



Monroe County Board of Commissioners Agenda Request Form

Date to be heard Formal Work session Department

Title to appear on Agenda: Vendor #

Executive Summary:

The petition site is comprised of a 4.12 +/- acre property located in Section 20 of Perry Township at 4831 & 4833 S Rogers ST. Currently, the petition site is made up of 3 parcels; two of the three parcels are to be transferred in accordance with an administrative plat that will likely be recorded before the Plan Commission meetings in August.

The petitioner is requesting to amend the zoning map from Estate Residential 1 (RE1), Single Dwelling Residential 3.5 (RS3.5/PRO6), Medium Density Residential (MR), and Planned Unit Development (PUD) to a new Planned Unit Development. The PUD outline is proposing a mixed use development that would include paired town-home condominiums, multi-family residences, and commercial space. The petitioner states in their written statement (Exhibit 1) that this project will complement the existing community as well as the soon-to-be developed Southern Meadows, bordering this PUD site to the east. The development would include multiple road connections and alternative transportation connections. The petitioner states that the development will be built in three phases over three years. Approval of this outline plan amendment will amend the zoning map and allow for multi-family and mixed use commercial development.

Fund Name(s):	Fund Number(s):	Amount(s)
<input type="text"/>	<input type="text"/>	<input type="text"/>

Presenter:

Speaker(s) for Zoom purposes:

Name(s)	Phone Number(s)
<input type="text" value="Tamby Wikle-Cassady
Michael Flory
Kendall Knoke"/>	<input type="text"/>

(the speaker phone numbers will be removed from the document prior to posting)

Attorney who reviewed:

**OFFICE OF
MONROE COUNTY PLAN COMMISSION
501 N Morton Street, Suite 224
BLOOMINGTON, IN 47404**

TO: THE COMMISSIONERS OF MONROE COUNTY, INDIANA

CERTIFICATION

I, Larry Wilson, hereby certify that during its meeting on September 7th, 2021 the Monroe County Plan Commission considered Petition No. PUO-21-2 for a Planned Unit Outline Plan Amendment (Ordinance No. 2021-41) to the Monroe County Zoning Ordinance and made a positive recommendation to approve thereon, based on the findings, conditions, and Highway Department and Stormwater reports, with a vote of 7-1.

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



Larry Wilson
Planning Director

9-14-2021
Date

ORDINANCE # 2021-41

An ordinance to adopt the Joseph Greene Planned Unit Development (PUD) Outline Plan Amendment 2 (Revised).

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

Whereas, the Board of Commissioners of Monroe County, Indiana passed and adopted a zoning ordinance and zoning maps (collectively “Zoning Ordinance”) effective January 1997, which zoning ordinance is incorporated herein; and,

Whereas, certain amendments (“Amendments”) to the Zoning Ordinance have been proposed to establish and regulate the area known as the “Joseph Greene Planned Unit Development (PUD) Outline Plan Amendment 2 (Revised)” (hereinafter JOE GREENE AMD2), located on the east side of the intersection of That Road intersects S. Rogers Street;

Whereas, the Plan Commission advertised for and conducted a public hearing on the proposed Amendments;

Whereas, following the public hearing, the Plan Commission voted to forward the Amendments to the Board of Commissioners with a positive recommendation;

Whereas, on September 14, 2021 the Plan Commission certified the Amendments and its recommendation thereon to the Board of Commissioners for consideration pursuant to Indiana Code Sections 36-7-4-602 through 605;

Whereas, in accordance with Indiana 5-14-1.5-5, the Board of Commissioners provided public notice of its intention to consider the Amendments during its [September] ____, 2021 meeting, and accepted public comment on the proposed Amendments during its [September] ____, 2021 meeting;

Whereas the Board of Commissioners finds that the Amendments, if adopted in ordinance form, would reasonably and efficiently advance the statutorily recognized zoning ordinance purposes, which include, among other purposes, the promotions of the health, safety, morals, convenience, order, and general welfare of the citizens of Monroe County, Indiana and that the amendments should be adopted;

