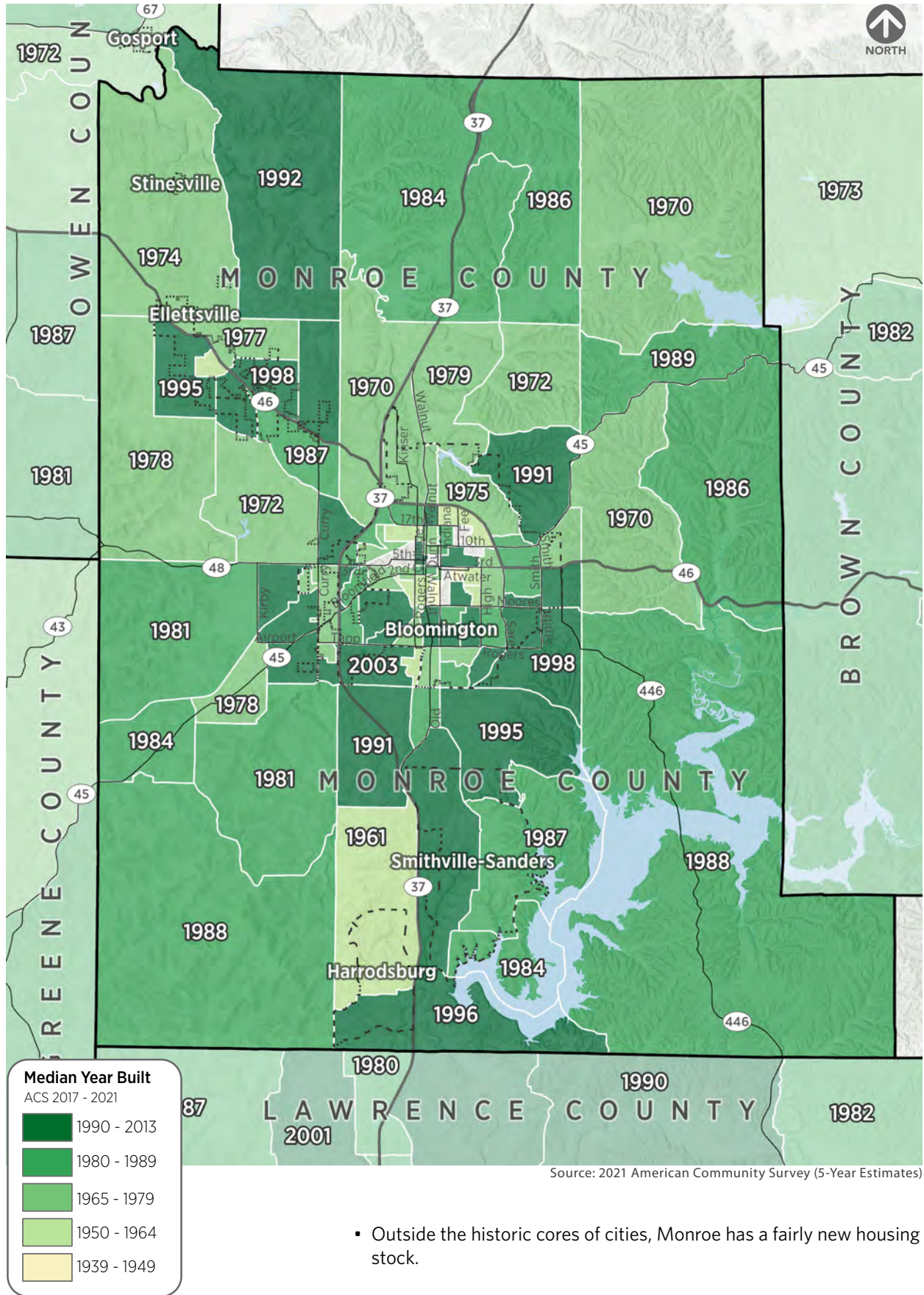
This number should be 63,606

Map H.1: Employers by Size

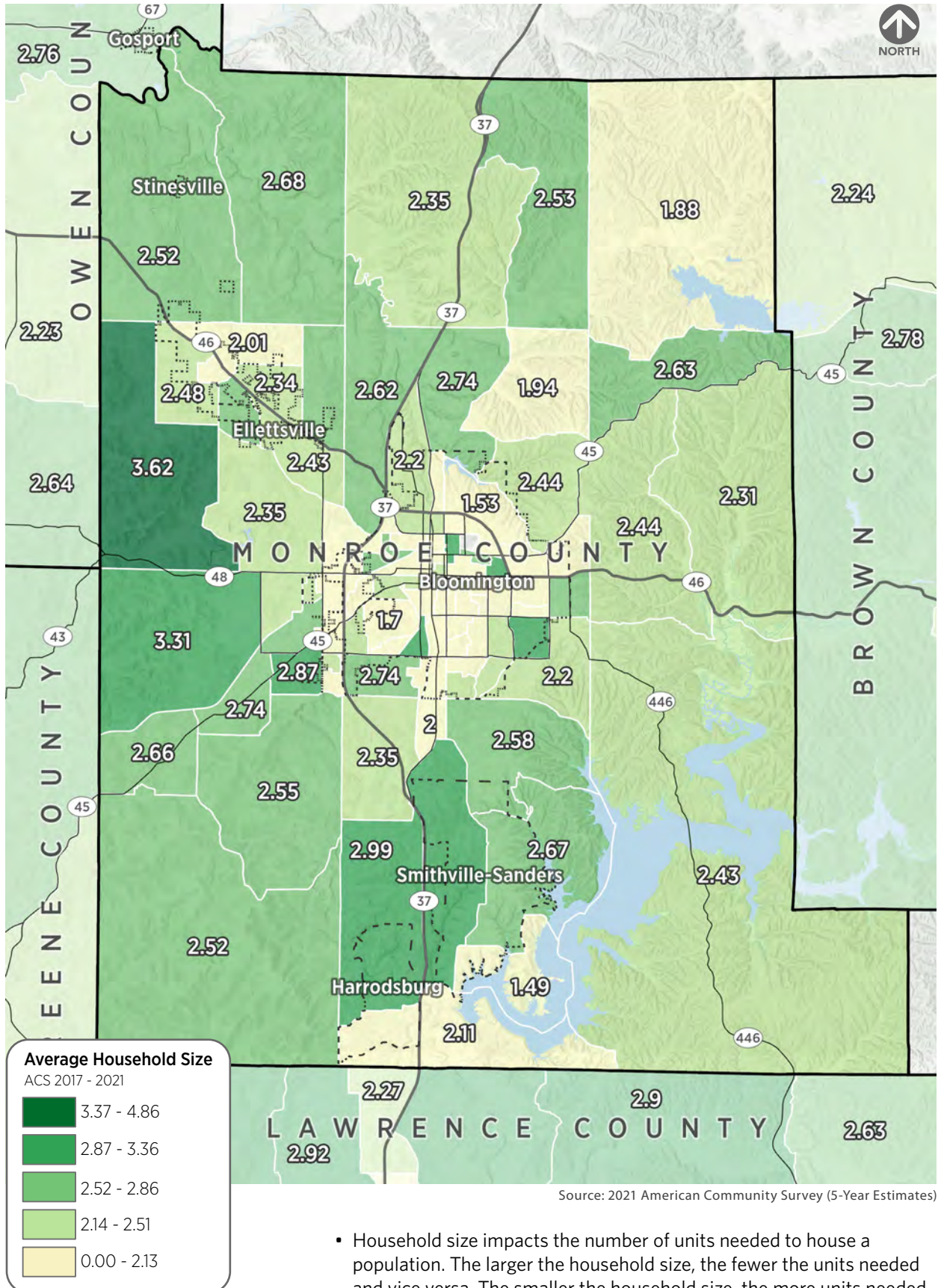


Source: 2020 Census Longitudinal Employer-Household Dynamics (LEHD)

Map H.2: Median Year Residential Structure Built

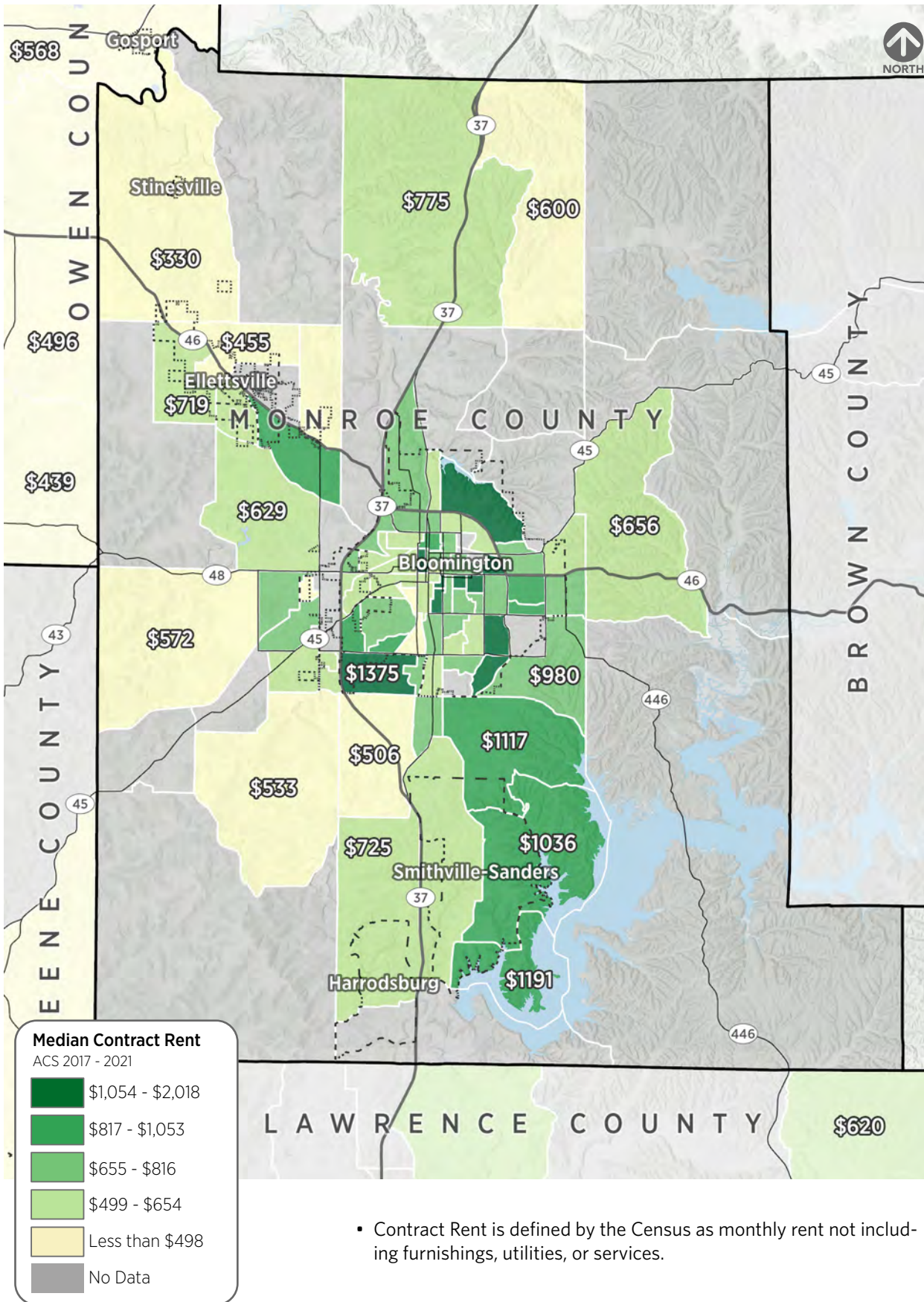


Map H.3: People Per Household



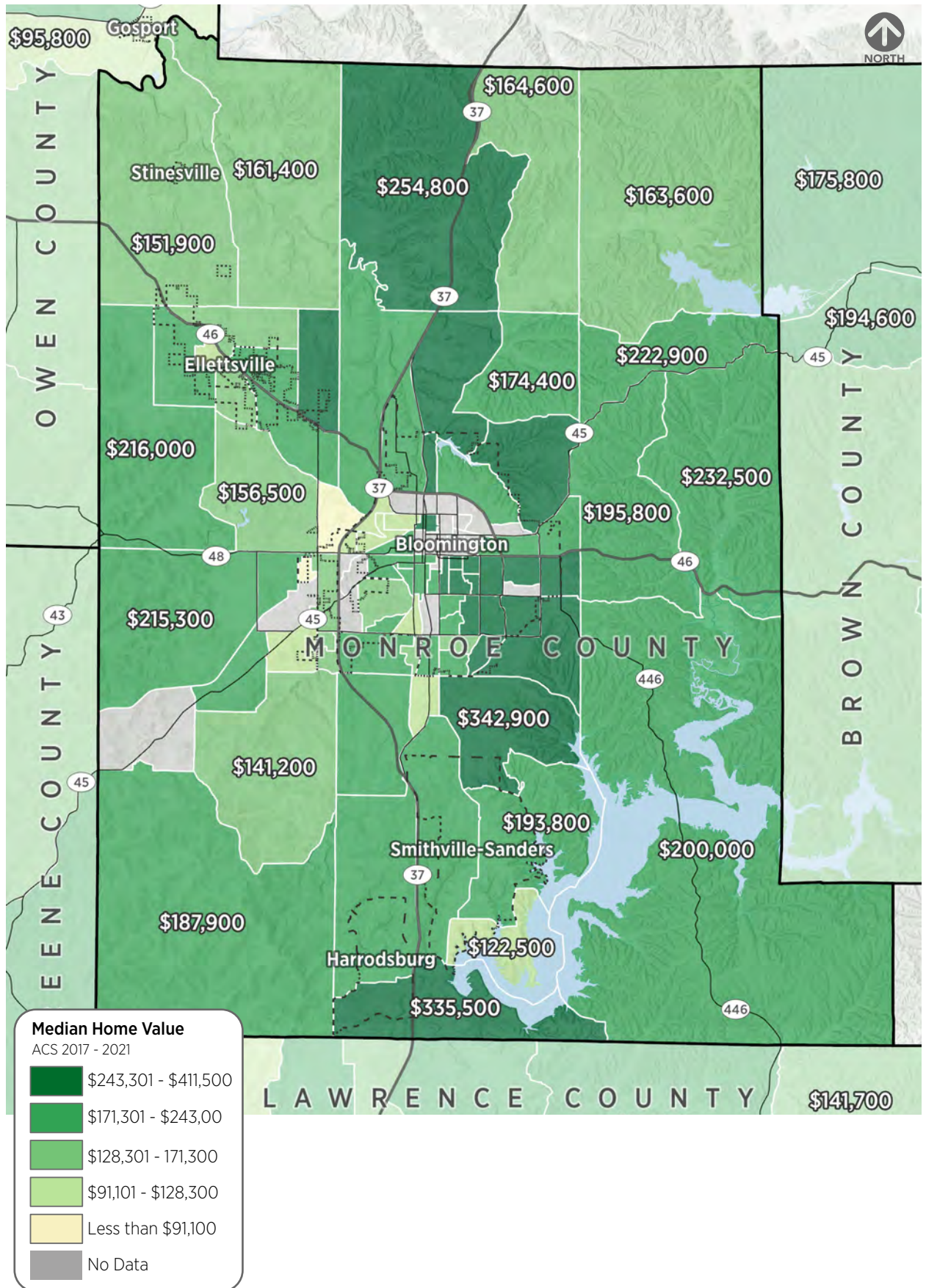
- Household size impacts the number of units needed to house a population. The larger the household size, the fewer the units needed and vice versa. The smaller the household size, the more units needed to support the same population.

Map H.4: Median Contract Rent by Census Tract



Source: 2021 American Community Survey (5-Year Estimates)

Map H.5: Median Home Value by Census Tract



Source: 2021 American Community Survey (5-Year Estimates)

Costs and Incomes. Households that spend more than 30% of their income on housing are considered cost burdened.

- The percentage of cost burdened renters has remained fairly constant and the number of cost burdened homeowners has declined.
 - » Compared to other counties with a high percentage of students, Monroe County’s renters are more likely to be cost burdened.
- Median home value in Monroe County is also the highest among the comparable counties, a trend that continues from 2019.
 - » When the median income of 25 to 44 year old households (\$61,551) is used, the value to income ratio drops to 3.28.
- Monroe, Tippecanoe, and Champaign counties probably built the most new rentals in the last decade, and therefore are more likely to have higher rents.

FIGURE H.9: Monroe County Housing Affordability

Monroe County

Median Household Income	Median Contract Rent	% paying more than 30% in Gross Rent*	% paying more than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$54,096	\$865	60.12%	14.44%	\$202,400	3.74

Delaware County (Muncie)

Median Household Income	Median Contract Rent	% paying more than 30% in Gross Rent*	% paying more than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$49,321	\$603	50.51%	15.01%	\$103,300	2.09

Tippecanoe County (West Lafayette)

Median Household Income	Median Contract Rent	% paying more than 30% in Gross Rent*	% paying more than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$53,468	\$771	55.43%	15.32%	\$169,500	3.17

Vigo County (Terre Haute)

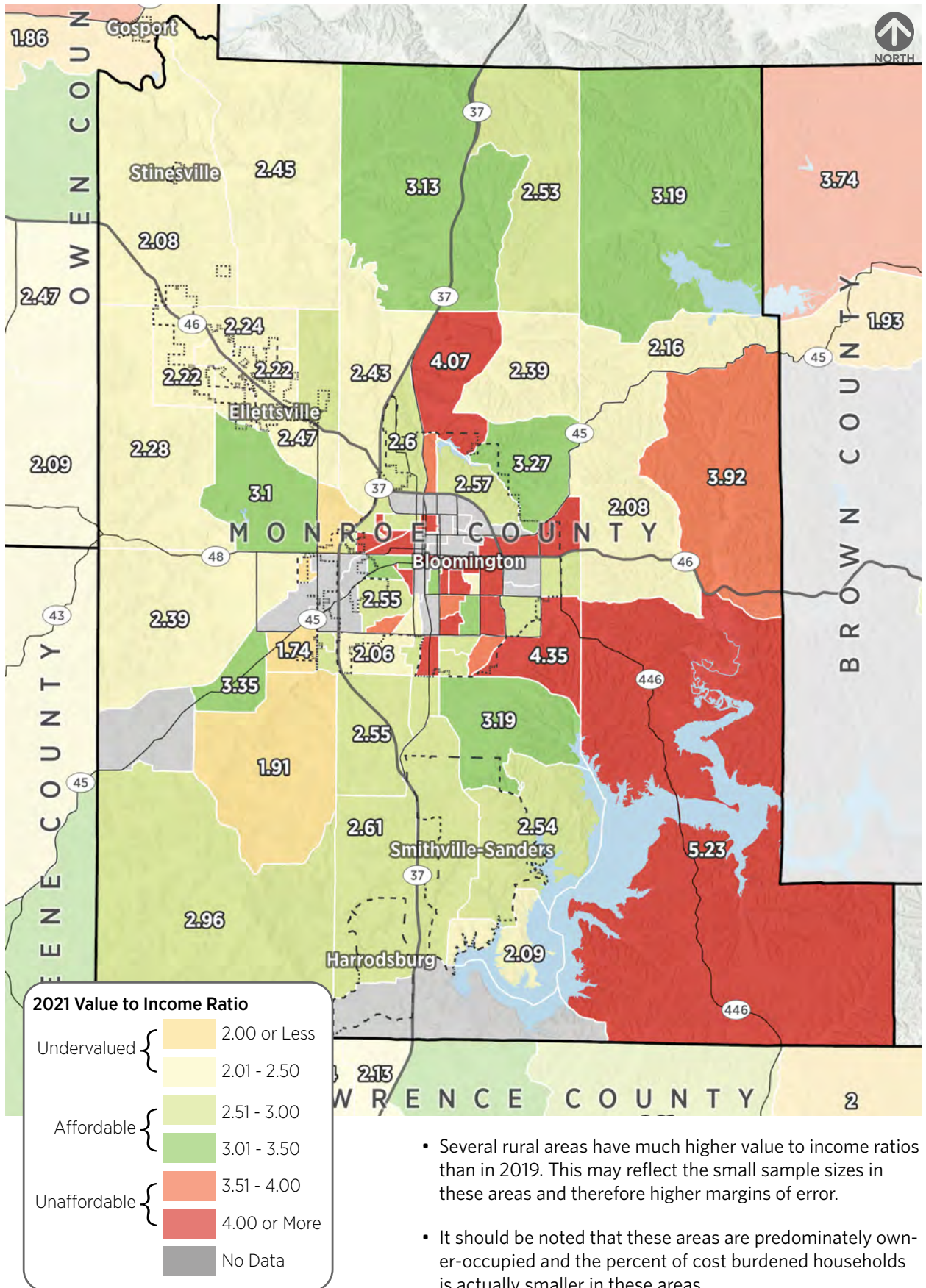
Median Household Income	Median Contract Rent	% paying more than 30% in Gross Rent*	% paying more than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$48,552	\$597	55.41%	17.16%	\$114,000	2.35

Champaign County, IL

Median Household Income	Median Contract Rent	% paying more than 30% in Gross Rent*	% paying more than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$56,939	\$760	52.45%	14.71%	\$170,600	3.00

* Gross rent includes utilities. **Owner costs include mortgage, mortgage interests, property taxes, and maintenance. Source: 2021 American Community Survey (5-Year Estimates)

Map H.6: Value to Income Ratio



Source: 2021 American Community Survey (5-Year Estimates)

Figure H.10 compares the number of households in an income range with the number of units that would be affordable to that household.