Whereas the Board of Commissioners finds and confirms that the preparation and/or consideration of the Amendments, both the Board of Commissioners and the Plan Commission gave reasonable regard to: the Comprehensive Land Use Plan of Monroe County, Indiana; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and the responsible development and growth;

Whereas petitioner submitted a PUD Outline Plan Amendment and made representations to the Plan Commission pertaining to the use and development of the real estate, which Outline Plan

Amendment is made a part of the Plan Commission packet, Joseph Greene Planned Unit Development (PUD) Outline Plan Amendment 2 (Revised);

Whereas the Board of Commissioners of Monroe County, Indiana adopted Ordinance 2006-17, “The Better Way Moving/Joe Greene PUD,” (hereinafter, the “Joe Greene PUD”) on May 26,2006, and subsequently amended it by Ordinance 2008-23 on September 12, 2008; and

Whereas the Joe Greene PUD contained 1.447 acres and, as amended, permitted a total of 17 uses, most of which were suited for areas with a rural nature; and

Whereas, since its most recent amendment in 2008, the property has been underutilized; and

Whereas, the area of Clear Creek is residential in nature co-mingled with small businesses including a bed and breakfast, antique store, US Post Office, two fitness gyms, and a canvas repair shop; and

Whereas, the vast majority of residential development in the Clear Creek area has focused on single family housing, with scattered small duplexes and paired patio homes; and

Whereas The Joe Greene PUD came under new ownership in October 31, 2016, when Blind Squirrels LLC purchased it; and

Whereas, the acreage of the Joe Greene PUD and adjoining land owned by Blind Squirrels LLC has increased to 4.12 acres, comprised of the addition to the Joe Greene PUD of certain contiguous parcels transferred to Blind Squirrels by the owners of the Southern Meadows PUD in consideration for an easement to extend That Road over Squirrels’ property for the purpose of providing ingress and egress for the Southern Meadows development, and also as a result of a Quiet Title Action, 53C01-1911-PL-002600 decided January 22, 2020; and

Whereas, the legal description of the property proposed to make up the JOE GREENE AMD2 is set out on Page 1 of the JOE GREENE AMD2 Outline Plan; and

Whereas, Blind Squirrels LLC has proposed an amendment to the Joe Greene PUD that would change the permitted and possible uses to conform with the Monroe County Comprehensive Plan by supporting a variety of housing types and neighborhood commercial uses as a local amenity, and to more effectively utilize the increased size of the parcel available; and

Whereas, the Blind Squirrels' proposed JOE GREENE AMD2 PUD is of substantive difference from the Joe Greene PUD Ordinance 2006-17, and as amended by 2008-23, in terms of uses, boundaries and development standards; and

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

Section I:

The Joseph Greene Planned Unit Development (PUD) Outline Plan Amendment 2 (Revised) will rezone the parcel located at 4831/4833 to a mixed use Planned Unit Development (M-PUD). The JOE GREENE AMD2 allows residential uses along with commercial uses, which uses are enumerated in the Outline Plan for JOE GREENE AMD2, which is attached hereto in the Plan Commission packet and incorporated herein. The JOE GREENE AMD2 must comply with all required improvement, construction standards, design standards, procedures and all other engineering standards contained within the Monroe County Code and other pertinent regulations except where specifically varied through the provisions of the ordinance. The JOE GREENE AMD2 must comply with and implement the standards, covenants and representations in the JOE GREENE AMD2 Outline Plan. The parcel is located in Perry Township Sections 20 and 21, with its legal description as described in the JOE GREENE AMD2 Outline Plan section, "Legal Description of Property."

1. Commercial land uses for Areas B and D are limited to those set forth in the JOE GREENE AMD2 Outline Plan, specifically identifying permitted uses which are included in Exhibit A.
2. Accept the statements of the petitioner regarding proposed development standards.

Section II.

The following conditions of approval shall apply to this petition:

1.
 - a) East-west road connection [The extension of That Road across the JOE GREENE AMD2-PUD parcel, and the construction of a path along the side of the JOE GREENE AMD2-PUD property alongside South Rogers Street shall be constructed in accordance with Monroe County Highway Department Standards;
 - b) The Development Plan shall be in accordance with the Monroe County Highway Department and the Monroe County Drainage Engineer reports.

Section III.

This ordinance shall be in full force and effect from and after its passage and adoption by the Board of Commissioners of Monroe County, Indiana. Upon adoption of the JOE GREENE AMD2, the entire text of the original Joe Greene PUD 2006-17, and as amended by Ordinance in 2008-23, are repealed and replaced.

Passed and adopted by the Board of Commissioners of Monroe County, Indiana, this ____ day of _____, 2021.

BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

“Yes” Votes

_____ Julie Thomas
_____ Lee Jones
_____ Penny Githens

“No” Votes

_____ Julie Thomas
_____ Lee Jones
_____ Penny Githens

CASE NUMBER PUO-21-2
PLANNER Drew Myers
PETITIONER Blind Squirrels, LLC
 c/o Kendall Knoke, Smith Design Group, Inc.
REQUEST Joseph Greene - PUD Outline Plan Amendment 2 (REVISED)
 Waiver of Final Hearing Requested
ADDRESS 4831 S Rogers ST & 4833 S Rogers ST
ACRES 4.12 +/-
ZONE RE1, RS3.5/PRO6, MR, and PUD
TOWNSHIP Perry
SECTION 20
PLATS Unplatted
COMP PLAN MCUA Mixed Residential
DESIGNATION

EXHIBITS

1. Written Statement & Outline Plan
2. Conceptual Site Plan
3. Outline Plan Area Map
4. Preliminary Drainage Plan
5. [2021-04-19 TIS Southern Meadows](#)
6. TIS Supplemental Discussion

PUBLIC MEETING OUTLINE (subject to change):

1. Plan Review Committee – July 8, 2021 (Recommendation)
2. Plan Commission Administrative – August 3, 2021
3. Preliminary Hearing - Plan Commission Regular Session – August 17, 2021 *~continued*
4. Plan Commission Administrative – September 7, 2021
5. Final Hearing - Plan Commission Regular Session – September 21, 2021
6. Final Decision - County Commissioners - TBD

RECOMMENDATION TO THE PLAN COMMISSION

Recommendation to the Plan Commission:

- Staff recommends forwarding a “positive recommendation” to the Monroe County Board of Commissioners based on the findings of fact, subject to the Highway and MS4 Coordinator reports.

RECOMMENDATION TO THE PLAN REVIEW COMMITTEE

Recommendation to the Plan Review Committee:

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

PLAN REVIEW COMMITTEE – July 8, 2021

The Plan Review Committee did not proceed to vote on a recommendation for this petition. PRC members primarily discussed details regarding the drainage plans for the project site and overall concerns with the existing floodway.

SUMMARY

The petition site is comprised of a 4.12 +/- acre property located in Section 20 of Perry Township at 4831 & 4833 S Rogers ST. Currently, the petition site is made up of 3 parcels; two of the three parcels are to be transferred in accordance with an administrative plat that will likely be recorded before the Plan Commission meetings in August.

The petitioner is requesting to amend the zoning map from Estate Residential 1 (RE1), Single Dwelling Residential 3.5 (RS3.5/PRO6), Medium Density Residential (MR), and Planned Unit Development (PUD) to a new Planned Unit Development. The PUD outline is proposing a mixed use development that would include paired townhome condominiums, multi-family residences, and commercial space. The petitioner states in their written statement (Exhibit 1) that this project will complement the existing community as well as the soon-to-be developed Southern Meadows, bordering this PUD site to the east. The development would include multiple road connections and alternative transportation connections. The petitioner states that the development will be built in three phases over three years. Approval of this outline plan amendment will amend the zoning map and allow for multi-family and mixed use commercial development.

BACKGROUND

The petitioner has worked collaboratively to provide an easement through their property to the project adjoining to the east, Southern Meadows Major Subdivision. In return for the easement, the owners of the Southern Meadows project committed to transferring two parcels that are part of the PUD petition.