- Since 2019, it appears that the shortage of housing affordable to the lowest income households has declined.
 - » This is mostly reflective of fewer households in this range but it should be noted that most students fall within this range and an undercount would affect this analysis.
 - » The rising cost of housing can have an impact on the ability of students to afford college.
- The current estimates have a greater number of households making over \$150,000 but fewer units available to them.
 - » The number of \$400,000+ units has likely not declined but the number of \$3,000 plus rental units may have declined as newer units forced pricing adjustments in the city’s older rental stock.

FIGURE H.10: Housing Affordability Analysis

Income Range	# HHs* in Each Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-24,999	14,857	>\$60,000	2,212	\$0-499	2,868	5,080	-9,777
\$25,000-49,999	11,696	\$60,000-124,999	4,399	\$500-999	13,667	18,066	6,370
\$50,000-74,999	9,843	\$125,000-199,999	8,798	\$1,000-1,499	6,523	15,321	5,478
\$75-99,999	6,601	\$200,000-249,999	4,632	\$1,500-1,999	1,793	6,425	-176
\$100-149,999	7,994	\$250,000-399,999	7,586	\$2,000-2,999	728	8,314	320
\$150,000+	6,169	\$400,000+	3,640	\$3000+	314	3,954	-2,215

* HH = Households
 Source: 2021 American Community Survey (5-Year Estimates)

Home Sales. Demand for housing would appear to remain high while the supply has slowly declined.

- The number of homes listed for sale has steadily declined along with the days on market.
 - » A decline in the days on market means that homes are selling faster. A signal that the number of buyers has likely not declined.
- An equal or greater number of buyers in a market with fewer listings often results in price inflation as buyers compete for fewer units.
- As a side note, Realtor.com estimated an average sale price of \$380,360 for Tippecanoe County in 2022.

FIGURE H.11: Home Sales, Monroe County

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	% Change
Listings	2,793	2,605	2,604	2,567	2,418	2,441	2,374	2,269	2,144	2,207	2,106	-25%
Median Days on Market	57	47	49	50	41	33	31	31	29	17	21	-63%
Median List Price	163K	160K	165K	172K	189K	199K	225K	240K	250K	270K	302K	86%
Median Sale Price	155K	151K	157K	165K	169K	180K	200K	218K	234K	265K	295K	90%

Source: 2022 MLS

Housing Demand Analysis. The housing demand analysis builds on the assumption that the city's permanent population will grow at 1% annually and that the student population will remain steady. Items to note in this methodology:

- It is assumed that the students that were undercounted had housing, and that new housing does not need to be produced for this population.
- The vacancy rate is held steady, but if some of the "other vacant" units can be made available, the number of units needed will decline.
- In the 2019 study, demand was estimated at 449 units annually, which is below the actual production of 762, 650, and 2,086 units that were added in 2019, 2020, and 2021.
- The projected demand in H.12 is below that experienced between 2019 and 2021 but over 160 units above the average units produced between 2010 and 2019 (410 units).

FIGURE H.12: Housing Demand Summary

	2020	2030	2035	Total
Population at End of Period	139,718	152,421	159,262	
Household Population at End of Period	123,206	134,407	140,440	
Average People Per Household	2.34	2.34	2.34	
Household Demand at End of Period	52,652	57,439	60,017	
Projected Vacancy Rate	8.4%	8.4%	8.4%	
Unit Needs at End of Period	57,476	62,701	65,515	
Replacement Need (total lost units)		240	150	390
Cumulative Need During Period		4,447	2,965	7,412
Average Annual Construction		556	593	570

Source: 2021 American Community Survey (5-Year Estimates); RDG Planning & Design

Housing Development Program. Figure H.13 distributes the forecasted demand by price point based on the 2020 distribution of household incomes in Monroe County. The following assumptions create the program:

- Based on the declining number of for sale homes but the continued demand for those homes, more ownership options should be constructed then have occurred in the last five years.
 - » Ownership options should not be seen exclusively as single-family detached homes. Ownership can come in the form of townhomes, single-family attached, and even in multifamily structures.
 - » Additionally, more rental housing should be in smaller scale structures that have 16 or fewer units. These structures are more likely to meet the demands of young professionals and non-student renters.
- Due to the cost of land, materials, and labor, the production of housing priced below \$250,000 will be challenging to impossible. The over 220 units in these price ranges can be generated in four different ways:
 - » Production of ownership options that are not the traditional single-family detached, but duplexes, townhomes, or other medium and higher density configurations that reduce per unit costs.
 - » Funding assistance that offset lot development costs and smaller square footage homes.
 - » Rehabilitation of existing housing units.
 - » Construction of higher priced units that allow existing households to make the next step up.
- It is important to note that while the median sale price of a home in Monroe County is nearly \$300,000, this only reflects the homes sold in a year not the median value of the entire residential stock in the county. The Census does estimate that thousands of units exist across the county that are affordable to households making less than \$75,000 a year.

FIGURE H.13: Housing Development Program

Total Owner-Occupied	2023-2030	2030-2035	Total
Affordable Low: <\$125k	738	492	1,230
Affordable Moderate: \$125-\$200k	621	414	1,035
Moderate Market: \$200-\$250k	416	278	694
Market: \$250-350k	504	336	840
High Market: Over \$350k	389	259	648
	2,668	1,779	4,447
Total Renter-Occupied	2023-2030	2030-2035	Total
Low: Less than \$500	615	410	1,025
Affordable: \$500-\$1,000	484	323	806
Market: \$1,000-\$1,500	407	271	679
High Market: \$1,500+	273	182	455
	1,779	1,186	2,965
Total Need	4,446	2,964	7,412

Source: RDG Planning & Design

Community Profile: Bloomington

Bloomington’s growth since the late 1800s has been remarkable, defying economic downturns that affected other cities. As the largest city in the Indiana Uplands, it serves as a significant hub for commerce, jobs, entertainment, and education. Indiana University’s presence has not only driven the local economy but also inspired entrepreneurs to establish international businesses, though this has led to unique housing challenges.

Overview

- Bloomington has seen steady rates of growth since 1980 averaging 1.5% annual growth.
- Over the next 10 years, if the student population held steady and the city’s permanent population grew by 1% annually, the city would reach a population of just over 90,000 by 2030.
- This rate could be higher if greater housing diversity that supports households at different stages of life can be provided.
 - » To support a population of 90,300 by 2030, the city will need to produce 2,236 additional housing units.
 - » These units will need to be of a greater variety than occurred between 2015 and 2018.
- Rental rates and home values are the highest in the region, often leaving first-time home buyers and non-student renters struggling to find housing.
- Affordability is often measured by comparing housing values to income with ratios between 2 and 3 considered healthy and self-sustaining. Map H.9 shows the value to income ratios by census tract with many areas well above a ratio of 3, representing an unaffordable market. The overall ratio for Bloomington is 5.31, high even for cities with large student populations.

FIGURE H.14: Projected Growth, Bloomington

Growth Rate	2020	2025	2030	2035
1.00%	79,168	82,273	85,536	88,965
1.25%	79,168	83,068	87,219	91,635
1.87%	79,168	85,076	91,557	98,667

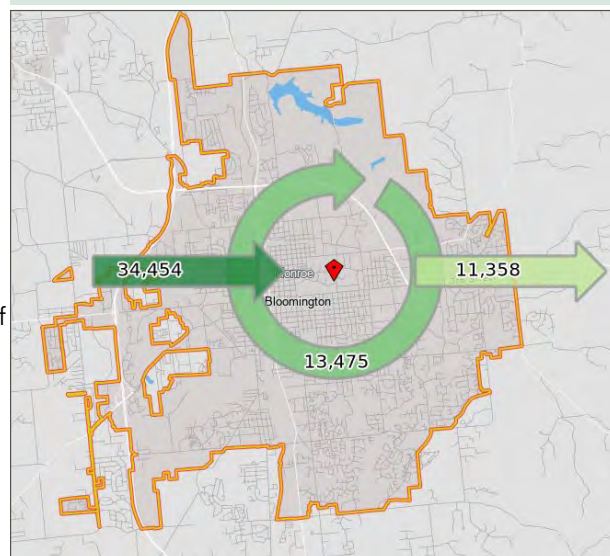
Source: US Census Bureau; RDG Planning & Design

Commuting Patterns

Bloomington draws a large portion of its workforce from surrounding Monroe County. Nearly 72% of the jobs in Bloomington are filled by employees living outside Bloomington.

- The percent of workers commuting into Bloomington has increased over the last several years.
- Only 17% of the county’s workforce is commuting into work, therefore it can be assumed that much of Bloomington’s workforce is finding housing within the county but outside city limits.
 - » Many Bloomington workers live in Ellettsville, but there are also a significant number that are living outside incorporated areas.

FIGURE H.15: Inflow-Outflow Diagram

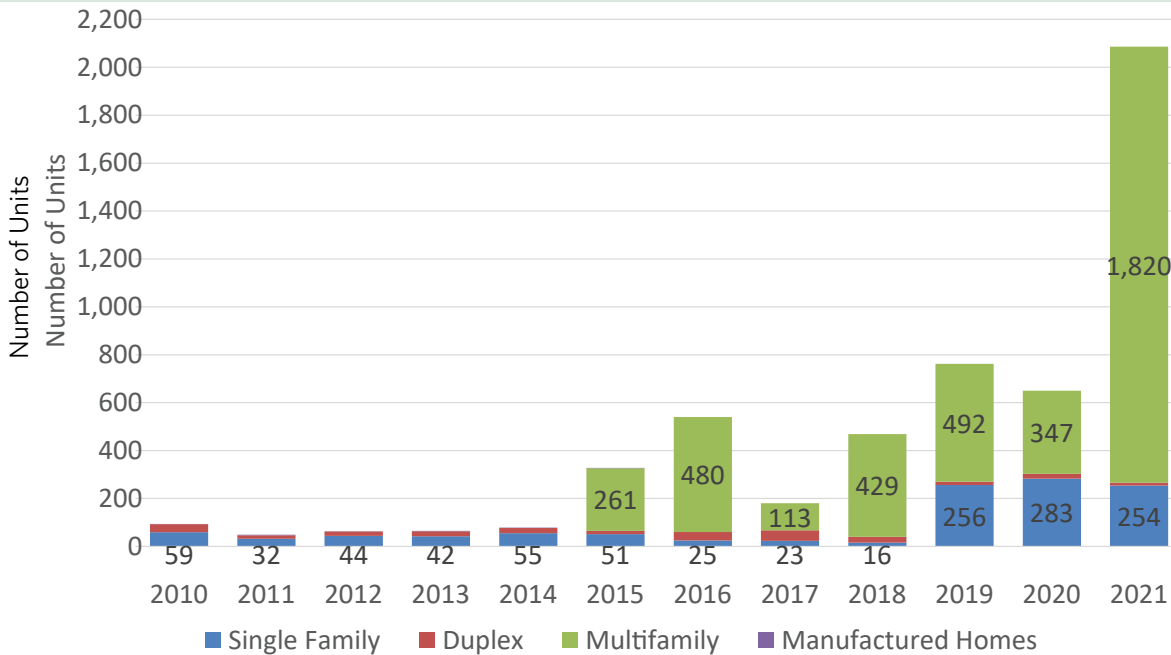


Source: 2020 US Census OnTheMap

Building Permit History

- Multifamily permit data was only tracked for buildings until 2015 when number of units could be identified based on the fees charged.
- Since 2015, almost 75% of new units have been in multifamily structures and many of those have been structures with more than 12 units.
- When a community has a limited lot supply or high land and infrastructure costs, multifamily is a much more efficient way to produce units. However, many of those units have been oriented to students, resulting in a lack of units that are appropriate for other market segments.

FIGURE H.16: Residential Building Permit History*



This table is duplicated to Figure H.7 for Monroe County data

Source: Monroe County Building Department

*Before 2015 only the number of structures were tracked not the number of units

Housing Costs

- Maps H.7 and H.8 (on the following pages) offer an overview of housing costs by census tract. The city's highest value housing continues to be located in the eastern tracts with lower values to the west.
 - » Census tract boundaries are often shifted following a decennial census. For this reason there are small shifts compared to 2019 maps.

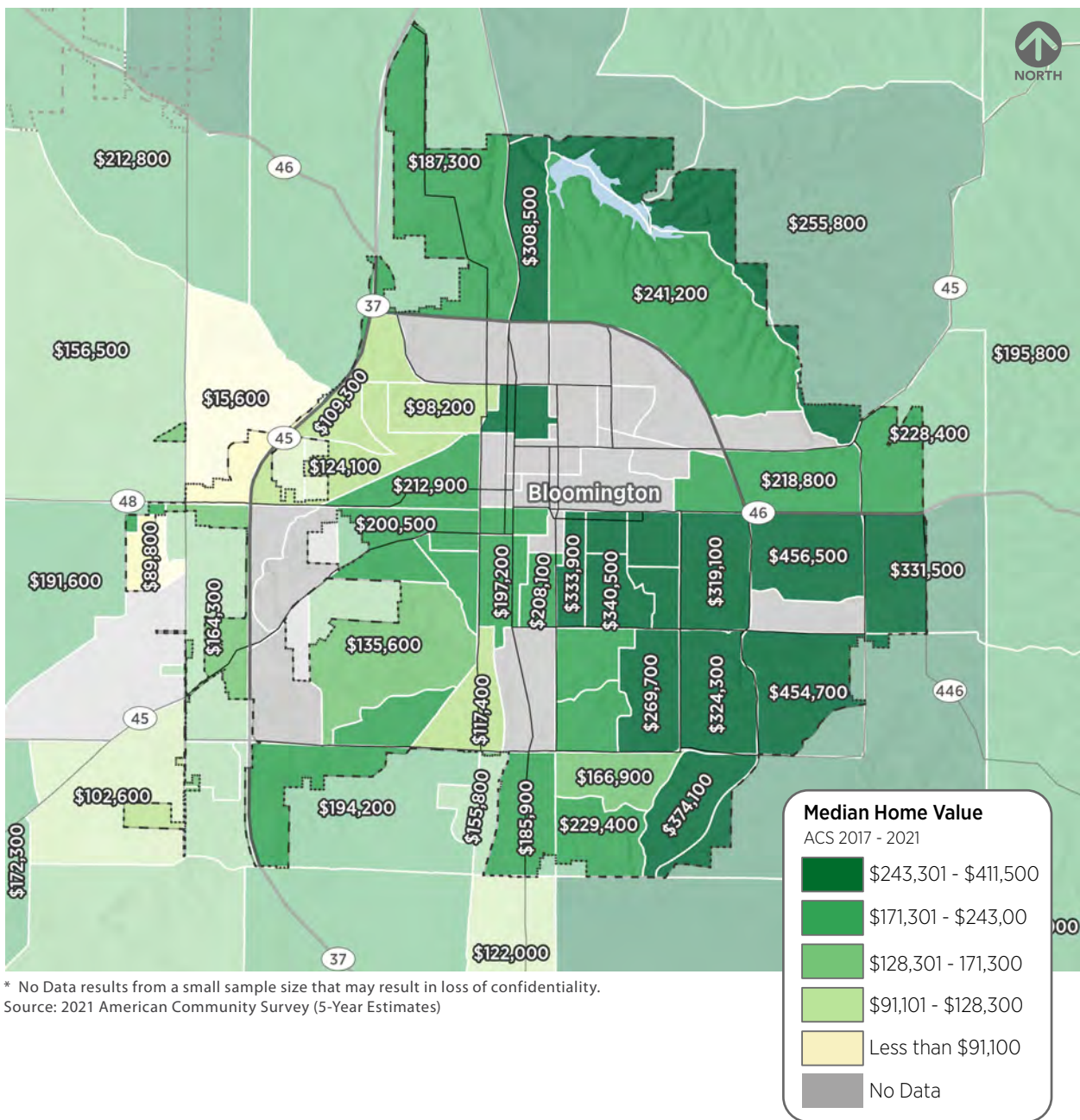
FIGURE H.17: Housing Affordability Analysis

Income Range	# HHs* in Each Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-24,999	11,677	>\$60,000	672	\$0-499	1,993	2,665	-9,012
\$25,000-49,999	6,870	\$60,000-124,999	1,198	\$500-999	11,225	12,423	5,553
\$50,000-74,999	5,118	\$125,000-199,999	2,727	\$1,000-1,499	5,463	8,190	3,072
\$75-99,999	2,851	\$200,000-249,999	1,753	\$1,500-1,999	1,611	3,364	513
\$100-149,999	3,074	\$250,000-399,999	3,536	\$2,000-2,999	611	4,147	1,073
\$150,000+	3,009	\$400,000+	1,514	\$3000+	296	1,810	-1,199

* HH = Households

Source: 2021 American Community Survey (5-Year Estimates)

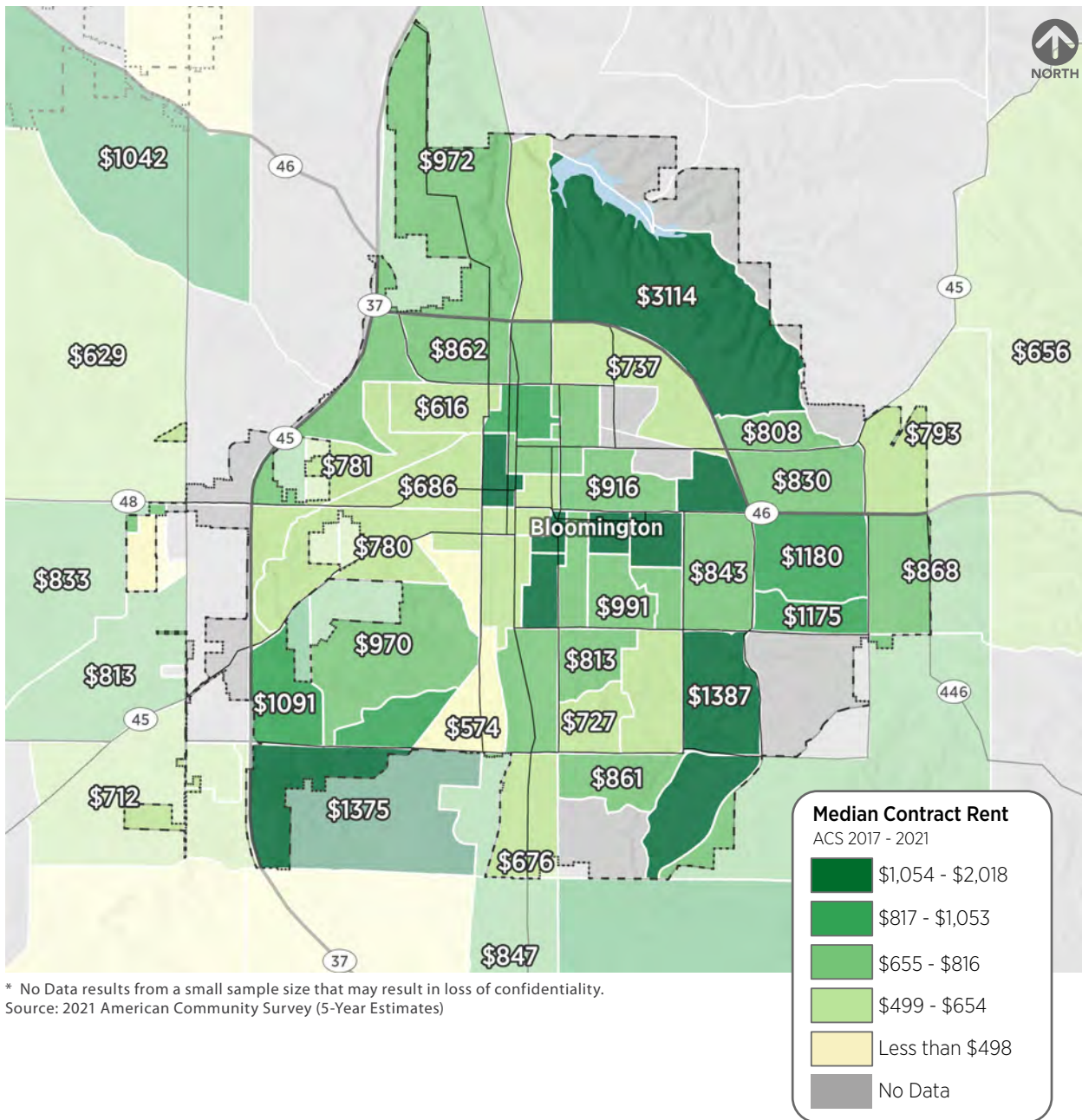
Map H.7: Median Home Value by Census Tract



* No Data results from a small sample size that may result in loss of confidentiality.
 Source: 2021 American Community Survey (5-Year Estimates)

- Figure H.17 (see previous page) compares the number of households in an income range with the number of units that would be affordable to that household.
 - » The city has a severe shortage of housing for households making less than \$25,000. The level of this shortage has changed very little since 2019. Many of these households are students, but this also includes a number of service workers and seniors that struggle to find affordable housing.
 - » The city's median household income in 2021 is estimated at just over \$37,700, a household that would be in the rental market. However, for households between the ages of 25 and 44, the median household income is just over \$50,000, an income level that is challenged to find ownership options in Bloomington.
 - » There now appears to be adequate upper end housing but this does not speak to the quality or the type of housing.

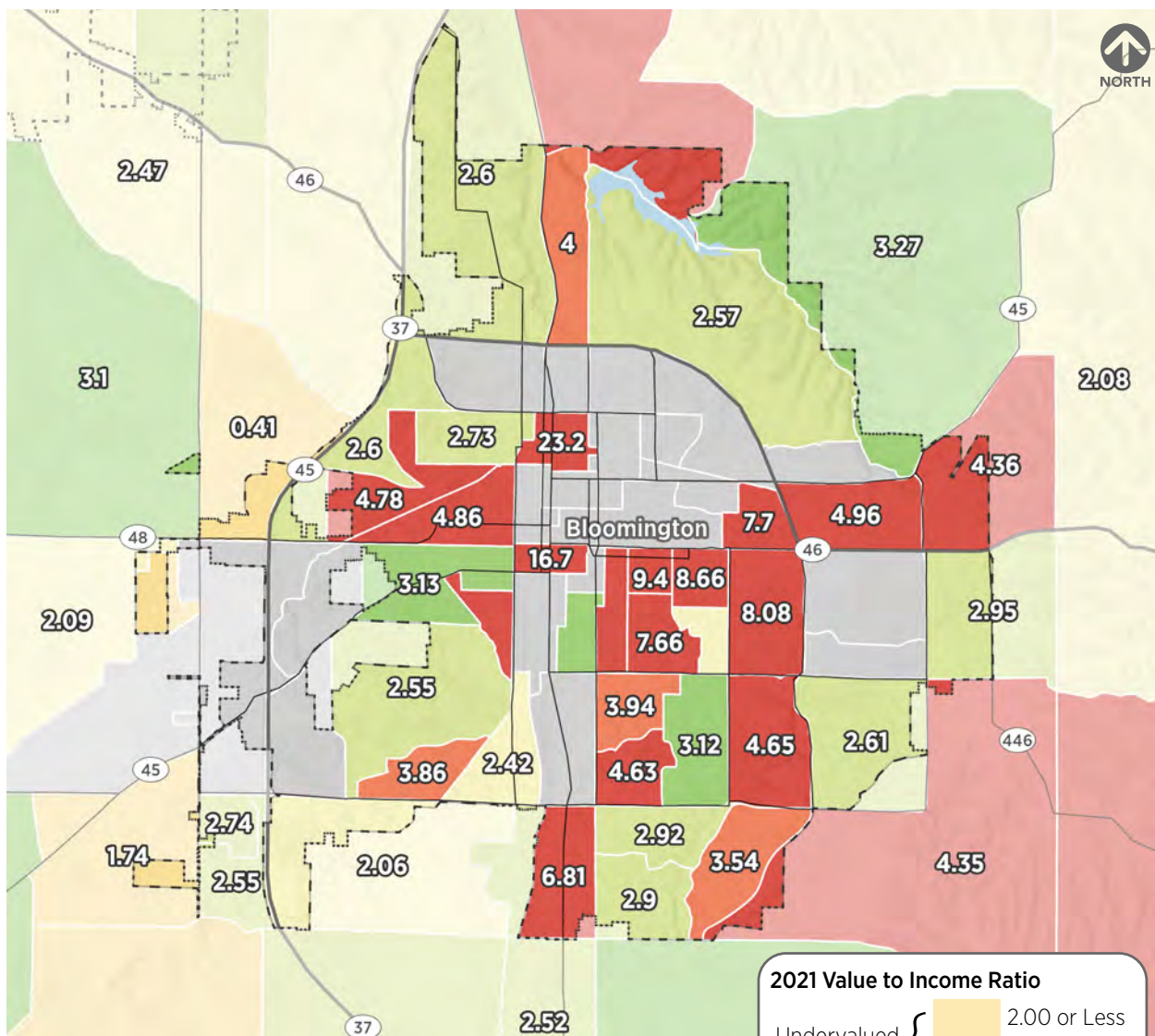
Map H.8: Median Contract Rent by Census Tract



* No Data results from a small sample size that may result in loss of confidentiality.
Source: 2021 American Community Survey (5-Year Estimates)

- Median contract rent and median home values have a positive correlation with the most expensive census tracts south and east of the University.

Map H.9: Value to Income Ratio by Census Tract*



*See 2019 Report, page 220 for Value to Income explanation
 No Data results from a small sample size that may result in loss of confidentiality.
 Source: 2021 American Community Survey (5-Year Estimates)

- Map H.9 illustrates the value to income ratio by census tract. Areas with ratios over 3 are considered unaffordable.
 - » There are neighborhoods that appear to have extreme unaffordability that has only grown since 2019. In 2019, it was noted that some of these areas could be due to higher student or retiree populations that tend to have lower annual incomes.

Housing Demand Analysis

- The housing demand model (Figure H.18) is based on an assumed 1% annual growth rate and a stable student population, stable 2.18 people per household, and a slightly declining vacancy rate.
- Replacement need is the number of housing units demolished or converted to other uses. Homes in poor condition or obsolete should be gradually replaced in a city’s housing supply. The number of units lost annually is based on the city’s historic demolition permit data.
- Cumulative need shows the number of total units needed between the base year of 2023 and the year indicated at the end of the period.

These assumptions generate a demand for 4,155 housing units or an average annual construction need of 320 units. This is below the number of permitted units between 2018 and 2022 (Figure H.16) which included a large number of multifamily units. Nationally, the number of individuals between the ages of 10 and 18 is declining (the population entering colleges and universities in the next ten years), therefore the number of student oriented rental units would likely be leveling off.

FIGURE H.18: Housing Demand Summary

	2020	2023-2030	2030-2035	Total
Population at End of Period	79,168	87,219	91,635	
Household Population at End of Period	64,725	71,307	74,917	
Average People Per Household	2.18	2.18	2.18	
Household Demand at End of Period	29,690	32,709	34,366	
Projected Vacancy Rate	8.9%	8.1%	7.6%	
Unit Needs at End of Period	32,596	35,598	37,198	
Replacement Need (total lost units)		120	75	195
Cumulative Need During Period		2,480	1,675	4,155
Average Annual Construction		310	335	320

Source: 2021 American Community Survey (5-Year Estimates); RDG Planning & Design

Housing Development Program

Building on the housing demand model, the development program forecasts production targets for owner- and renter-occupied units based on the following assumptions:

- Recent market activity has been focused on rental housing with few ownership options. Over the next several years greater production of ownership options should focus on pent up demand and the need to offer more affordable housing options.
- Most low-income residents will be accommodated in rental units.
- Approximately 521 new owner-occupied units should be priced below \$130,000.
 - » It will be very difficult for the private market to produce housing in this price range in Bloomington. Most will be produced through assistance programs like Habitat for Humanity or through a filter effect created by the production of move-up housing.
- Nearly 697 rental units will need to be produced with rents below \$700 per month.
 - » A major theme during public engagement was on the lack of rental units priced below \$900. This model reflects this with over 78% of the rental units developed under this threshold. Those under \$700 will likely have to be produced through assistance programs like low-income housing tax credits, but some may result from market adjustments due to new higher quality rental units creating competition in the market.

FIGURE H.19: Housing Development Program

Total Owner-Occupied	2023-2030	2030-2035	Total
Affordable Low: <\$125k	489	330	819
Affordable Moderate: \$125-\$200k	364	246	610
Moderate Market: \$200-\$250k	203	137	340
Market: \$250-350k	219	148	366
High Market: Over \$350k	214	145	359
	} 1,488	} 1,005	} 2,493
Total Renter-Occupied	2023-2030	2030-2035	Total
Low: Less than \$500	437	295	732
Affordable: \$500-\$1,000	257	174	431
Market: \$1,000-\$1,500	191	129	321
High Market: \$1,500+.....	107	72	179
	} 992	} 670	} 1,662
Total Need	2,480	1,675	4,155

Source: RDG Planning & Design

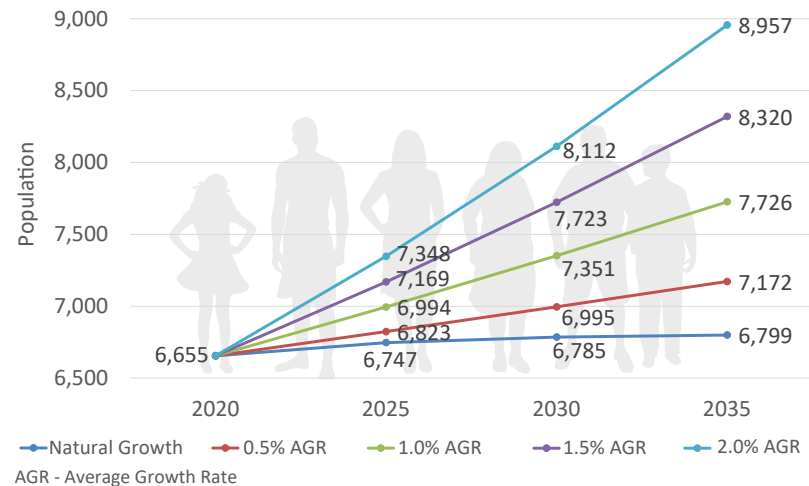
Community Profile: Ellettsville

Ellettsville, located just minutes from Bloomington, has experienced growth since 1990. Quality schools and affordable lots have attracted much of the county's single-family residential growth.

Overview

- Ellettsville has experienced less than 1% annual growth rate in the last decade. The student undercount should not have impacted Ellettsville the same way it impacted Bloomington. The rate of growth is still surprisingly low compared to the previous two decades.
- Figure H.20 illustrates four growth scenarios. Natural population growth would indicate that the city will grow solely based on a greater number of births than deaths. From 2000 to 2010, the city was above a 2% annual growth rate. With the city's strategic position, it seems likely that a 2% annual growth rate is once again feasible with adequate housing production.
- Affordability is often measured by comparing housing values to income with ratios between 2 and 3, which is considered healthy and self-sustaining. Ellettsville's ratio of 2.44 is lower than much of the county and for households between the ages of 25 and 44, that ratio is even lower.

FIGURE H.20: Future Growth Rate Scenarios

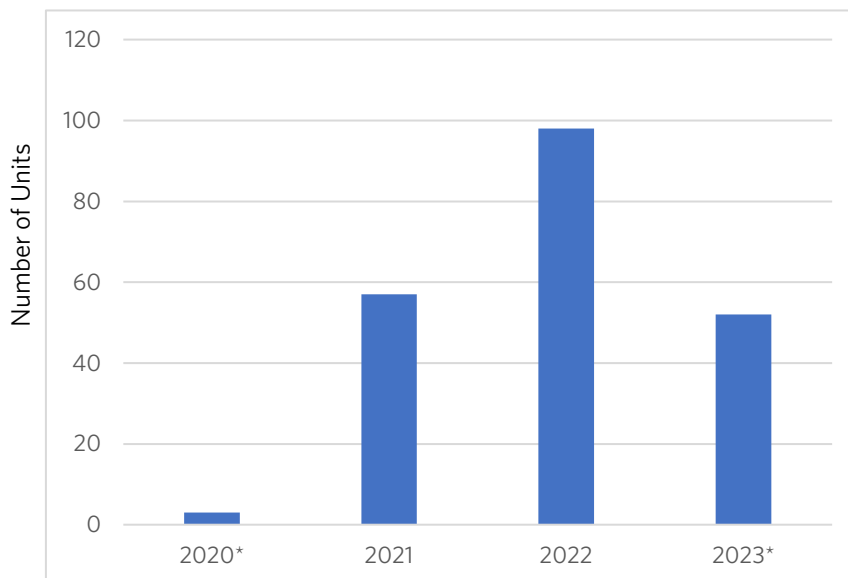


Source: 2020 US Census Bureau; RDG Planning & Design

Building Permit History

- Beginning in 2020, the Town of Ellettsville began issuing building permit data.
- It would appear that most of the town's building activity has focused on single-family detached housing.

FIGURE H.20b: Residential Building Permit History*



Source: Town of Ellettsville

*The Town of Ellettsville began issuing permits in July 2020; 2023 data is through August

Housing Demand Analysis

- The housing demand model (Figure H.21) is based on 2% annual growth rate, generating a similar demand to that projected in 2019.
- At an average of 77 units annually, this would put production above 2021 levels but slightly below 2022. It is likely that in 2023 and 2024 interest rates may cause production be similar to 2021. Lot availability will also play a significant role in the town's ability to construct new units and support population growth.

FIGURE H.21: Housing Demand Summary

	2020	2023-2030	2030-2035	Total
Population at End of Period	6,655	8,112	8,957	
Household Population at End of Period	6,585	8,027	8,863	
Average People Per Household	2.42	2.42	2.42	
Household Demand at End of Period	2,721	3,317	3,662	
Projected Vacancy Rate	5.2%	6.8%	7.8%	
Unit Needs at End of Period	2,871	3,560	3,973	
Replacement Need (total lost units)		8	5	13
Cumulative Need During Period		577	418	996
Average Annual Construction		72	84	77

Source: 2021 American Community Survey (5-Year Estimates); RDG Planning & Design

Housing Gaps

To better understand the gaps in housing that stakeholders noted, a comparison between household incomes and appropriately priced units can be made. Figure H.22 compares the number of households in an income range with the number of units that would be affordable to that household.

- Since 2019 it would appear that the shortage of housing affordable to the lowest income households has lessened. This was driven by fewer households in the under \$25,000 income range not by an increase in the number of units affordable to this group.
- The shortage of housing affordable to households making over \$75,000 has grown. This mostly reflects a greater number of households in these income ranges despite more units affordable to the highest income ranges.
- Ellettsville likely still lacks rental options that are appealing to young professionals or young families looking to establish themselves in a smaller community before buying. Based on the income levels of these households, many can afford rents well over \$1,000 a month.

FIGURE H.22: Housing Affordability Analysis

Income Range	# HHs* in Each Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-24,999	381	>\$60,000	66	\$0-499	188	254	-127
\$25,000-49,999	562	\$60,000-124,999	362	\$500-999	223	585	23
\$50,000-74,999	492	\$125,000-199,999	1,161	\$1,000-1,499	18	1,179	687
\$75-99,999	624	\$200,000-249,999	376	\$1,500-1,999	0	376	-248
\$100-149,999	530	\$250,000-399,999	328	\$2,000-2,999	0	328	-202
\$150,000+	170	\$400,000+	37	\$3000+	0	37	-133

* HH = Households

Source: 2021 American Community Survey (5-Year Estimates)

Housing Development Program

Building on the housing demand model, the development program forecasts production targets based on a 50/50 split between owner- and renter-occupied. The renter split is higher than the actual split but reflects decades long lack of rental construction that meets young professional and retirees housing needs.

The demand for units priced below \$250,000 will likely be met by the city's existing housing stock or products that do not fit the traditional detached single-family homes, creating a filtering effect.

- » Based Figure H.22, Ellettsville has an adequate supply of homes below \$250,000, however those homes are occupied. For this reason new products must be produced that will be appealing to those homeowners.
- Enough demand exists to support rentals with rates above \$1,000 a month. Production of these units does not have to be in the same form as those produced in Bloomington. Small scale rentals with 4 to 12 units, townhomes, and duplexes would all meet Ellettsville's demand for rental housing and fit the character of the community.

FIGURE H.23: Housing Development Program

Total Owner-Occupied	2023-2030	2030-2035	Total
Affordable Low: <\$125k	68	49	118
Affordable Moderate: \$125-\$200k	60	43	103
Moderate Market: \$200-\$250k	76	55	131
Market: \$250-350k	64	47	111
High Market: Over \$350k	21	15	36
	289	209	498
Total Renter-Occupied	2023-2030	2030-2035	Total
Low: Less than \$500	53	39	92
Affordable: \$500-\$1,000	79	57	136
Market: \$1,000-\$1,500	69	50	119
High Market: \$1,500+	87	63	151
	289	209	498
Total Need	577	418	996

Source: RDG Planning & Design

PLANNER Drew Myers
CASE NUMBER SPP-24-1, Schermer Major Subdivision Preliminary Plat Extension
PETITIONER Schermer Investments, LLC c/o Katie Stein at Smith Design Group
ADDRESS 4885 S College DR
Parcel #: 53-08-21-300-048.000-008 & 53-08-21-300-049.000-008
REQUEST Major Subdivision Preliminary Plat extension request of previously approved Major Subdivision Preliminary Plat to subdivide 2 parcels into 18 parcels (1908-SPP-03). There are no proposed changes to the plat. The developer needs to extend the plat an additional **4 years** in order to coordinate with the competition of the neighboring major subdivision, Southern Meadows Phase 6, based on a condition of approval.
ZONE RS3.5/PRO6
ACRES 7.08 acres +/-
TOWNSHIP Perry, Section 21
COMP. PLAN MCUA Mixed Residential; MCUA Phase II – Neighborhood Development (N2)

EXHIBITS

1. Petitioner Letter of Request
2. Preliminary Plat
3. Results Letter 1908-SPP-03

RECOMMENDATION

Staff gives a recommendation of **approval** for the preliminary plat extension request of four (4) years citing Chapter 854-7 and 854-12.

SUMMARY

The Schermer Major Subdivision petition was approved to create 18 parcels on May 19, 2020, with six conditions of approval. Condition #6 reads,

6. The Final plat for Schermer Subdivision cannot be recorded until after the Southern Meadows Phase 6 Final Plat has been recorded. Due to the reliance on Southern Meadows Phase 6 completion the petitioner is granted four (4) years to record the final plat before preliminary plat expiration.

On April 12, 2022, Southern Meadows Major Subdivision Phase I was recorded. Phase II and Phase III were recorded on September 19, 2022, and August 7, 2023, respectively. The petitioner for Southern Meadows has until August 18, 2026, to plat the remaining Phases IV – VI.

Per the Ordinance, the petitioner of Schermer Major Subdivision has until May 19, 2024, to complete the final plat stage. The petitioner is eligible to ask for a one-time 2-year extension without a public hearing. This would give the petitioner until May 19, 2026, which does not align with the current timeline for the Southern Meadows Major Subdivision. Therefore, the petitioner is requesting a 4-year extension by submitting this formal request to the Plan Commission. If approved, the petitioner must final plat the subdivision by May 19, 2028. If they have not final platted the subdivision by that time, the preliminary plat expires, and they must go through the entire subdivision process again. The petitioner would be subject to the ordinance in place when their subdivision application is submitted.

854-12. Sectionalizing (Phasing) Major Subdivisions

The approval of all remaining sections not filed with the Administrator shall automatically expire four (4) years from the date of preliminary approval, unless the preliminary approval period has been extended [see Section 854-7(K)].

854-7. Preliminary Approval Procedure

(K) Unless extended, preliminary approval shall be effective for a period of two (2) years ("preliminary approval period") after the date of preliminary approval (including conditional approval), at the end of which time final approval of the subdivision must have been obtained by the Applicant and certified by the Designated Officials. Any plats not receiving final approval within the period of time set forth herein shall be null and void, and the Applicant shall be required to resubmit a new application for subdivision approval subject to the zoning restrictions and subdivision regulations in effect at the time of resubmission. Upon the request of an Applicant and upon a finding that the Applicant has been unable to prepare the proposed development for final approval despite due diligence, the Commission may extend the preliminary approval period for one two (2) year period beyond the expiration date of the original preliminary approval period, without further notice and public hearing, or for a longer period of time upon notice.