This PUD petition is listed as the Joseph Greene Planned Unit Development Outline Plan Amendment 2 (REVISED). The original Amendment 2 (2010-PUO-03) was filed in October 2020 by the same petitioner, Blind Squirrels LLC, and was eventually denied by the Monroe County Board of Commissioners by a vote of 3-0. The Commissioners at that time were concerned for the petition’s overall density and scale, parking availability, and its compatibility with the character of the area.

Part of the property included in this PUD amendment has a current list of permitted uses for the 1.5 acre parcel known as the Joseph Greene PUD. None of the uses below are being requested to be retained in the new PUD amendment.

Approved Uses
Appliance Repair
Electrical Repair
Industrial Equipment Repair
Locksmith
Office Equipment Repair
Photographic Services
Small Engine and Motor Repair
Accessory Office
Warehousing and Distribution
Welding
Plastic Products Assembly
Optical Instruments and Lenses
Electrical Devices
Engineering and Scientific
Glass and Glassware
Office and Computer Equipment
Transfer or Storage Terminal

The area requesting a rezone can be split into 3 categories, as shown below:

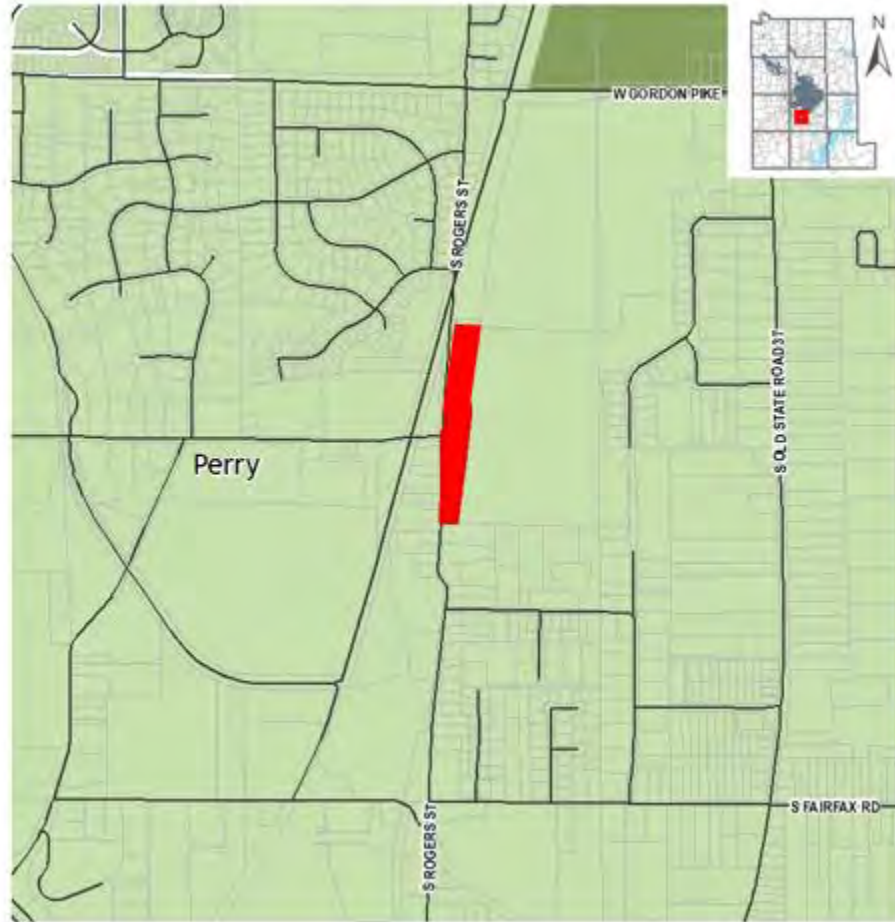
- **Yellow** = transfer areas from the Southern Meadows petition, yet to be recorded and added to the petition site.
- **Red** = portion of the site currently zoned PUD, but that the amendment will change the allowable uses in.
- **Green** = the portion of the property recently added by way of quiet title action from an abandoned railroad corridor.