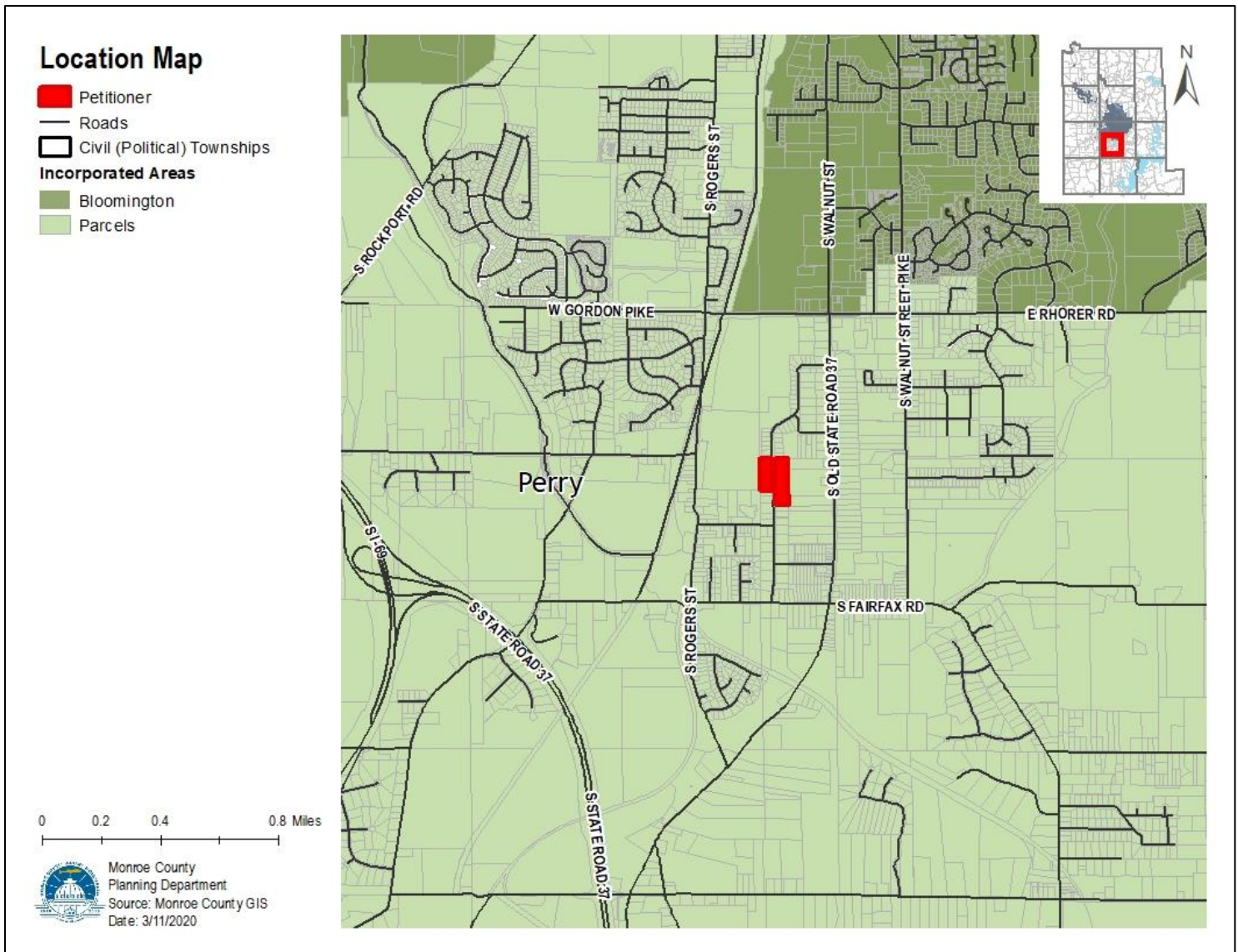


EXHIBIT 1: Petitioner Letter of Request



Todd M. Borgman, P.L.S.
Katherine E. Stein, P.E.
Don J. Kocarek, R.L.A.
Stephen L. Smith, Founder

March 11, 2024

Drew Myers
Monroe County Planning Department
501 N Morton Street
Suite 224
Bloomington IN, 47404

Re: Schermer Major Subdivision Preliminary Plat Extension Request.

Dear Drew,

On behalf of our client, Schermer Investments, LLC., we respectfully request a 4-year preliminary plat extension for the Schermer Major Subdivision. The extension request is to extend the expiration to May 19, 2028. The Schermer Major Subdivision received Plan Commission approval on May 19, 2020 and is dependent upon the recording of the final plat for Southern Meadows Phase 6. The Southern Meadows Subdivision was granted an extension through August 18, 2026. This extension would be in line with the extension granted for Southern Meadows and the original timeline of 2 years beyond that of Southern Meadows.

We greatly appreciate your time and consideration for this project. We would also like to request waiver of second hearing. Please let us know if you have any questions.

Sincerely,

Katherine E. Stein, PE
Smith Design Group, Inc.

1467 W Arlington Road
Bloomington, Indiana 47404
812-336-6536
smithdginc.com

EXHIBIT 3: Original Results Letter

MONROE COUNTY PLAN COMMISSION

and office of the

MONROE COUNTY BOARD OF ZONING APPEALS

Monroe County Government Center, 501 N. Morton St., Suite 224

Bloomington, IN 47404

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

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/PlanningDepartment.aspx>



May 20, 2020

Schermer Investments
c/o Kendall Knoke of Smith Brehob & Associates
7325 S Rockport Rd
Bloomington, IN 47403

RE: Schermer Major Subdivision Preliminary Plat approval

Dear Mr. & Mrs. Schermer,

This letter is to inform you that the Schermer Major Subdivision Preliminary Plat (1908-SPP-03) was approved with a vote of 5-4 by the Monroe County Plan Commission on May 19, 2020 with the following six conditions:

1. All residential lots in the subdivision are required to submit engineered site plans before issuance of the Improvement Location Permits.
2. Before Certificate of Occupancy, each lot must submit engineered as-built plans of the developed lot for approval by the MS4 Operator.
3. Petitioner submit written commitments for off-site work to be conducted with approval of this project with consent from Abington Emerson Investments.
4. Developer commits to grant SCA per Ch. 829 should new sinkholes surface prior to lot development. A geotechnical engineer must be present on the site during initial mass grading, especially during road and detention pond construction. If an issue arises, the petitioner's engineer will be required to notify staff and provide any alternate plans.
5. Remaining drainage calculations are to be approved prior to Preliminary Plat approval.
6. The Final Plat for Schermer Subdivision cannot be recorded until after the Southern Meadows Phase 6 Final Plat has been recorded. Due to the reliance on Southern Meadows Phase 6 completion the petitioner is granted four (4) years to record the final plat before preliminary plat expiration.

Please send a final certified set of plans for the preliminary plat and final drainage calculations for approval.

Please contact our office when you are ready to file for the Grading Permit and Construction Plans and we can send you the current submittal checklists. Once a review of the construction plans is complete a grading permit can be issued.

Finally as a reminder, you have four (4) years to submit the final plat. The Schermer Subdivision Preliminary Plat expires May 19, 2024. You may want to review Chapter 854-7(K) of the Ordinance to understand your options for extensions.

Should you have any questions or need additional information, please feel free to contact me.

Sincerely,

Tammy Behrman, AICP
Monroe County Planning

Cc: Petition File

MONROE COUNTY PLAN COMMISSION**April 16, 2024**

CASE NUMBER	PUO-24-1
PLANNER	Anne Crecelius
PETITIONER	Westgate on Third LLC, c/o Ryan Huffman, Sunstone Construction
REQUEST	Westgate on Third Planned Unit Development Outline Plan Amd. 1
ADDRESS	4755 W State Road 48, parcel #53-09-02-100-027.000-015
ACRES	37.99 +/-
ZONE	Westgate on Third PUD
TOWNSHIP	Van Buren
SECTION	2
PLATS	Unplatted
COMP PLAN DESIGNATION	MCUA Mixed Use, MCUA Mixed Residential

EXHIBITS

1. [Link to Ordinance Approved Westgate on Third PUD Outline Plan](#)
2. Petitioner Phasing Narrative
3. Proposed Phasing Plan
4. Conceptual Development Plan with Proposed Changes
5. Proposed PUD Outline Plan (select pages)

PUBLIC MEETING OUTLINE:

1. Preliminary Hearing - Plan Commission Regular Session – April 16, 2024
 - a. Waiver of Final Hearing requested
2. Final Hearing - Plan Commission Regular Session – May 21, 2024
3. Final Decision - County Commissioners - TBD

RECOMMENDATION

Staff recommends forwarding a **Positive Recommendation** to the County Commissioners for the Planned Unit Outline Plan Amendment request, subject to the Monroe County Highway Department reports.

PETITION REQUEST

The petition site is a 37.99 +/- acre property located in Section 2 of Van Buren Township at 4755 W State Road 48, zoned Westgate on Third Planned Unit Development plan (PUD). The site was rezoned to PUD in 2020. The development plan (PUD-21-5) was approved by Plan Commission on August 17, 2021, with conditions. Review was completed in October of 2021 and a grading permit was issued in May of 2023.

The petitioner is requesting to amend the Westgate on Third PUD outline plan (2009-PUO-02) to incorporate the 4 changes:

1. Defining a construction phasing plan;

The petitioner is proposing an eight-phase plan for construction. The original PUD Outline plan was created in a single phase which would require that all site public improvements and ponds be finished before any structure could receive a Land Use Certificate and Certificate of Occupancy.

Under a phased plan, only the structures, ponds, and features within a phase must be finished in order to obtain a Land Use Certificate and Certificate of Occupancy. Please refer to the Exhibit 3 for a diagram of the phasing and Exhibit 1 for a narrative from Ryan Huffman of Sunstone Construction.

The Highway Engineer, Paul Satterly, has requested that Phase I include “all roadway improvements including turn lanes and sidewalks should be completed on Park Square Drive”. The petitioner has addressed these requests within the phasing and narrative documents.

2. Removal of eleven (11) covered parking structures;

Under the approved PUD outline plan (see Exhibit 1 link), the site is split into three sections. Sections B and C have multi-family and 2-story townhome style housing with attached and detached garages. The majority of the buildings, buildings four (4) through seventeen (17) have attached garages (see images below). The petitioner is proposing to covert seventy-eight (78) spaces across eleven (11) detached garages to uncovered surface parking. The density of spaces to dwelling units meets/exceeds the requirements of PUD, see Exhibit 5. If approved, there will be six (6) detached garages approximate to buildings eleven (11) through sixteen (16).

The petitioner, Ryan Huffman, has provided a statement regarding the request:

“Waiting on Kelsey's thoughts as well: After speaking with AJ Willis with Bynum Fanyo, after running the calculations without the 11 garages it doesn't show any increase in inlet sizing for the roadways. Bynum shows a net neutral from the removal +/- 0.1%, and this figure also includes the Pickleball Courts and Outdoor Fitness Equipment. More water will be held in the roadways by curbs, reducing the amount that would have fallen into green space off of the garage structures. If any water does go to the green space from the removal of the garage structures, they all would still be flowing to the same/correct drainage basin.

Covered Parking Removal/ Accessibility - Per AJ Willis with Bynum Fanyo, the covered parking spaces were not counted as accessible spaces to begin with. Accessible spaces were placed strategically around the site to account for those in need. In addition to having an over parking problem if no one rented the garages, removing the garages in lieu of surface parking creates more accessible (closer to the unit) parking than if they had to struggle to find a space further away due to the amount of inaccessible covered parking.”



At the Plan Commission Administrative meeting on April 2nd, there was a question directed to the MS4 Coordinator asking if the removal of the detached garages will affect the stormwater drainage. The MS4 Coordinator, Kelsey Thetonia, and responded that they “verified with Bynum Fanyo that the changes do not warrant an update to the Drainage Report. There will be a net decrease in impervious surface and drainage is not being rerouted.”

3. Removal of 3 elevators from Area A, and;

The petitioner is proposing to remove the language in the Outline Plan that states that Area A three buildings will include elevators. The petitioner, Ryan Huffman, has provided a statement regarding the request:

“We have two other products (Area B & Area C) in the project that have first floor accessible living availability. In the event of an emergency in Area A (Buildings 1,2, 3), the elevators would not operate and everyone must egress down stairs through the stairwells. Anyone in a first floor retail location would not use the elevator in any event, and the only persons riding the elevators would be tenants. The unit types in Area A (Buildings 1, 2, 3) are smaller apartments than Area B and C, that typically come with a lower rental price. The elevators are hurting first floor retail layouts due to needing common corridors and a wall schedule to support it that end up breaking the retail leasing into mostly ~350 to 550sf parcels, thus, severely limiting what kind of retail tenant could use the space. To give you an idea, without a common corridor for the elevators the leasing spaces could end up being ~1000-1500sft. Exacerbating that fact, the apartments above them must help the burden thus increasing leasing rates to cover for less retail and elevator costs. Also, when we originally designed Building #3 it did not have a step in it, it was identical to Building 1 and 2. It was important to the Commission that we keep the grade and step the building. We have tried to accommodate both, in doing so we have found that the common corridor and elevator in a stepped building may not be feasible with retail on the first floor.”

4. Replacement of the community garden with pickleball courts and outdoor fitness equipment.

The petitioner has proposed to replace the community gardens with pickleball courts and outdoor fitness exercise equipment. The petitioner, Ryan Huffman, has provided a statement regarding the request:

“Since the Community Garden was approved in 2021, we have observed other Multifamily projects that have finished and leased with Community Gardens and have taken notice that they are rarely utilized and become a problem with upkeep and weeds, detracting from the overall vibrancy of the community. With this knowledge, we are asking to pivot towards what we feel is a higher and better use of the space that synergizes with the surrounding outdoor, active lifestyle of our neighborhood. Pickleball was America’s fastest growing sport in 2023, and when speaking to the Building Department, they can’t recall a Multifamily community in Bloomington that offers Pickleball courts. In the same nature, the outdoor fitness equipment is in addition to our indoor fitness equipment in the Clubhouse. This equipment would give the opportunity for residents to warm-up or cool-down before or after a bike, run or walk on the Karst Farm Greenway, or while waiting for a Pickleball game.”

Approval of this outline plan amendment will allow the petitioners to submit a PUD development plan that incorporates the above changes for the development.

SITE PICTURES



Image 1. Looking south; pictometry photo from 4/3/2020.

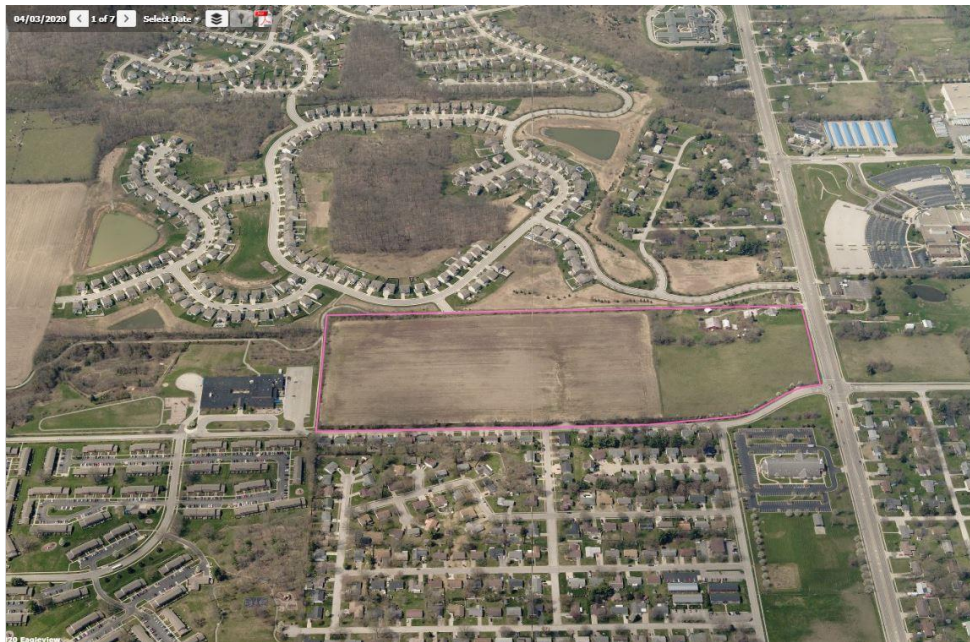


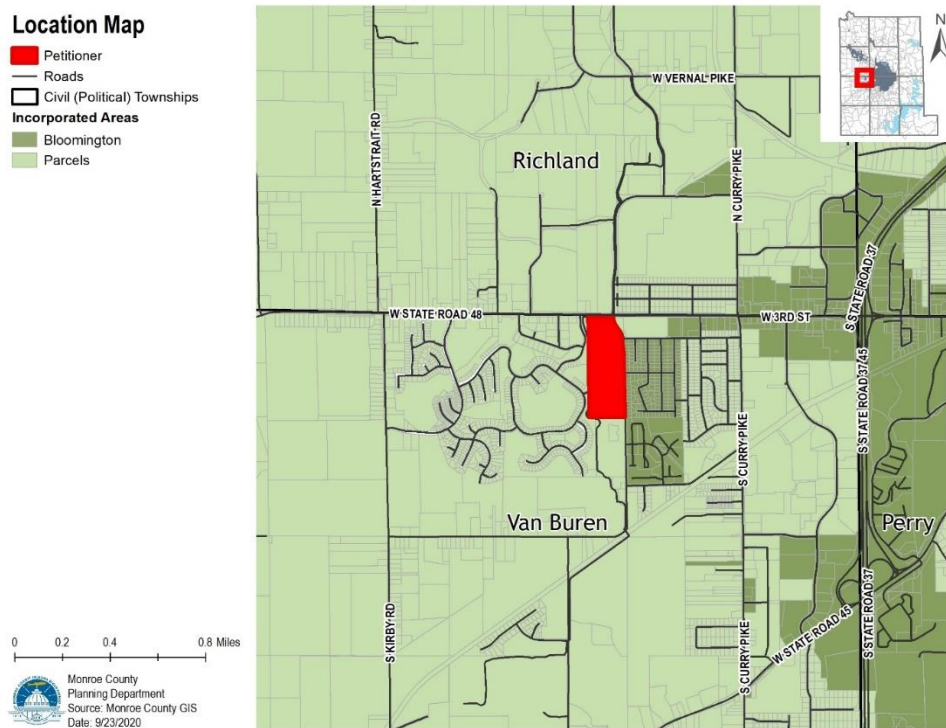
Image 2. Looking west; pictometry photo from 4/3/2020.



Image 3: Photo from Westgate on Third YouTube video by BAM Capital, 2023.

LOCATION MAP

The petition site is located in Van Buren Township, Section 2, addressed as 4755 W State Road 48 (parcel number: 53-09-02-100-027.000-015). The petition site is one parcel that is one lot of record.



ADJACENT USES / ZONING

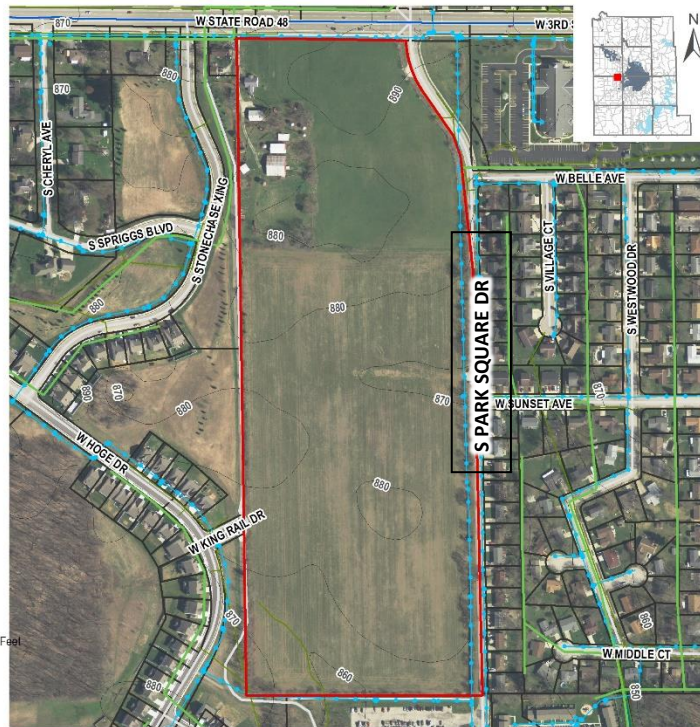
The petition site is zoned PUD. The petition site is currently under development.