LOCATION MAP


The petition site is located in Perry Township, Section 20, addressed as 4831 & 4833 S Rogers ST (parcel number: 53-08-20-400-085.000-008). The petition site includes three parcels.

Location Map

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



0 0.075 0.15 0.3 Miles

 Monroe County
Planning Department
Source: Monroe County GIS
Date: 11/4/2020

ADJACENT USES / ZONING

The petition site includes areas zoned Estate Residential 1 (RE1), Single Dwelling Residential 3.5 (RS3.5/PRO6), Medium Density Residential, and Planned Unit Development (PUD). The petition site is currently used for light industrial service industries as provided for by the current PUD zoning.

The majority of the site is zoned PUD – Joseph Greene with a large portion to the north zoned MR and only small portions to the east and south that are zoned RE1 and RS3.5/PRO6. Chapter 802 defines MR as:

Medium Density Residential (MR) District. This district is defined as that which is primarily intended for residential development in areas in urban service areas, where public sewer service is available. Its purposes are: to encourage the development of moderately-sized residential lots in areas where public services exist to service them efficiently; to discourage the development of nonresidential uses; to protect the environmentally sensitive areas, including floodplain, watersheds, karst and steep slopes; and to maintain the character of the surrounding neighborhood. Therefore, the number of number of uses permitted in the MR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the residential uses. The development of new residential activities proximate to known mineral resource deposits or extraction operations may be buffered by distance.

Chapter 833 defines the remaining zoning districts as:

Estate Residential 1 (RE1) District. The intent of this district is to accommodate large lot (1 acre lot sizes), 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.

Single Dwelling Residential 3.5 (RS3.5/PRO6) District. The intent of this district is to serve the traditional single family dwelling needs of the City. This district is one of three Single Dwelling Residential districts that differ based on density. These three Single Dwelling Residential districts provide a flexible density structure whereby developments of varying densities are permitted subject to appropriate review. The intent of these districts is specifically to:

- A. Provide for the development of single family neighborhoods.
- B. Assure the protection of existing residential environments.
- C. Promote compatibility with the existing pattern of development.

Current Zoning Map

- Petitioner
 - Parcels
 - Roads
 - Hydrologic Features
- Monroe County Zoning**
- LR - Low Density Residential
 - MR - Medium Density Residential
 - PUD - Planned Unit Development
 - RE1 - Estate Residential 1
 - RS3.5/PRO6 - Single Dwell. Res. 3.5/PRO6



0 0.0325 0.065 0.13 Miles

Monroe County
 Planning Department
 Source: Monroe County GIS
 Date: 11/4/2020

Adjacent property zoning and uses are:

- **North:** Estate Residential (RE1), **Use(s):** Privately owned – vacant.
- **Northeast:** Estate Residential (RE1) & Planned Unit Development (PUD), **Use(s):** Southcrest Mobile Home Park.
- **East:** Medium Density Residential (MR), **Use(s):** Southern Meadows Subdivision (SFR). The average lot size is 0.22 acres.
- **South:** Single Dwelling Residential 3.5 (RS3.5/PRO6), **Use(s):** Privately owned – SFR
- **Southeast:** Single Dwelling Residential 3.5 (RS3.5/PRO6), **Use(s):** Privately owned – SFRs and Clear Creek Elementary School.
- **West:** Estate Residential (RE1), **Use(s):** Privately owned – SFRs.
- **Northwest:** Planned Unit Development (PUD) **Use(s):** Clear Creek Estates Subdivision (SFR).

USE COMPARISON

The petitioners state (EXHIBIT 1) that the proposed use for the development are:

The Outline Plan Area Map (Exhibit A) shows the various areas within this PUD, described as A thru E. The structures within the PUD will echo earlier Monroe County buildings such as a train depot and the Showers furniture factory. Area A consists of open space as part of the PUD requirement, and includes a nature path with benches and picnic table for residents to enjoy. Area B, located north of That Road, will contain multi-family residential units with the option to convert lower-level units into commercial space. Area C, to the south of the West That Road extension, will be a series of townhomes housed in three buildings whose architecture will evoke the famous saw-tooth structure of the historic Showers Furniture factory. The hope is that this architectural style will become an immediate landmark for the area, adding to the character and culture of the Clear Creek community with prime display along South Rogers Street. The final building to the south in Area D will contain commercial space on the lower level and an apartment on the upper level in an old-style gabled structure. And finally, area E, which is also open space.

TABLE 1: Proposed land uses for the entire PUD

Permitted Land Uses by AREA – Joseph Greene PUD Outline Plan Amendment					
USES	Area A (Open Space)	Area B (Multi-family apartments w/convertible Commercial 1 st floor)	Area C (Multi-family townhomes)	Area D (Commercial Lower level-upper level multi-family Condominium)	Area E (Open Space, detention)
Bike Shop (retail) *		P		P	
Bakery (retail)				P	
Construction Trailer		P	P		
Convenience Store				P	
Home Occupation		P	P	P	
Multi-family Dwelling (max 8 units)		P			
Multi-family Dwelling (max 15 units)			P		
Multi-family Dwelling (max 1 unit)				P	
Open Space	P				P
Restaurant **				P	
Tavern				P	
Temporary/Seasonal Activity ***		P		P	
Wired Communications (Smithville- existing)		P			

* Personal Electric Transportation (PET) sales such as electric bikes, skateboards, scooters, one wheels, etc

**Small scale restaurant – no friers

***single/day use such as food truck or produce stand (maximum 1 stand at any given time)

TABLE 2: Land use comparison

USES	AREA A	AREA B	AREA C	AREA D	AREA E	Ch. 804 MR	Ch. 804 HR	Ch. 804 LB
Bike Shop (retail)*		P		P				P
Bakery (retail)				P				P
Construction Trailer		P	P			P	P	P
Convenience Store				P				P
Home Occupation		P	P	P		P	P	
Multi-family Dwelling		P	P	P				
Open Space	P				P	P	P	P
Restaurant**				P				P
Tavern				P				
Temporary/ Seasonal Activity***		P		P				P
Wired Communications		P				C	C	C

* Personal Electric Transportation (PET) sales such as electric bikes, skateboards, scooters, one wheels, etc

** Small scale restaurant – no fryers

*** single/day use such as food truck or produce stand (max. 1 stand at any given time)

DESIGN STANDARDS ANALYSIS

Staff reviewed both existing design standards associated with the petition site and the proposed design standards.

ENTIRE PUD – Height, Bulk, Area, and Density

Height, Bulk, Area, and Density to meet current Monroe County ordinance requirements in Chapter 804 as of the approval date of this PUD amendment with the following exceptions:

- Maximum Building Coverage: 18% of the total PUD site area (not including public right-of-way)
- Decorative Veneer Walls/"False" Walls that connect individual buildings, for decorative purposes with a height of up to the maximum permissible building height, porches (covered and uncovered), awnings, canopies, and steps may be placed within the building setbacks.
- Minimum Open Space Area: 30% of the total PUD site area (not including public right-of-way)
- Slopes 15% or greater that were created by human activity shall be included in the Buildable Area
- Public Right of Way:
 - S Rogers ST shall require a 45' wide dedicated ½ right of way
 - W That RD extension shall require an 80' wide dedicated right of way

ENTIRE PUD – Off-Street Parking and Loading

Off-street parking and loading to meet current Monroe County ordinance off-street parking and loading requirements in Chapter 806 as of the approval date of this PUD amendment with the following additional notes:

- Bike shop (retail) use to require 3 spaces per 1000 SF of GFA

- Temporary/Seasonal Activity use to require 3 spaces per 1000 SF of GFA

ENTIRE PUD = 78 spaces (+ residential garages)

AREA A = N/A

AREA B = 18 spaces

AREA C = 37 spaces (+ 15 residential one or two car garages)