Site Conditions Map

- Major Arterial [150']
- ▭ Petitioner
- Sanitary Pipe
- Water Pipe
- Storm Water
- 10-Foot Contours
- Local Roads [50']
- Hydrologic Features
- ▭ Parcels

0 85 170 340 510 680 Feet

Monroe County
Planning Department
Source: Monroe County GIS
Date: 9/23/2020



ACCESS AND UTILITIES

The petitioner site has access to all utilities including a connection to the City of Bloomington Utilities for sewer and water services. This site has two frontages: W State Road 48 is a Major Arterial, and S Park Square Drive is a Local Road according to the Monroe County Thoroughfare Plan. Two entrances are approved off of S Park Square Drive. There will be no vehicular access to W State Road 48, however there are pedestrian connections to existing and new sidewalks. On the west side of the site a road stub, located within the Stonechase PUD, called W King Rail Drive is adjacent to the site. Along this same property boundary, the Karst Farm Greenway Trail runs north-south. Staff has recommended a road connection to W King Rail Drive assuming a safe pedestrian intersection is design to access W Hoge Drive from the stubbed W King Rail Drive.

“street connection to the adjacent neighborhood to the west will be a 1 lane paved road with a sidewalk, and restricted for emergency services, response vehicles and municipal vehicles to limit the number of automotive crossing the Karst Trail at this location. This will help to maintain pedestrian safety at a location of the Karst Trail that is heavily used and close to a school.”

Sidewalks run along W State Road 48 and the Karst Farm Greenway Trail runs north-south along the western property boundary. The development includes a connection to the trail in addition to adding sidewalks, a walking path, a sidewalk connection to the Highland Park Elementary School to the south, and boasts two updated City of Bloomington bus stops along S Park Square Dr.

STORMWATER INFRASTRUCTURE

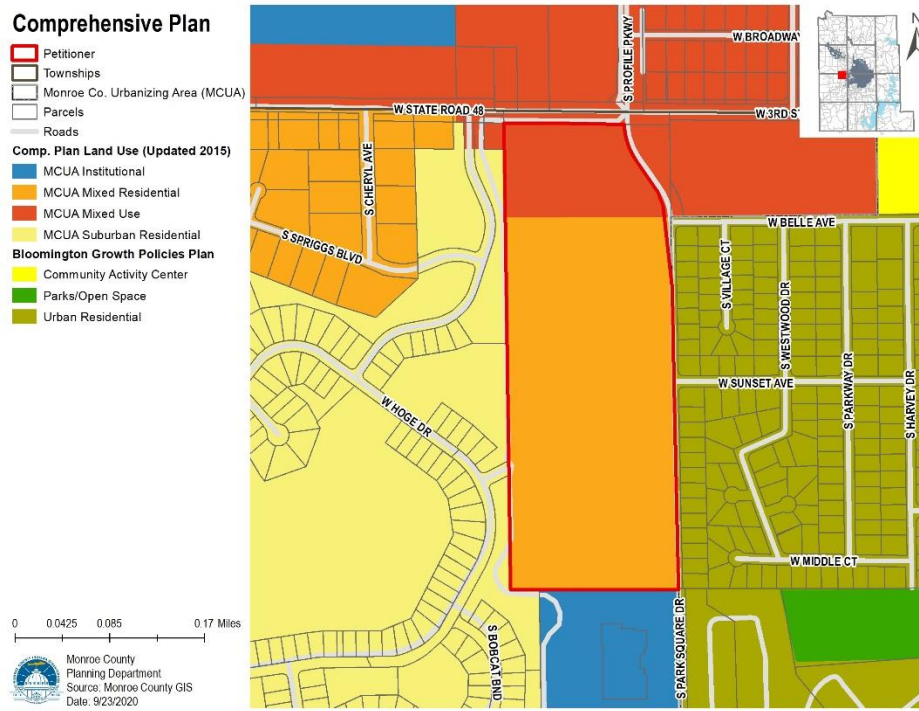
The petitioner has addressed the concerns of the MS4 Assistant, Eric Penna, of the phasing plan and has incorporated their revisions into the phasing plan and narrative.

COMPREHENSIVE PLAN DISCUSSION

The petitioner site is located in the **Mixed Use** and **Mixed Residential** districts on the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. The immediate surroundings are also Mixed Use, Urban Residential, or Community/Activity Center.

The proposed use of mixed use multi-family and commercial is consistent with both MCUA districts. The

northern portion of the site is designated MCUA Mixed use and would contain the proposed commercial Office Space proposed in Area A of the outline plan. The majority of the site is zoned as MCUA Mixed Residential which specifically supports new housing types adjacent to other mixed-use or commercial areas. Listed below are the design standards for each MCUA district. Points that align with the proposed PUD outline plan are highlighted in green. Points that differ from the MCUA districts are highlighted in grey.



Monroe County Urbanizing Area: Mixed Residential

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

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

A Transportation

- Streets

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

- Bike, pedestrian, and Transit modes

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

districts, primary streets in mixed residential neighborhoods should be designed to accommodate transit.

B Utilities

- *Sewer and water*

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

- *Power*

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

- *Communications*

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

C Open space

- *Park Types*

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

- *Urban Agriculture*

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

D Public Realm Enhancements

- *Lighting*

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

- *Street/Site furnishings*

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

E Development Guidelines

- *Open Space*

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

- *Parking Ratios*

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

- *Site design*

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

- *Building form*

Neighborhoods should be designed with architectural diversity in terms of building scale, form, and

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

- *Materials*

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

- *Private Signs*

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

Monroe County Urbanizing Area: Mixed-Use

Mixed-use districts are the densest, most pedestrian-oriented development types in the urbanizing area.

This land use type will vary in terms of form, scale, character, and the specific mix of uses, depending on location, access considerations and existing development context.

Uses may be integrated vertically within buildings, such as residential or office over ground-floor retail, or horizontally among single-use buildings that are closely coordinated with one another. Mixed-use areas may take the form of linear corridors along major roadways, large districts that serve as regional destinations for commerce, dining and entertainment, or small nodes at crossroads that serve nearby residential neighborhoods or employment areas. Mixed-use areas offer the greatest flexibility in terms of land use. Individual parcels of land within a larger mixed-use area may be developed with a single use, so long as the site is designed in a way to integrate with surrounding sites to create a whole that is greater than the sum of parts.

Most areas designated as mixed-Use on the land Use map are in locations with existing suburban-style development. These locations offer opportunities for reinvestment, infill, redevelopment, and transformation into more walkable centers of activity within the Urbanizing Area. Examples include the Third Street corridor, the Tapp Road/SR-45/Curry Pike Area, and key intersections along the South Walnut Street corridor.

A Transportation

- *Streets*

Developments should be designed to create a system of interconnected streets and blocks. Ideally, new streets should be platted as public rights-of-way through the subdivision process; however, private streets may also be acceptable, provided that they are designed and maintained to public street standards and are made publicly accessible through dedicated easements.

- *Bike, Pedestrian, and Transit Modes*

Mixed-use streets should incorporate the full suite of complete street and “green” street design techniques. Streets should safely accommodate pedestrian and bicycle travel, as appropriate to the larger context of the transportation system and the surrounding scale and character of development. Wider sidewalks or an enhanced buffer along the street will provide a safer environment for pedestrians while allowing greater access to businesses in mixed-use areas. Streets should not be designed with a “one-size fits all” approach. Local streets may accommodate cyclists through an overall design that discourages high travel speeds by motorists, such as the use of narrower travel lanes (10 to 11 feet), on-street parking, and smaller curb radii at intersections (15 to 25 feet). These streets may simply require pavement markings or signage indicating that cyclists may use the travel lane. On the other hand, multi-lane roads should provide enhanced bicycle infrastructure, such as on-street bicycle lanes, cycletrack facilities, or off-street shared use paths, with special attention to transitions between different facility types. As the most likely to support transit service in the future, mixed-use streets should be designed to accommodate potential transit expansion.

B Utilities

- *Sewer and Water*

Most areas designated for mixed-use development in the land Use Plan are already served by sewer and water infrastructure. All new developments should conduct water and sewer capacity analyses and contribute to system upgrades if necessary. Major sewer line extensions or upgrades, should be coordinated with other roadway or streetscape improvements where possible to minimize traffic disruption and improve cost efficiency of capital improvements. A major advantage to mixed-use development is that it reduces the peak usage in the area due to the diversity of building uses.

- *Power*
Overhead utility lines should be buried in mixed-use areas to eliminate visual clutter of public streetscapes and to minimize system disturbance from major storm events.
- *Communications*
Communications needs will vary within mixed-use developments, but upgrades to infrastructure should be a key consideration for future development sites. The county should create a standard for development of communications corridors to supplement and complement University research and development and the existing information technology sector.

C Open Space

- *Park Types*
Small-scale parks and open spaces should be integrated into new developments and streetscapes. Mixed-use districts may have a variety of park types, from small plazas and pocket parks along public sidewalks, to moderately-sized greens, squares, and neighborhood parks. Greenway connections should be provided wherever possible.
- *Urban Agriculture*
Encourage the creation of community gardens and small scale urban agricultural systems, integrated with parks and open spaces. These may serve and be operated by residents, employees and businesses within a mixed-use neighborhood. Examples include restaurants with on-site gardens, or **apartments and office buildings with common garden space**. Attention should be paid to location and maintenance to ensure garden spaces remain well-kempt and attractive throughout the year.

D Public Realm Enhancements

- *Lighting*
Lighting needs will vary by street type and width but safety, visibility and security are important. Two-lane streets should provide lamp posts at a pedestrian scale (16 to 18 feet in height). Wider streets will require taller fixtures (up to 30 feet).
- *Street/Site Furnishings*
Successful mixed-use streets require a vibrant, pedestrian-oriented public realm with an emphasis on amenities and aesthetics. Streets should have planters, benches, information kiosks, and public bicycle parking racks. These elements may occur within the public right-of-way, or on private development sites, if located at the front of the lot between the building and right-of-way, oriented toward the sidewalk, and available for public use.

E Development Guidelines

- *Open Space*
The amount and type of open space appropriate for mixed-use areas will vary by the location and scale of individual developments. **Large consolidated developments should include prominent open spaces with public street frontage.** For residential uses, open space should generally be provided with a target of 200 square feet per dwelling unit. **Commercial uses over 25,000 square feet of gross floor area should provide small pocket parks or plazas.**
- *Parking Ratios*
Parking requirements will vary depending on the scale and mixture of uses within individual mixed-use areas. Shared parking arrangements should be encouraged to minimize the size of surface parking lots. On-street parking should be permitted to contribute to required parking maximums as a means to reduce surface parking and enliven mixed-use streets with foot traffic.
- *Site Design*
Front setbacks should range from zero to 15 feet, with streetscape plazas and landscape treatments between the sidewalk and building face. **Buildings should frame the street, with a high amount of building frontage.** Parking should be located to the rear or side of buildings, but not between the

building and street. Side-oriented parking should be screened with landscaping and/ or a low street wall. Vehicular curb cuts should be used sparingly, and avoided on major thoroughfares. Access should instead be provided from the side or rear of the site. Mixed-use districts should be designed with compatible mixtures of buildings, but with architectural variety as well.

- *Building form*

The scale, form and character of buildings will vary depending on the specific location and surrounding context of existing development and infrastructure. Mixed-use areas are appropriate locations for more urban-style buildings with flat roof designs, but pitched roofs may also be used. Buildings may range from one to four stories in height, depending on location. Ground floors of mixed-use buildings should have taller floor to ceiling heights (14 to 18 feet) to accommodate retail and dining uses, with high amounts of window transparency (60 to 70 % of the front facade). Building facades should be designed with a clear base, middle, and top. Buildings and tenant spaces should have prominent main entrances on the front facade, accessible from the public sidewalk.

- *Materials*

Mixed-use buildings should have a durable and lasting character, indicative of their ability to be repurposed for various uses over time. This is best achieved through the use of brick and dimensional or cultured stone. Concrete masonry units may be used, but should have texture and color variation if used as a primary building material. Blank walls should be avoided, particularly for facades facing public streets.

- *Private Signs*

Signs should be sized and designed to effectively communicate to both pedestrian and vehicular traffic without becoming a visual distraction. Wall-mounted and monument signs are appropriate; pole signs and roof-top billboards should be prohibited.

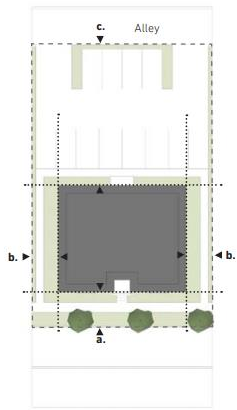
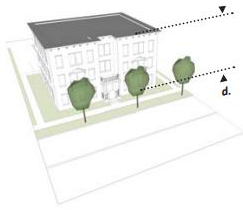
MCUA PH II: Neighborhood Infill (N1) and Gateway West (G1)

Multi-Family

MULTI-UNIT BUILDING DESCRIPTION

A structure designed to accommodate multiple units above or beside each other. Typically contains more than 3 units.

TYPICAL LOT CONFIGURATION



BENCHMARK EXAMPLES

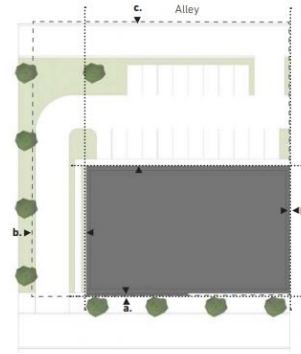
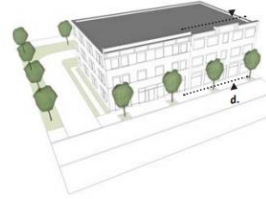


Mixed-Use

MIXED-USE DESCRIPTION

A larger scale structure designed to accommodate a vertical mix of uses. Buildings share common walls and may create an entire block. Floor to ceiling heights are taller.

TYPICAL LOT CONFIGURATION



BENCHMARK EXAMPLES



MONROE COUNTY Urbanizing Area Plan | Phase II

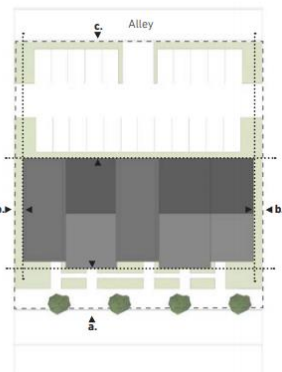
MONROE COUNTY Urbanizing Area Plan | Phase II

Neighborhood Mixed-Use

NEIGHBORHOOD MIXED-USE DESCRIPTION

A medium scale structure designed to accommodate a mix of uses. Can also be used for live-work scenarios. Building lengths are short and typically do not extend an entire block.

TYPICAL LOT CONFIGURATION



BENCHMARK EXAMPLES



MONROE COUNTY Urbanizing Area Plan | Phase II

GATEWAY WEST
URBAN INFILL NEIGHBORHOOD



Single Family - Small Lot (Rear-Loaded)		+
Single Family - Small Lot (Front-Loaded)		+
Single Family - Contemporary		+
Single Family - Mid-Century		+
Single Family - Rural Residential		
Attached Townhome	+	+
Attached Courtyard		
Two-Family Home (Duplex)		+
Multi-Family	+	+
Commercial	+	+
Commercial Outlot	+	
Neighborhood Mixed-Use	+	+
Mixed-Use	+	+
Office Building	+	+
Civic/Institutional Building	+	+
Flex Building - Option A	+	
Flex Building - Option B		
Large-Format Flex Industrial		
Re-Use/Retrofit	+	+

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:

- (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 Comprehensive Plan designates the property as MCUA Mixed-Use and MCUA Mixed-Residential;
- The property is currently zoned PUD;
- The site is in development for the uses of the PUD;
- No uses are proposed to change from the ordinance;
- Adjacent properties are zoned Limited Industrial, Estate Residential 3.5, Limited Industrial, Commercial Arterial, Institutional, Stonechase PUD, and City of Bloomington jurisdiction;

- (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:

- See Findings (a);
- The petitioner is proposing a phasing plan for the development;
- They are proposing to remove the elevator requirement from buildings one (1) through three (3);
- They are proposing to convert eleven (11) covered garages to uncovered spaces, leaving six (6) covered garages;
- The density of parking spaces to dwelling units meets/exceeds the requirements of PUD;
- The density of parking spaces to dwelling units meets/exceeds the requirements of Chapter 806;

- (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 enumerate.*

Findings:

- See Findings (a) and (b);

- (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 Highway Engineer, Paul Satterly, has requested that Phase I include “all roadway improvements including turn lanes and sidewalks should be completed on Park Square Drive”, “construction needs to include the turn lane and acceleration taper at the second driveway”;
- The petitioner has addressed all department requests to date;
- See Findings (a), (b), and (c);

- (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:

- See Findings (a), (b), (c) and (d);

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

Findings:

- See Findings under Section (e);

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

Findings:

- See Findings under Section (d) & (e);

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

Findings:

- There are no changes to the Open Space and protected karst feature on the site;

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

Findings:

- See Findings (a) & (b)

EXHIBIT 1: [Link to Ordinance Approved Westgate on Third PUD Outline Plan](#)

EXHIBIT 2: Petitioner Phasing Narrative

April 1, 2024

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

RE: Westgate On Third Apartments, Monroe County, IN Phasing Plan

To Whom It May Concern:

Please see accompanying phasing plans that indicate improvements within each phasing outline. These improvements shall be required within each phase to receive occupancy permits for the buildings within those phases.

Phase One (Building 17-Clubhouse, Pool, Buildings 4 & 5)

1. We shall submit for and pull building permits for Buildings 1-17, Garages 1-6, the pool, the maintenance building, the trash compactor, the pickleball courts (see Development Plan) by the end of Phase One.

2. All pavement base course shall be installed in area indicated prior to the occupancy of buildings 17, 4 and 5.
3. Temporary striping to be applied on all pavement base course in area indicated at time of occupancy of buildings 17, 4 and 5.
4. Final pavement top coat(s) and final striping in area indicated will be completed no later than the completion of Phase Three.
5. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 17, 4 and 5.
6. Landscaping stabilization in progress on all disturbed areas. No more land disturbing activities in Phase One.
7. Pool area to be constructed in Phase One, however, the pool has its own permit and any continuing pool work (weather, timing and expected Memorial Day opening for water connection, inspections and testing, final pool approvals) shall not hold up Land Use Certificate for the Clubhouse or Phase One.
8. Signage to be completed in area of Phase One prior to the occupancy of buildings 17, 4 and 5.
9. Trash Compactor with masonry walls to be completed in Phase One prior to the occupancy of buildings 17, 4 and 5.
10. All Stormwater Improvements excluding the Ponds to be completed prior to the completion of Phase One.
11. All turn lanes, acceleration lanes and sidewalks along Park Square Drive must be completed during Phase One. Final surface is to be complete for Phase One roadway improvements along Park Square Drive. North and South Entrances shall have final surface at 25' radius from center of Park Square Drive.
12. Only temporary sediment control stage of Pond #3A is required at the time of occupancy of buildings #4, #5, and #17. Landscaping within Pond #3A, as well as the perforated drain, crushed stone, special soil mix, and pond plantings to be completed in Phase Three. Submit as-built of Pond #3A for review by the Stormwater Program prior to installation of underdrain system and final pond plantings.

Phase Two (Buildings 6, 7 and 8, Maintenance Building, Dog Park, Pickleball Courts, Outdoor Fitness Equipment)

1. All pavement base course shall be installed in area indicated prior to the occupancy of buildings 6, 7, 8 and the Maintenance Building.
2. Temporary striping to be applied on all pavement base course in area indicated at time of occupancy of Buildings 6, 7, 8 and the Maintenance Building.
3. Final pavement top coat(s) and final striping for Buildings 6, 7 and 8 will be completed no later than the completion of Phase Three.
4. Final pavement top coat(s) and final striping for the Maintenance Building will be completed no later than the completion of Phase Eight.
5. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 6, 7, 8 the Maintenance Building, the Dog Park, the Pickleball courts and the Outdoor Fitness Equipment.
6. Landscaping stabilization in progress on all disturbed areas. No more land disturbing activities in Phase Two.

7. Signage to be completed in area of Phase Two prior to the occupancy of buildings 6, 7 and 8 and the Maintenance Building.
8. Dog Park, Pickleball Courts and Outdoor Fitness Equipment (see Development Plan) will be completed in Phase Two.
9. Only temporary sediment control stage of Pond #1 is required at the time of occupancy of buildings #6, #7, and #8. Landscaping within Pond #1, as well as the perforated drain, crushed stone, special soil mix, and pond plantings to be completed in Phase Three. Submit as-built of Pond #1 for review by the Stormwater Program prior to installation of underdrain system and final pond plantings.
- 10.