AREA D = 23 spaces

AREA E = N/A

TABLE 3: Parking Standards Comparison

	Proposed PUD	Ch. 806
Bike Shop (retail)*	3/1000 GFA	3/1000 GFA
Bakery (retail)	5/1000 GFA	5/1000 GFA
Convenience Store	3/1000 GFA + 1/employee on largest shift	3/1000 GFA + 1/employee on largest shift
Multi-family Dwelling	1.6 spaces/unit	1.6 spaces/unit
Restaurant	1/3 seats + 1/2 employees on largest shift	1/3 seats + 1/2 employees on largest shift
Tavern	1/4 seats	1/4 seats

*Closest use comparison is Ch. 802 “Sporting Goods”

ENTIRE PUD – Landscaping

- No other Landscape Buffer Yards are required between mixed-use lots and residential lots within this PUD, except between Area C and Area D.
- Removal of trees is allowed in where building improvements, streets, and infrastructure will be place.

ENTIRE PUD – Sustainability Standards

- A minimum of 10% of exterior parking spaces must use pervious pavers
- Recycling must be provided on site
- A minimum of one (1) electric vehicle charging space per 25 exterior parking spaces must be provided.
- Energy Star Certified appliances shall be used in all residential units.

ENTIRE PUD – Signage Standards

- Signage to meet current Monroe County ordinance signage requirements as of the approval date of this PUD amendment.

ENTIRE PUD – Utility Standards

- All new utilities must be buried when installed. No new overhead utility lines are permitted.

ENTIRE PUD – HOA Standards

- If a Homeowner’s Association is required for the maintenance of the storm water infrastructure on site it must be formed prior to the issuance of an occupancy permit.

AREA A (0.86 Acres)

- Entire area is designated DNR floodplain: AE & Floodway
- No uses other than “Open Space” are permitted
- Open space shall be cleared of invasive species ground cover at the time of construction

- A nature path with a minimum of two (2) benches and one (1) picnic table shall be established at the time of construction

AREA B (0.60 Acres)

- Maximum Gross Density: eight (8) units
- Bedroom Count: Not to exceed eight (8) 2-bedroom units
- Minimum Lot Area: 0.21 acres
- Minimum Lot Width at Building Line: 60 feet
- Minimum Front Setback (S Rogers ST): 55 feet from centerline or 10 feet from R/W
- Minimum Front Setback* (W That RD): 50 feet from centerline or 10 feet from R/W
- Minimum Side Setback*: 5 feet
- Minimum Rear Setback*: 10 feet
- Maximum Building Height: Two (2) stories not to exceed 35 feet
- Maximum Commercial Use – 1st floor only: 2,000 net square feet.
- Architectural Standards:
 - Siding shall be horizontal in nature
 - A minimum of 1 apartment unit shall be maintained on the first floor at all times, or 2nd floor units will be made accessible via a lift.
 - Maximum gross square footage shall be no greater than 5,440 (including porches on three sides that are no less than 12 feet in width).

AREA C (0.95 Acres)

- Maximum Gross Density: fifteen (15) units
- Bedroom Count: Not to exceed fifteen (15) 2-bedroom single family dwelling units
- Minimum Lot Area: 0.21 acres
- Minimum Lot Width at Building Line: 20 feet
- Minimum Front Setback (S Rogers ST): 55 feet from centerline or 10 feet from R/W
- Minimum Front Setback* (W That RD): 50 feet from centerline or 10 feet from R/W
- Minimum Side Setback*: 5 feet
- Minimum Rear Setback*: 10 feet
- Maximum Building Height: Two (2) stories not to exceed 35 feet
- Architectural Standards:
 - Siding materials facing W That RD or S Rogers ST shall be brick or stone
 - Fifteen condominiums maximum
 - Garages are permitted for each unit

AREA D (0.41 Acres)

- Maximum Gross Density: one (1) unit
- Bedroom Count: 1-2 bedroom single unit
- Minimum Lot Area: 0.21 acres
- Minimum Lot Width at Building Line: 60 feet
- Minimum Front Setback (S Rogers ST): 55 feet from centerline or 10 feet from R/W
- Minimum Front Setback* (W That RD): N/A
- Minimum Side Setback*: 5 feet
- Minimum Rear Setback*: 10 feet
- Maximum Building Height: Two (2) stories not to exceed 35 feet
- Maximum Commercial Use – 1st floor only: 1,600 net square feet
- Architectural Standards:
 - Siding materials facing S Rogers shall be brick, stone, Masonite, and/or wood.