Phase Three (Buildings 9 and 10)

1. All pavements within Phases One, Two and Three shall be finished with top coat(s) and striping at time of occupancy of Buildings 9 and 10.
2. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 9 and 10.
3. Landscaping permanent stabilization complete on Phases One, Two and Three. Pond #1, #3A & #4 fully finished (perforated drain, crushed stone, special soil mix and pond plantings). No more land-disturbing activities in Phase Three. Submit as-built of pond #4 for review by the Stormwater Program prior to the installation of underdrain system and final pond plantings.
4. Signage to be completed in area of Phase Three prior to the occupancy of buildings 9 and 10.
5. Road Improvements to Park Square Drive by way of the "North Entrance" and "South Entrance" between Ponds 4 & 5 shall be completed by the end of Phase Three.

Phase Four (Buildings 11 & 16)

1. All pavement base course shall be installed in area indicated prior to the occupancy of Buildings 11 & 16
2. Temporary striping to be applied on all pavements base course at time of occupancy of Buildings 11 & 16.
3. Final pavement top coat(s) and final striping in area indicated will be completed no later than the completion of Phase Six.
4. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 11 & 16.
5. Landscape stabilization in progress on all disturbed areas. No more land disturbing activities in Phase Four.
6. Signage to be completed in area of Phase Four prior to the occupancy of buildings 11 & 16
7. Detached covered parking G1 & G6 (see Development Plan) shall be completed prior to the occupancy of buildings 11 & 16.

Phase Five (Buildings 15 & 14)

1. All pavement base course shall be installed in area indicated prior to the occupancy of Buildings 15 & 14.
2. Temporary striping to be applied on all pavements base course at time of occupancy of Buildings 15 & 14.

3. Final pavement top coat(s) and final striping in area indicated will be completed no later than the completion of Phase Six.
4. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 15 & 14.
5. Landscape stabilization in progress on all disturbed areas. No more land disturbing activities in Phase Five.
6. Signage to be completed in area of Phase Four prior to the occupancy of buildings 15 & 14.
7. Detached covered parking G5 & G4 (see Development Plan) shall be completed prior to the occupancy of buildings 11 & 16.
8. Only temporary sediment control stage of Pond #6 and Pond #7 is required at the time of occupancy of buildings #14 and #15. Landscaping within Pond #6 and Pond #7, as well as the perforated drain, crushed stone, special soil mix, and pond plantings to be completed in Phase Six. Submit as-built of Pond #6 and Pond #7 for review by the Stormwater Program prior to installation of underdrain system and final pond plantings.

Phase Six (Buildings 13 & 12)

1. All pavements within Phases Four, Five and Six shall be finished with surface coat/striping at the time of occupancy of buildings 13 & 12.
2. Landscaping permanent stabilization complete on Phases Four, Five and Six. Pond #5, #6, #7 fully finished (perforated drain, crushed stone, special soil mix and pond plantings). No more land disturbing activities in Phase Six.
3. Signage to be completed in the area of Phase Five prior to the occupancy of buildings 13 & 12.
4. Detached covered parking G3 & G2 (see Development Plan) shall be completed prior to the occupancy of buildings 13 & 12.

Phase Seven (Buildings 3 & 2)

1. All pavement base course shall be installed in area indicated prior to the occupancy of Buildings 3 & 2.
2. Temporary striping to be applied on all pavements base course at time of occupancy of Buildings 3 & 2.
3. Final pavement top coat(s) and final striping in area indicated will be completed no later than the completion of Phase Eight.
4. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Buildings 3 & 2.
6. Landscape stabilization in progress on all disturbed areas. No more land disturbing activities in Phase Seven.
7. Signage to be completed in area of Phase Six prior to the occupancy of buildings 3 & 2.
8. Only temporary sediment control stage of Pond #2 and Pond #3 is required at the time of occupancy of buildings #2 and #3. Landscaping within Pond #2 and Pond #3, as well as the perforated drain, crushed stone, special soil mix, and pond plantings to be completed in Phase Eight. Submit as-built of Pond #2 and Pond #3 for review by the Stormwater Program prior to installation of underdrain system and final pond plantings.

Phase Eight (Building 1, Fountain)

1. All pavements within Phases Seven and Eight shall be finished with surface coat/stripping at the time of occupancy of Building 1.
2. Concrete sidewalks and approaches shall be installed in the area indicated prior to occupancy of Building 1.
3. Building 1 landscaping and all accessory landscaping for Phases One through Eight will be completed before final occupancy.
4. Fountain and fountain walk shall be completed prior to final occupancy.
5. Signage to be completed in area of Phase Eight prior to the occupancy of Building 1.
6. Landscaping permanent stabilization complete on Phases Seven and Eight. Pond #2 and #3 fully finished (perforated drain, crushed stone, special soil mix and pond plantings). All other basins are complete & are being maintained. All disturbed areas of previous phases have fully stabilized, no more bare areas remain and no land disturbing activities are planned. CSGP may be terminated at this time.

EXHIBIT 3: Proposed Phasing Plan

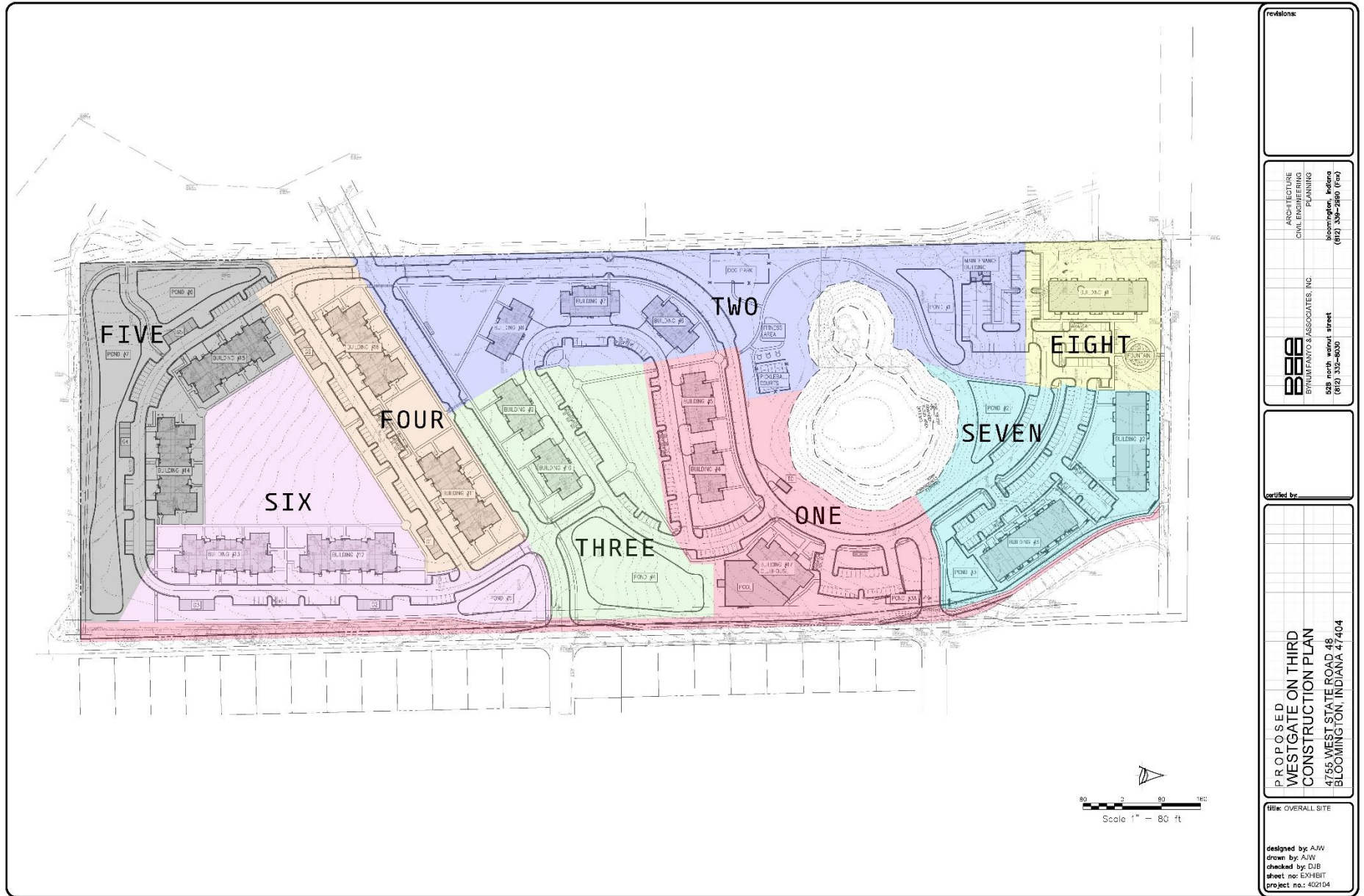
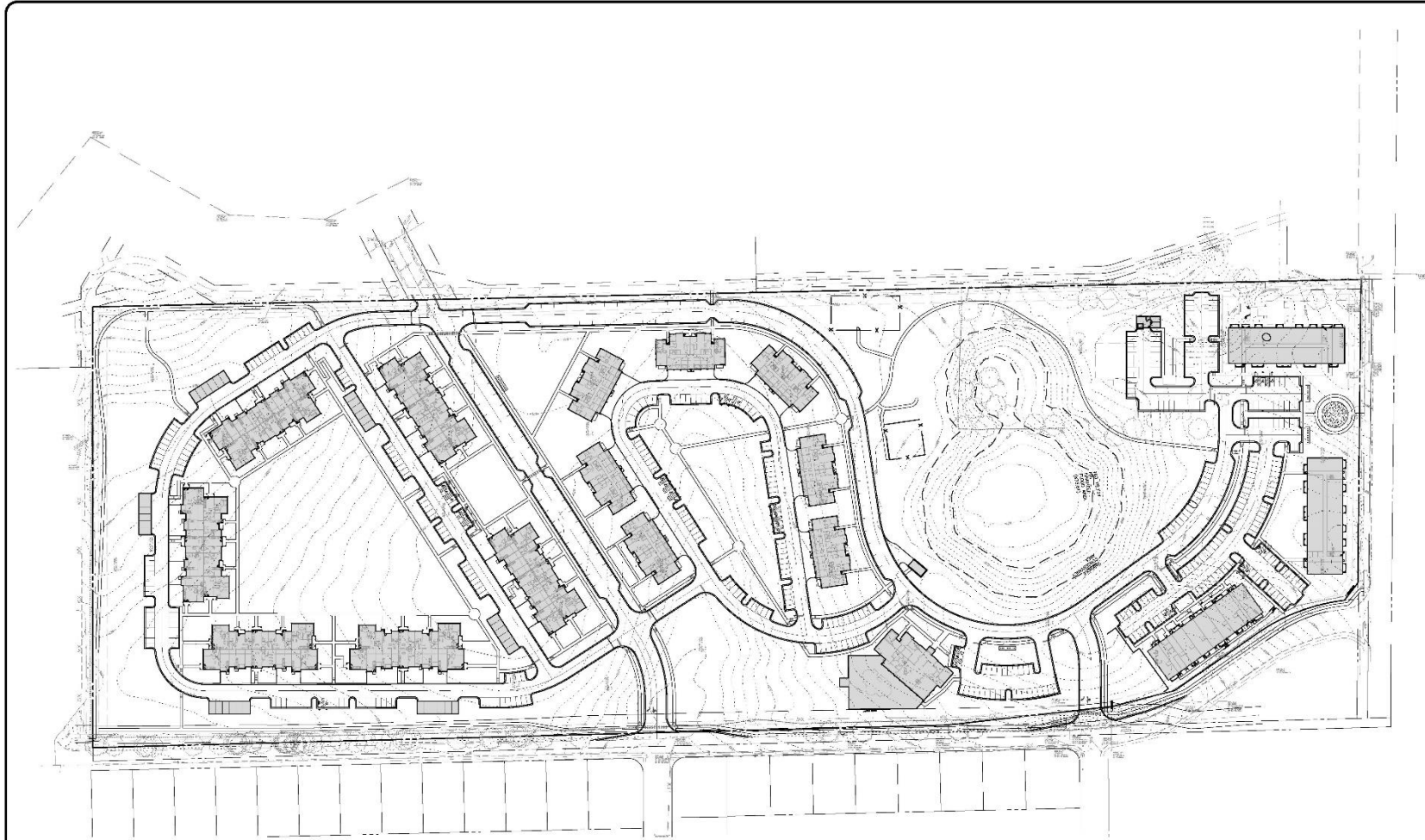
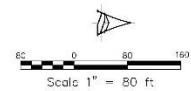


EXHIBIT 4: Conceptual Development Plan with Proposed Changes



PARKING SPACES		
<p>AREA A:</p> <ul style="list-style-type: none"> - OFFICE SITES (1.3/1000 GFA) - 30 SPACES PROVIDED - 30 SPACES REQUIRED - RETAIL/BUSINESS (3.0/1000 GFA) - 65 SPACES PROVIDED - 55 REQUIRED - 84 APARTMENTS (1.5/UNIT REQUIRED) - 126 SURFACE PARKING PROVIDED - 1.5/UNIT PROVIDED - 211 TOTAL PARKING SPACES 	<p>AREA B: 126 APARTMENTS (1.5/UNIT REQUIRED)</p> <ul style="list-style-type: none"> - 185 SURFACE SPACES (11 ACCESSIBLE) - 42 ATTACHED GARAGE SPACES - 227 TOTAL PARKING SPACES - 1.80/UNIT PROVIDED 	<p>AREA C: 120 APARTMENTS (1.5/UNIT REQUIRED)</p> <ul style="list-style-type: none"> - 148 SURFACE SPACES (8 ACCESSIBLE) - 36 DETACHED GARAGE SPACES - 42 ATTACHED GARAGE SPACES - 226 TOTAL PARKING SPACES - 1.88/UNIT PROVIDED <p>CLUBHOUSE:</p> <ul style="list-style-type: none"> - 3 SURFACE SPACES (3 ACCESSIBLE) - 3 TOTAL SPACES



revisions:

BYNUM FRANKO & ASSOCIATES, INC.
528 north westport street
(812) 338-8030

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

Bloomington, Indiana
(812) 338-2990 (Fax)

certified by:

**PROPOSED
WESTGATE ON THIRD
CONSTRUCTION PLAN**

4755 WEST STATE ROAD 48
BLOOMINGTON, INDIANA 47404

title: OVERALL SITE
PARKING EXHIBIT

designed by: AJW
drawn by: AJW
checked by: DJB
sheet no: EXHIBIT
project no.: 402104

EXHIBIT 5: Proposed PUD Outline Plan (select pages)

6-2 FINAL WESTGATE ON THIRD MIXED-USE PLANNED UNIT DEVELOPMENT OUTLINE PLAN

- **84 Barrier Free 3-Story Apartments with ~~Elevators &~~ Interior Hallways**
- **126 Traditional 3-Story Walk-Up Apartments with Interior Hallways**
- **120 - 1st & 2nd Floor 2-Story Townhome Style Apartments all w/ Individual Entrances**
- **Approx 11,000 Sq. Ft. of Ground Floor Retail/Business Services**
- **Approx 22,000 Sq. Ft. of Ground Floor Private Office Suites/Business Services**
- **38 Infill Acres / Max 40% Impervious Lot Coverage / 8.68 units per Acre**

Development Overview:

Westgate on Third will be a mixed-use market rate community consisting of 330 rental homes, 11,000 Sq. Ft. of retail/business use and 22,000 sq. ft. of office/business use. The Impervious Lot Coverage of the PUD is under 40%, and the development will feature green design elements like dry water filtering constructed wetlands. The Development will be built out as a ~~single Phase~~ Eight Phases -and set a new bar for non-student apartment communities in Monroe County.

The Development will feature buildings with high quality materials (no vinyl or eifs) and architecturally stimulating accents. Interiors will feature stainless steel appliances, washer & dryers, wood laminate floorings, and granite countertops.

The Development will provide a diverse housing mix with multiple floorplans. There will also be a clubhouse, a pool, a dog park, pickleball courts and outdoor fitness equipment ~~and a community garden~~ for the residents to use.

There will be a total of 330 apartment homes in three different housing options, all with a diverse range of floor plans. There will be a total of 84 Barrier Free Apartments- ~~over Commercial space~~ with Elevators, 126 Traditional Apartments with interior hallways, and 120 Apartments located on the first or second floor, in townhome style buildings with private entrances. The projected unit mix will be:

- 10% Studios
- 50% 1 Bedrooms
- 35% 2 Bedrooms
- 5% 3 Bedrooms

The Retail / Business Use will be located on the ground floor of Building 2 along Third Street.

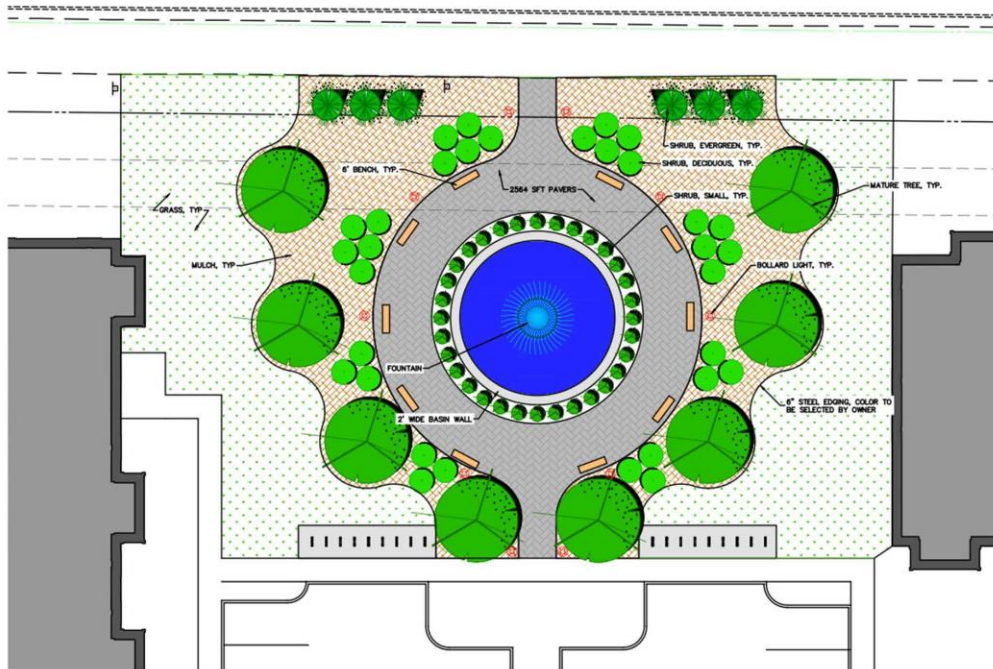
The Office Suites will cater to any Monroe County resident that desire a private home office “away from home”. The Office Suites will also include shared conference rooms that can be reserved for business meetings. The users of the Office Suites will have access to utilize the clubhouse and all the amenities including the secure package-delivery room.

The Neighborhood:

The Development Property is the last undeveloped piece of the Daniels Farm. The Property is an infill 38 acres located at 4755 West State Road 48 (W Third Street) and has been owned by the same family for over 60 years. Other parts of the Daniel Farm and the surrounding area have been developed as medium to high-density single-family homes, an elementary school, churches, limited commercial and businesses and employment-based uses. The Property is only .25 miles east of Ivy Tech Community College and Park 48 (the location for several large Monroe County employers, including Cook Medical, Baxter Healthcare and Tasus). Support Letters for the Development have been submitted by the Bloomington Economic Development Corporation, Cook Group, Ivy Tech Community College, the Regional Opportunity Initiatives, Peoples State Bank, Casa Brava Restaurant, and the Nails Club.

The 4.5 Mile Karst Farm Greenway Trail runs along the entire western side of the Property. A Karst Trail Fountain Plaza facing Third Street will be developed for public use at the location depicted on the Westgate on Third Overall Plan. Specialty Pavers, Bike Stands and Benches will circle the fountain.

FOUNTAIN PLAZA CONFIGUARTION



Street connection to the adjacent neighborhood to the west will be a 2-lane private paved road with a sidewalk but restricted for emergency response vehicles to limit the number of automotive crossing the Karst Trail at this location. This will help to maintain pedestrian safety at a location of the Karst Trail that is heavily used and close to a school. A permanent easement will be established which will grant Monroe County permission to make this road connection open to all public vehicles at their sole discretion. Road bollards will be installed in one lane and do not enter signage also posted, which would be removed at Monroe County discretion if the road connection opens to public vehicles.

There are 3 sidewalk connections to the Karst Trail. The Property is surrounded by fully developed properties. Water, sewer and power utilities and services are readily available.

Ownership:

The Property is currently owned by Martha I. Daniel. The proposed ownership of all the land and improvements in the PUD will be held in a partnership (controlling company) between Redhawk Multifamily and Domo Development Company.

Site Plan:

In Area A, there will be three 3-Story buildings. On the second and third floors, there will be 84 barrier free stacked rental flats ~~over Commercial space with elevators~~. On the ground floor there will be approximately 11,000 Sq. Ft. of retail/business use and approximately 22,000 sq. ft. of office/business use.

In Area B, there will be seven 3-Story buildings with 126 traditional rental flats with interior enclosed hallways and attached and detached garages.

In Area C, there will be 120 apartments on either the first or second floor in six 2-Story townhome-style buildings. Each apartment in Area C will have an individual ground level private entrance and either an attached or detached garage.

Site distance improvements for the intersections at Park Square Drive, including necessary vegetation removal and berm removal will be made. Off-site road improvements to Park Square Drive, including accommodating street approaches/driveway approaches will have two exit lanes to provide adequate capacity at the intersections with Park Square Drive.

The 3-story buildings will have a maximum building height of 40 feet and the 2-story buildings will have a maximum building height of 35 feet.

Building Height is defined per Chapter 801-2, and is the vertical distance from the average grade level adjoining the building: to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between the eaves and the ridge for gable, hip and gambrel roofs.

AREA	USES	BEDROOMS	DEVELOPMENT STANDARDS
A	MF apartments Retail Space / Business Office Suites	84 apartments Studios, 1- and 2-bedrooms	3-story Building; height not to exceed 40 ft Barrier-free buildings with elevators Retail and Office suites on first floor, street level entrance Maintenance Building Surface Parking
B	MF apartments Clubhouse	126 apartments 1- and 2-bedrooms	3-story Building; height not to exceed 40 ft 7 apartment buildings Interior Hallways Attached & Detached Garages + Surface 1 Story Clubhouse
C	2-story townhome style building	120 apartments studio, 1, 2 and 3 bedrooms	2-story Building; height not to exceed 35 ft 6 apartment buildings Ground level private entrances Attached & detached garages + Surface

Architectural Standards:

All the buildings will feature high quality building materials with a mix of masonry brick, stone and either LP Smart Board or Cement Based Siding. None of the buildings will have vinyl siding or (eifs) material. Below are sample elevations.

Landscaping:

The Development complies with Chapter 830 of the Monroe County Zoning Ordinance except: Parking lot landscape islands will be placed every 15 spaces or fewer within a row of parking spaces for all parking lots. Required interior planting for all parking lots shall be 5% of the total area of the lot.

Parking Spaces Provided Summary:

AREA A

- ~~126124~~ Spaces for 84 Apartments (~~1.5145~~/Unit) versus (1.3/Unit) Required Based on Unit Mix
- 30 Spaces Minimum for 22,000 Sq Ft of Private Office Suites (1.3/1000 GFA) and (1.3/1000 GFA is Required
- 55 Spaces for 11,000 Sq Ft of Retail / Business (5.0/1000 GFA)

AREA B

- ~~227217~~ Total Spaces for 126 Apartments Proposed (~~1.817~~/Unit) vrs. (1.3/Unit) Required Based on Proposed Unit Mix. (~~4230~~ Attached Garages+~~42 Detached Garages~~ + ~~185145~~ Surface with 11 accessible)
- Clubhouse 31 Spaces with 3 accessible~~Proposed~~

AREA C

- ~~226214~~ Total Spaces for 120 Apartments Proposed (~~1.8817~~/Unit) vrs. (1.3/Unit) Required Based on Proposed Unit Mix. (~~4248~~ Attached Garages+ ~~3672~~ Detached Garages + ~~148100~~ Surface Spaces with 8 accessible)

Streets, Parking and Sidewalks:

Interior private streets and their cross sections will be installed as depicted on the site plan. Parallel and perpendicular parking will be dimensioned as follows (with exception of ADA required parking): perpendicular parking – 18’ long x 9’ wide and parallel parking – 8’ wide x 20’ long. These dimensions shall be measured from curb face to edge of drive lane. Sidewalk connection to community trails will be installed as shown on the site plan.

The sidewalks and walking paths will be constructed as shown in the locations on the Westgate on Third PUD Overall Plan and will all be 5 feet in width. The sidewalks system as shown is extensive, with interior walkways promoting community connections off the private roads and private walkways promoting health and fitness.

The Development will not comply with Chapter 856 in regard to having sidewalks down both sides of the street. The Development is a walkable community, with convenient transit options and safe bus routes. Studies have shown that residents of communities designed to be walkable both drive fewer miles and also take more trips by foot and bicycle. Research from AARP has shown “People who live in neighborhoods with sidewalks on most streets are 47% more likely to be active at least 30 minutes each day”.

Impervious Lot Coverage and Open Space:

The Total Impervious Lot Coverage of the PUD Site plan does not exceed 40%. The Designated Open Space Areas are depicted on the Westgate on Third Overall Site Plan and Exhibits. All Open Space Areas

including the Karst Area will be designated as unbuildable and will be owned and maintained by the Controlling Company. Open Space is defined as all areas within the PUD not including all primary buildings, accessory buildings or roads and parking spaces.

PUD Compliance:

The proposed Mixed-Use PUD complies with both the most current version of the Monroe County Comprehensive Plan, which classifies the Property as high density MF Mixed-Use. The proposed PUD also complies with the current draft of the Monroe County Consolidated Development Ordinance which designates the Property for Higher Density MF Mixed-Use.

Environmental Considerations:

The PUD site plan has been designed to significantly exceed the storm water detention guidelines outlined for development within the Cave Creek Watershed. Six dry basin constructed wetlands will be established to exceed all County requirements of Chapter 761 for extended discharge to a critical watershed. The development plan has been designed to meet all the land preservation and buffer requirements of Chapter 829 of the Zoning Ordinance. There are no slopes on the Property greater than 15% on the site. Unique sustainable features of the Development will be a community garden Pickleball courts with outdoor fitness equipment for the residents and a dog park. Walking paths are located throughout the Development with 3 connections to the Karst Trail. A complete Karst Report has been provided. Karst area protections, storm water drainage, water quality features and designated open space will be incorporated into a drainage plan subject to review by the Monroe County Drainage Board and MS-4 coordinator.



Signage: PUD Maximum of 491 Square Feet

Zone A: Maximum of 262 Square Feet

- 1 Westgate on Third one sided monument style ground signage to be located as depicted on the site plan along Third Street not to exceed 100 square feet with zero setback from ROW.

MONROE COUNTY PLAN COMMISSION**April 16, 2024**

PLANNER	Daniel Brown
CASE NUMBER	REZ-24-1
PETITIONER	Mannanya LLC. c/o Daniel Cyr, Paganelli Law Group
ADDRESS	5991 W State Road 48 Parcels #53-09-02-200-177.000-015, and 53-09-02-200-173.000-015
REQUEST	Rezone Request from RE1 to LB Preliminary Hearing. No Waiver of Final Hearing Requested.
ACRES	2.48 +/- acres
ZONE	RE1
TOWNSHIP	Van Buren Township
SECTION	02
PLATS	Unplatted
COMP PLAN DESIGNATION	MCUA Suburban Residential

EXHIBITS

1. Petitioner Letter
2. Letter of Consent
3. Proposed Site Plan
4. RE1 and LB Use Tables

RECOMMENDATION

Staff recommends forwarding a **positive recommendation** for the rezone request from Estate Residential 1 (RE1) to Limited Business (LB) for 2.48 acres based on the findings of fact, that the property is adjoining a comprehensive plan that is marked Institutional to the west, that the property is proximate to non-residential uses, and the property is accessible to public utilities as well as public infrastructure including sidewalks. This is subject to the following **condition of approval**:

1. The Site Plan Design is to delineate and preserve the wetland on the property.

Meeting Schedule for this petition:

- Plan Review Committee – Cancelled
- Plan Commission Regular Meeting – April 16, 2024 (Preliminary Hearing)
 - No waiver of final hearing requested.
- Plan Commission Regular Meeting – May 21, 2024 (Final Hearing)
- County Commissioners - TBD

SUMMARY

The petition site is two parcels totaling 2.48 +/- acres located in Van Buren Township. The petition site is currently zoned Estate Residential 1 (RE1) and the petitioner wishes to rezone it to Limited Business (LB). The petitioner has filed this petition with the intention of establishing a convenience store as the principle use and a gasoline service station as the accessory use.

Should the rezone be approved by the Monroe County Board of Commissioners, the petitioner intends to file a Commercial Site Plan to be reviewed administratively by the Planning Department. If denied, the property would remain zoned Estate Residential 1 where the uses of Convenience Store and Gasoline Service Station are not permitted.

If the rezone is approved, the next step will be to file for a full Site Plan Review. If the rezone is denied, the

petitioner will not be able to utilize this property for the proposed use.

HIGHWAY COMMENTS:



Ben Ayers

Remove Comment - Feb 8, 2024 at 5:18 pm

South Kirby Road is not marked on the Site Plan and should be added. A Right of way Activity permit will be required for a driveway entrance to South Kirby Road. Only (1) driveway entrance will be permitted to South Kirby Road and the proposed driveway entrance shall be at least 300.0' from the edge of West State Road 48. See Monroe County Code Chapter 755 and the Manual for Construction Within and Adjacent to Monroe County Right-of-Way.

INDOT COMMENTS: None currently.

BACKGROUND

The petition site is currently unplatted and is a corner lot on W State Road 48 and S Kirby Road. The site is currently vacant. There is a water feature in the center of the property and is located in a critical drainage area. The Zoning Map amendment would be from RE1 to LB. Listed below are the definitions of these zones per Chapter 833 and Chapter 802, respectively.

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

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

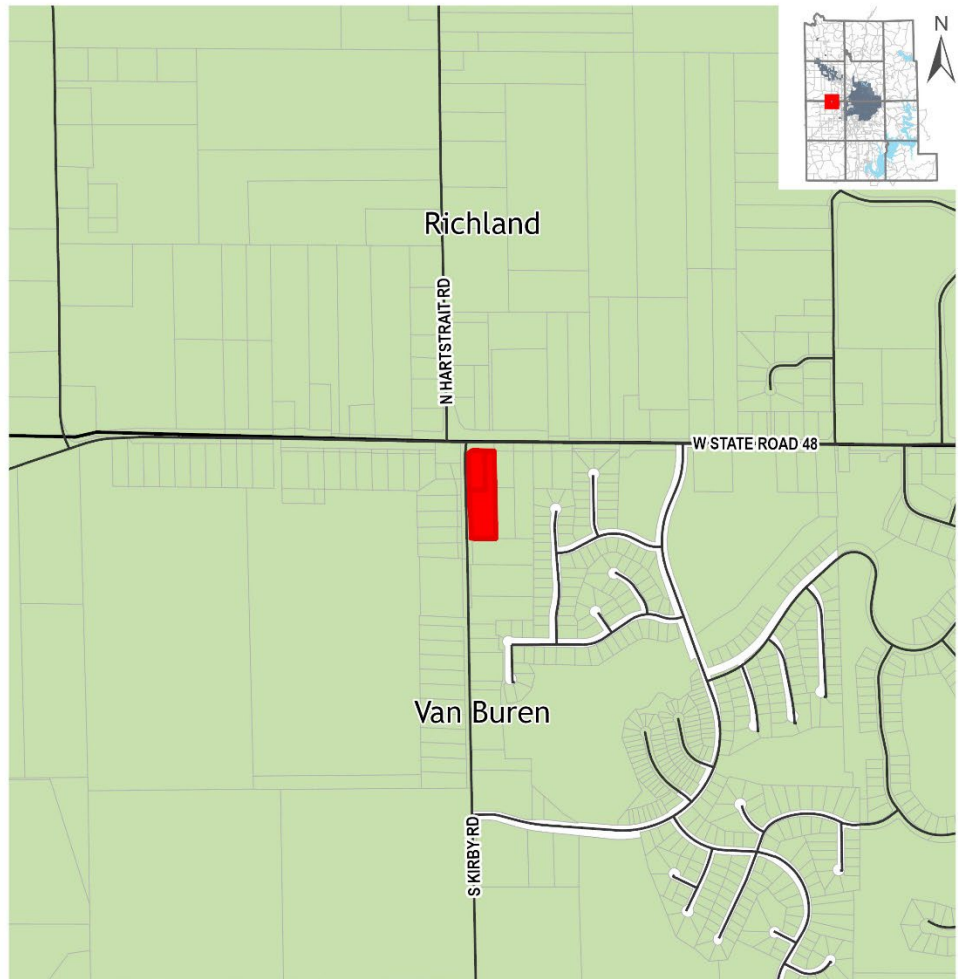
Limited Business (LB) District. The character of the Limited Business (LB) District is defined as that which is primarily intended to meet the essential business needs and convenience of neighboring residents. Limited business uses should be placed into cohesive groupings rather than on individual properties along the highways and access control should be emphasized. Its purposes are: to encourage the development of groups of nonresidential uses that share common highway access and/or provide interior cross-access in order to allow traffic from one business to have access to another without having to enter the highway traffic; to discourage single family residential uses; to protect environmentally sensitive areas, such as floodplain, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the LB District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the adjacent residential uses.

LOCATION MAP

The petition site is two (2) parcels making up one lot of record, parcel number 53-11-08-100-018.000-006. The site is located at 5991 W State Road 48 in Section 03 of Van Buren Township.

Location Map

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



0 0.07 0.15 0.3 Miles

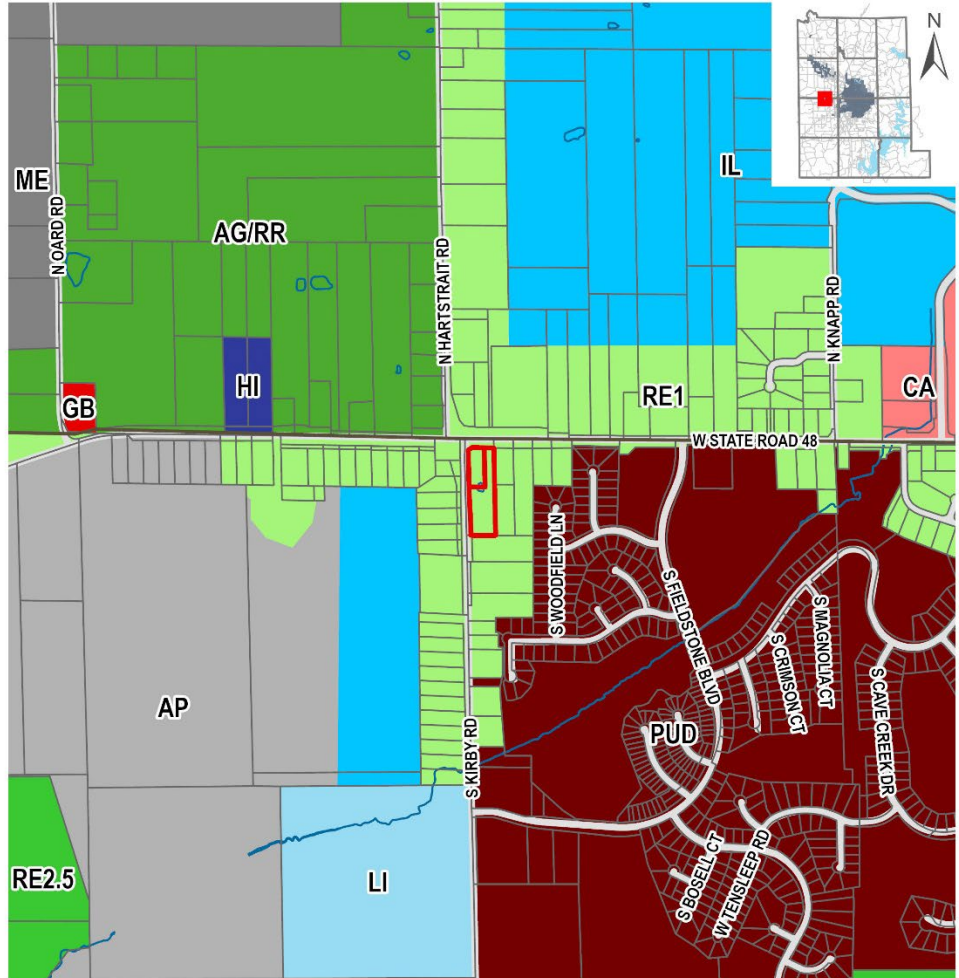
 Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/21/2024

ZONING

The current zoning for the petition site is Estate Residential 1 (RE1). Adjacent zoning is RE1, with nearby zones including Planned Unit Development (PUD), Limited Industrial (IL), Agriculture/Rural Reserve (AG/RR), Airport (AP). The petition site in its current state is undeveloped and vacant.

Current Zoning Map

-  Petitioner
 -  Parcels
 -  Roads
 -  Hydrologic Features
- ### Monroe County Zoning
-  AG/RR - Agriculture/Rural Reserve
 -  AP - Airport
 -  CA - Commercial Arterial
 -  GB - General Business
 -  HI - Heavy Industrial
 -  IL - Limited Industrial
 -  LI - Light Industrial
 -  ME - Mineral Extraction
 -  PUD - Planned Unit Development
 -  RE1 - Estate Residential 1
 -  RE2.5 - Estate Residential 2.5



Monroe County
 Planning Department
 Source: Monroe County GIS
 Date: 2/21/2024

SITE CONDITIONS & INFRASTRUCTURE

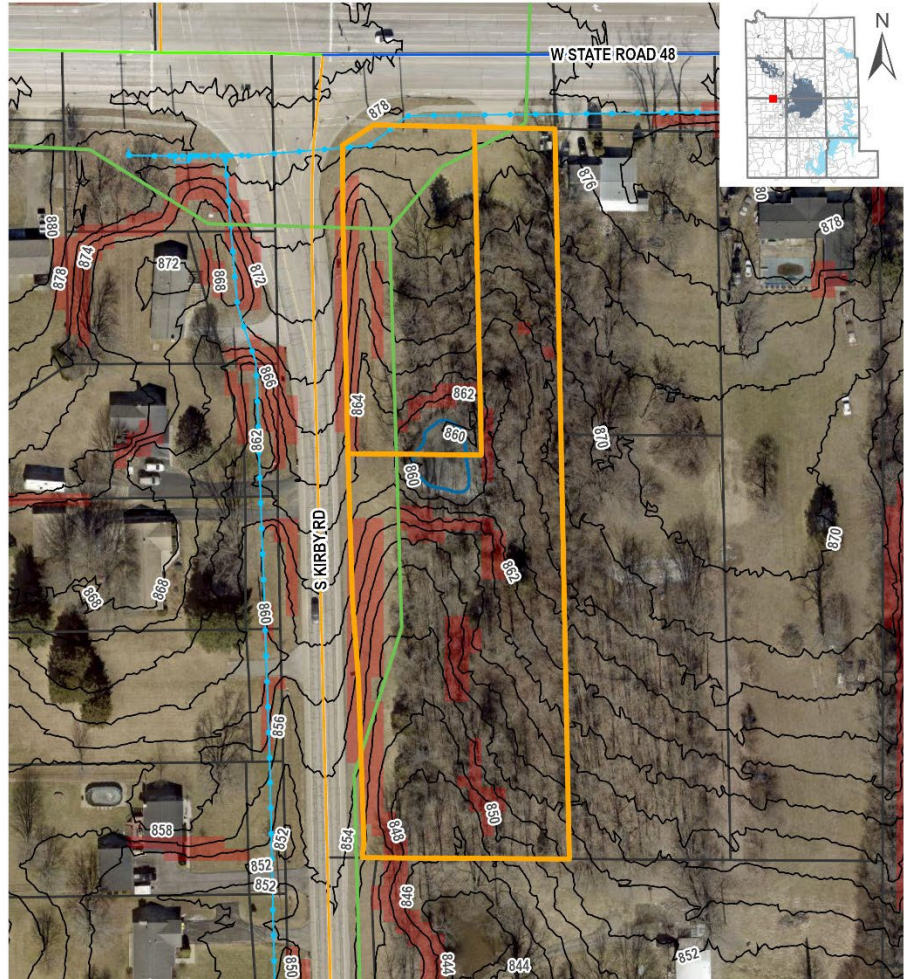
The site has frontage along W State Road 48 and S Kirby RD. Per the 2016 Thoroughfare Plan, W State Road 48 is a Major Arterial road, and S Kirby RD is a Major Collector. The property is mainly slopes that are under the 15% buildable area restrictions for structures. However, there is an area marked as a water feature near the center of the property.

Site Conditions Map

- Major Collector [70']
- Minor Arterial [100']
- Major Arterial [150']
- Petitioner
- Sanitary Pipe
- Water Pipe
- 2-Foot Contours
- 15% Slope (County/ECO2)**
- <VALUE>**
- 0 - 15
- > 15
- Local Roads [50']
- Hydrologic Features
- Parcels
- Critical Watersheds**
- Cave Creek

0 20 40 80 120 160 200 Feet

Monroe County
 Planning Department
 Source: Monroe County GIS
 Date: 2/21/2024



SITE PICTURES



Above: Pictometry View of the property; Below: Image of the property facing South





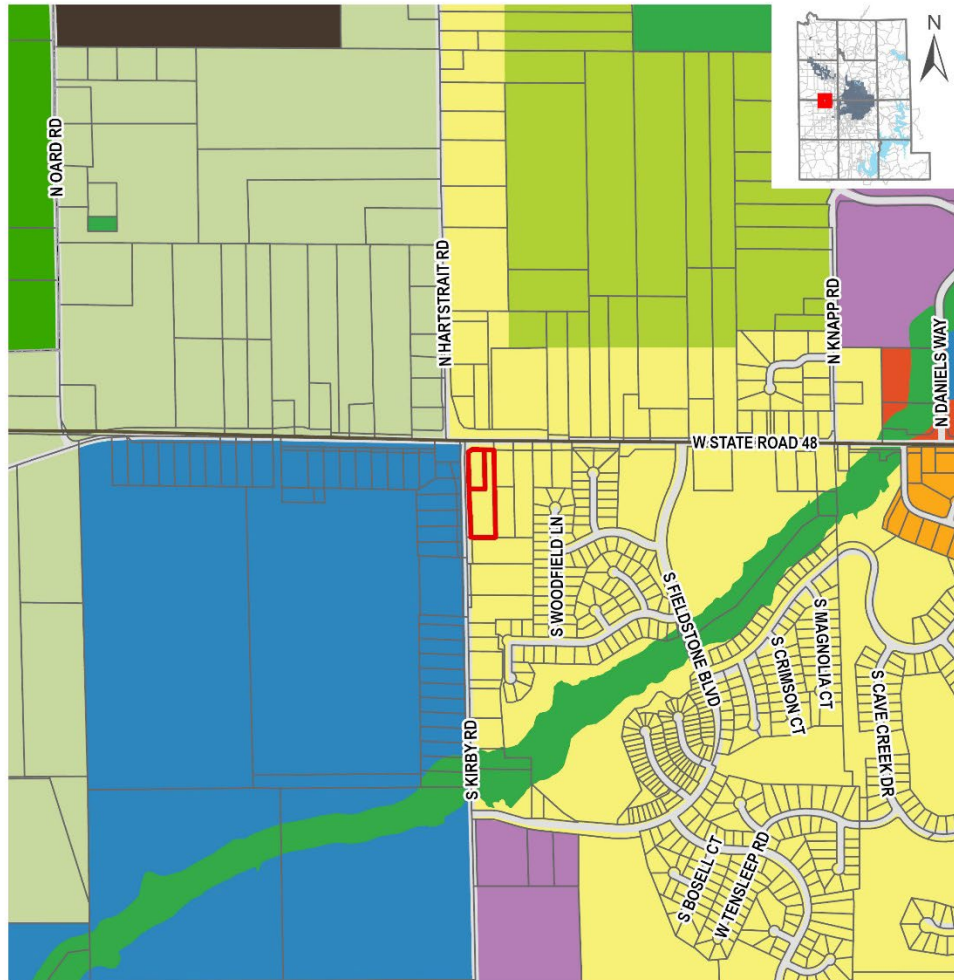
Above: A drainage ditch on the property; Below: Image of the brush on the property.



COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the MCUA Suburban Residential designation of the Monroe County Comprehensive Plan. Points that align with the proposed rezone are highlighted in green. Points that differ are highlighted in grey. The plan states the following for this designation:

- Comprehensive Plan**
-  Petitioner
 -  Townships
 -  Monroe Co. Urbanizing Area (MCUA)
 -  Parcels
 -  Roads
- Comp. Plan Land Use (Updated 2015)**
-  Employment
 -  Farm and Forest
 -  MCUA Conservation Residential
 -  MCUA Employment
 -  MCUA Institutional
 -  MCUA Mixed Residential
 -  MCUA Mixed Use
 -  MCUA Open Space
 -  MCUA Quarry Landscape
 -  MCUA Rural Transition
 -  MCUA Suburban Residential



0 0.07 0.15 0.3 Miles

Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/21/2024

Suburban residential includes existing low- density single-family subdivisions and isolated multi-family apartment complexes. Different housing types are typically segregated, with multiple buildings having a similar or identical appearance. This development type is not recommended for extensive application beyond existing or currently planned developments.

In some locations, it may be appropriate to extend this development pattern if it is directly adjacent to existing Suburban residential subdivisions as an appropriate way to coordinate with those neighborhoods. However, the conservation community land use category offers a more appropriate alternative to the conventional suburban subdivision that balances the desire for non-urban living while also preserving rural character. The following guidelines should be considered if new suburban-style developments are approved; they also provide considerations for potential retrofitting of public infrastructure within existing neighborhoods.

A. Transportation

Streets

Suburban residential subdivisions are auto-oriented by design. To the extent possible, this approach to residential development should be de-emphasized within the Urbanizing Area to prevent continued expansion of isolated “leap- frog” subdivisions and sprawl development patterns that require continued reliance on the automobile. New Suburban residential streets should be designed to encourage interconnectivity to and through the neighborhood and to surrounding subdivisions. Cul-de-sacs should be discouraged unless necessary due to topographic or environmental constraints. Streets are typically designed with curb and gutter, but may also be designed to accommodate surface runoff with open street-side swales or ditches.

Bike, pedestrian, and Transit modes

Sidewalks and/or shared use paths should be provided on all streets, with connections to larger pedestrian and bicycle systems. Sidewalk retrofits in existing subdivisions should be considered after thorough consultation with and support from existing residents. Given their remote location and low-density development pattern, opportunities to serve Suburban residential neighborhoods with public transportation are limited. Expansion opportunities for rural Transit routes should be explored, with pick-up locations considered near entries to subdivisions.

B. Utilities

Sewer

New development should be served by the public sewer system. Localized package systems for individual residential subdivisions should be discouraged. Retrofit and tie-ins should be encouraged for older neighborhoods on septic.

Power

Overhead utility lines should be buried within subdivisions. Where possible, existing overhead lines along arterial frontages should also be buried.

Communications

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

C. Open space

Park Types

Many of the older suburban subdivisions in the Urbanizing Area were developed without dedicated open space. New developments, such as Stone chase, include platted open space reserves; these generally function to preserve natural features such as streams and tree stands, or to provide space for stormwater retention ponds. However, subdivisions are not currently required to provide usable park space, with the exception of voluntary cluster subdivisions. All new residential subdivisions should be designed to include neighborhood parks and/or greenways as a community amenity.

Urban Agriculture

Private residential gardens and local community gardens should be encouraged within commonly maintained open space areas or via conversion of undeveloped lots in established neighborhoods.

D. Public Realm Enhancements

Lighting

Lighting needs will vary by street type and width but safety, visibility and security are important. Local streets may be lighted, but lighting may not be necessary in all low-density subdivisions.

Street/Site furnishings

Suburban residential neighborhoods typically have few street furnishings beyond street lamps.

E. Development Guidelines

Open Space

A minimum of 5% of total site area for new developments should be set aside for publicly accessible and usable open space areas. Open spaces may be designed as formal park settings or informal, naturalized reserve areas. Natural areas should be accessible with trails or paths where appropriate. If not accessible, additional open space area should be provided. Likewise, open space areas may include stormwater management features, but should not be dominated by large retention ponds with no additional recreational space.

Parking Ratios

Parking for single-family homes is typically accommodated on individual lots. On-street parking should also be permitted.

Site Design

Reverse frontage lots should be avoided. Homes should not back onto arterial or collector streets.

Building form

Modern suburban single-family construction has trended in two directions: either overly simplified (e.g. blank, windowless side facades) or overly complex (e.g. complicated building massing and roof forms). Homes should have recognizable forms and detailing appropriate to the architectural style, with an emphasis on “four-sided architecture”. Garages doors should not dominate the front facade; ideally garages should be set back from the front facade and/or side-loaded.

Materials

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

Private Signs

Subdivision entry signs should be integrated into high-quality landscape designs.

FINDINGS OF FACT - REZONE

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

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the petition site as MCUA Suburban Residential;
- “includes existing low-density single-family subdivisions and isolated multi-family apartment complexes”;
- The intention of the petitioner if the rezone is approved will to establish a convenience store with a Gasoline Service Station as an accessory use;

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

Findings:

- See Findings under Section A;
- The rezone request is to change two parcels measuring a combined total of 2.48 +/- acres from RE1 to LB;
- The petition site is unplatted;
- Adjacent uses are residential, with one commercial use on the north side of State Road 48, while adjacent zoning is RE1;

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

Findings:

- See Findings under Section A and Section B;
- The site is mainly buildable area (slopes 15% and under);
- A wetland feature is in the middle of the property;
- The portion of the property proposed to be rezoned with a wetland will be unable to be developed due to Buildable Area restrictions;

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

Findings:

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;
- The petitioner states that their intent to rezone is to increase the sale value of the property. Per the petitioner letter, the owner, Alexander Rentals LLC, has entered into a contract with Mannanya LLC to only purchase the property if it can be rezoned for the intent of utilizing the site for a convenience store and gasoline service station.

(E) Responsible development and growth.

Findings:

- See Findings under Section A, Section B, and Section C;
- Access can be off of either W State Road 48 or S Kirby RD;

- According to the Monroe County Thoroughfare Plan, W State Road 48 is a Major Arterial, and S Kirby RD is a Major Collector;
- The petitioner is only permitted to have one driveway access point off of S Kirby Dr. As of the date of this packet publication, Planning staff has not received confirmation from INDOT if two driveways are permitted off of W State Road 48.

EXHIBIT 1: Petitioner Letter

PAGANELLI LAW GROUP
ATTORNEYS AT LAW

Two Meridian Plaza
10401 N. Meridian Street, Suite 450
Indianapolis, Indiana 46290

Voice: 317.550.1855
Fax: 317.569.6016
www.paganelligroup.com

January 22, 2024

Monroe County Plan Commission
Monroe County Plan Review Committee
Monroe County Planning Department
Showers Building North
501 N Morton St., Suite 224
Bloomington, IN 47404

Re: **State Road 48 Rezone to Limited Business**
Our Client: Mannanya LLC
Property: 5991 W State Road 48, Bloomington, IN 47404

Dear All:

This firm represents Mannanya LLC. Our client wishes to rezone two parcels that are currently zoned Estate Residential 1 to Limited Business. These parcels total approximately 2.48 acres and are located at the southeast corner of W State Road 48 and S Kirby Rd. The rezoning would allow Mannanya LLC or its assignee to develop the vacant lots into a convenience store with gasoline sales. The Petitioner believes that a well-designed site would satisfy the intent of the Limited Business District, which is to meet the essential business needs and convenience of neighboring residents. The site is located along a highway and a rezoning would encourage limited development that is compatible with adjacent residential uses. Please let us know if you have any questions or need further information.

Sincerely,



Daniel M. Cyr

EXHIBIT 2: Consent Letter from Property Owner

CONSENT FORM FOR PROPERTY OWNER

I, Margaret E. Alexander as member of Alexander Rentals, LLC, hereby consent to and support the application for rezoning submitted by Mannanya LLC, for the property located at 5991 W State Road 48, Bloomington, IN 47404 that is owned by Alexander Rentals, LLC.

I understand that the purpose of the application for rezoning is to allow Mannanya LLC and/or its assignee to use the property for a convenience store and gasoline sales.

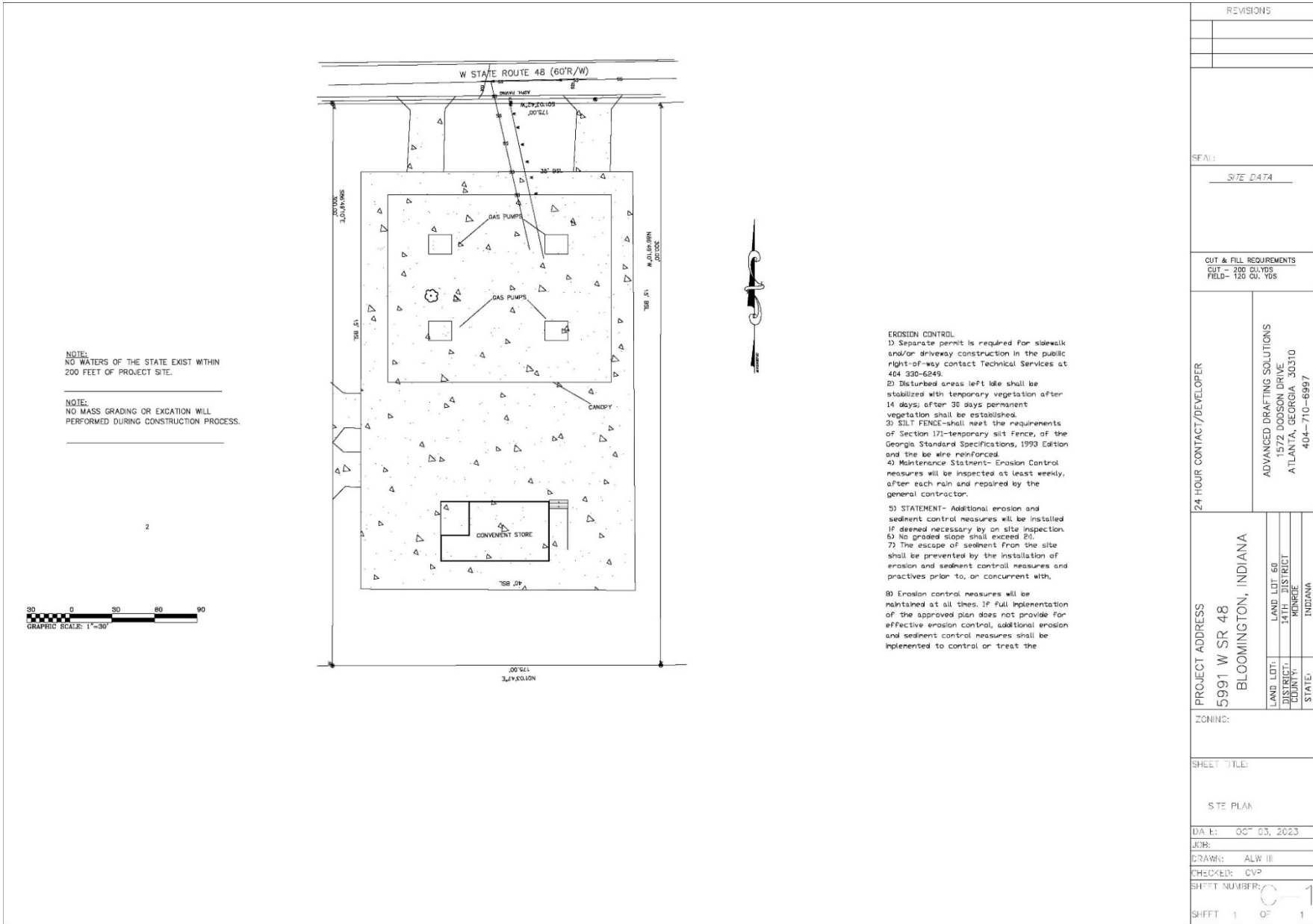
I approved an offer to sell the property to Mannanya LLC that is contingent on its rezoning. I consent to the rezoning of the property to General Business, Limited Business, or Light Industrial to allow this use.

By signing below, I affirm my consent and support for the rezoning application submitted by Mannanya LLC.

Date: 1/22/24

Signature: Margaret Alexander
(Printed Name): MARGARET E. ALEXANDER
(Address): 122 LOQUAT RD. NE
(City, State, ZIP Code): LAKE PLACID, FL 33522
(Contact Phone Number): 863-465-1269
863-221-5715

EXHIBIT 3: Proposing Zoning



REVISIONS	
SEAL:	SITE DATA
CUT & FILL REQUIREMENTS CUT - 250 CU YDS FIELD - 150 CU YDS	
24 HOUR CONTACT/DEVELOPER	ADVANCED DRAFTING SOLUTIONS 1572 DODSON DRIVE ATLANTA, GEORGIA 30310 404-710-6997
PROJECT ADDRESS	BLOOMINGTON, INDIANA
5991 W SR 48	LAND LOT: 60
	DISTRICT: 14TH DISTRICT
	COUNTY: MONROE
	STATE: INDIANA
ZONING:	
SHEET TITLE:	SITE PLAN
DATE:	OCT 03, 2023
JOB:	
DRAWN:	ALW II
CHECKED:	CVP
SHEET NUMBER:	1
SHEET 1 OF 1	

EXHIBIT 4: RE1 and LB Use Tables

Estate Residential 1 Uses

Uses	RE1	Cond.
Bed and breakfast	C	7;14
Cemeteries	P	
Churches	C	
Crops and pasturage	P	1
Day care centers	C	
Fire stations	C	
Golf courses	C	
Historic adaptive reuse	C	
Home occupations	C	16
Parks and playgrounds	P	
Police stations	C	
Public libraries/museums	C	
Rehabilitative facilities	C	
Residential care homes for developmentally	P	2
Residential care homes for mentally ill	P	3
Residential care homes for up to five individuals,	P	4
Schools	C	
Single family detached dwellings	P	8
Swim clubs	C	
Tennis clubs	C	
Utility substations and transmission facilities	P	5
Wireless Communication Facility	C	18

Limited Business Uses

Agricultural Uses	(i)	LB	(C)
Historic Adaptive Reuse		P	15; 44
Residential Uses	(i)	LB	(C)
Boarding House	L	P	
Historic Adaptive Reuse		P	15; 44
Public & Semipublic	(i)	LB	(C)
Accessory Use		P	13
Community Center	L	P	28
Daycare Facility	M	P	22;30;42
Governmental Facility	H	P	7;40
Group Home Class I	L	P	
Group Home Class II	L	P	
Historic Adaptive Reuse		P	15; 44
Medical Clinic	L	P	
Religious Facilities	H	P	22
Remote Garbage/Rubbish Removal	H	C	34
Retirement Center	L	P	
Telephone and Telegraph Services	L	P	32
Utility Service Facility	M	P	31
Water Treatment Facility	H	P	

Limited Business Uses (cont'd)

Business & Personal Services	(i)	LB	(C)
Accessory Use		P	13
Appliance Repair	L	P	6
Barber Service	L	P	
Beauty Service	L	P	
Bed and Breakfast	L	P	8
Boat Storage	M	P	41
Caterer	L	P	
Coin Operated Cleaning/Laundry	L	P	
Convenience Storage	M	P	4;6;21
Copy Service	L	P	
Dry Cleaning and Laundry Pickup	L	P	
Electrical Repair	L	P	6
Employment Agency	M	P	
Equipment Rental	M	P	7;21
Estate Services	L	P	
Financial Service	M	P	
Historic Adaptive Reuse		P	15; 44
Insurance Agency	L	P	
Interior Decorating	L	P	
Legal Service	L	P	
Locksmith	L	P	
Massage Studio	M	P	
Office	L	P	
Parking Facility	H	P	31
Photographic Services	L	P	
Real Estate Agency	L	P	
Real Estate Sales office Or Model	L	P	9
Shoe Repair	L	P	
Small Engine and Motor Repair	L	P	6;21
Tailoring	L	P	
Temporary Seasonal Activity	M	P	46; 54
Travel Agency	L	P	
Veterinary Service (Indoor)	H	P	15

Limited Business Uses (cont'd)

Retail & Wholesale Trade	(i)	LB	(C)
Accessory Use		P	13
Apparel Shop	L	P	
Bakery (Retail)	L	P	
Bookstore	L	P	
Camera and Photographic Supply	L	P	
Confectionery	L	P	
Convenience Store	H	P	
Drugstore	M	P	
Florist (Retail)	L	P	
Fruit Market	L	P	
Gift Shop	L	P	
Gunshop	M	CU	
Handicrafts	L	P	
Hardware	M	P	6
Historic Adaptive Reuse		P	15; 44
Liquor Store	M	P	
Meat Market	L	P	
Restaurant	M	P	
Sporting Goods	L	P	
Automotive & Transportation	(i)	LB	(C)
Accessory Use		P	13
Historic Adaptive Reuse		P	15; 44
Amusement and Recreational	(i)	LB	(C)
Accessory Use		P	13
Historic Adaptive Reuse		P	15; 44
Park and Recreational Services	H	P	14;20
Manufacturing, Mining	(i)	LB	(C)
Accessory Use		P	13
Construction Trailer	L	P	17
Historic Adaptive Reuse		P	15; 44
Adult Oriented Business	(i)	LB	(C)
Adult Oriented Businesses	L/M	P	49