AREA E (0.20 Acres)

- Designated open space

- No uses permitted

*Covered porches shall be allowed to project into the required yard or beyond the building setback line a maximum of six (6) feet.

TABLE 4: Design Standards Comparison

	AREA B	AREA C	AREA D	ENTIRE PUD	Ch. 804 MR	Ch. 804 HR	Ch. 804 LB
Lot Area Requirements							
Gross Density	8 units	15 units	1 unit	5.9 units/acre	4.80 units/acre	7.30 units/acre	--
Min. Lot Area (acres)	0.21	0.21	0.21	--	0.21	0.14	--
Min. Lot Width (feet)	60	60	60	--	60	50	50
Max. Height (feet)	35	35	35	--	35	35	35
Setback and Open Space Requirements (feet)							
Minor Collector (S Rogers ST)	10	10	10	--	35	35	25
Local Road (W That RD)	10	10	--	--	25	25	25
Min. Side Yard (structures)	5	5	5	--	5	5	6
Min. Rear Yard (structures)	10	10	10	--	10	10	0
Min. Open Space (percent)	--	--	--	30%	40%	40%	15%

SITE CONDITIONS


The parcel currently contains two remainders of an original 4,460 sf commercial structure. The northern portion of the petition site (proposed Area A) is located entirely in the floodplain. The petitioners propose stormwater management to be managed underground in proposed Area B and in proposed Area E on the south end of the site. No other bioretention areas are proposed at this time; however, the petitioners attest they will work closely with the County MS4 Coordinator to provide a more detailed drainage analysis.

Site Conditions Map

-  Minor Collector [90']
-  Petitioner
-  10-Foot Contours
-  Local Roads [50']
-  FEMA Floodplain
-  Hydrologic Features
-  Parcels



0 0.010.02 0.04 0.06 0.08 Miles

 Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/2/2020

INFRASTRUCTURE AND ACCESS

The petitioner lists the following with respect to proposed and existing infrastructure/facilities available on the petition site:

- **Roads:** The project will be served by S Rogers St (existing minor collector) and W That Rd (local) that will be extended across the project site as part of the Southern Meadows subdivision
- **Sidewalks:** Sidewalks will be constructed along W That Rd as part of the Southern Meadows subdivision. The multi-use path along S Rogers St will be constructed as part of the Southern Meadows subdivision and extended as part of this PUD. An existing multi-use path that will be stubbed along the east property line as part of the Southern Meadows subdivision will be brought across this PUD within an access easement to provide public access to the S Rogers St corridor
- **Sanitary Sewers:** As part of the Southern Meadows project, a new sanitary sewer is being constructed along S Rogers St that provides sanitary sewer service to this PUD as well as the existing neighbors along the west side of S Rogers St
- **Stormwater Management:** Stormwater will be managed underground on the north parcel (Area B) and in Area E on the south end of the site in accordance with all Monroe County Drainage Ordinance requirements
- **Water Supply System:** An existing 6" city of Bloomington water main will serve this development along with a new 8" City of Bloomington water main that will run along the W That Rd extension
- **Street Lighting:** No new street lighting is proposed
- **Public Utilities:** Gas, electric, and communications are all available on site

Monroe County Stormwater Comments:

"Conceptual drainage design has already been approved, and is expected to meet the 10/7/2020 critical area release rates. A full drainage plan will be reviewed with more detailed development plans. This project will require a Rule 5 permit."

- Kelsey Thetonia, MS4 Coordinator

SITE PICTURES



Photo 1. Facing north; aerial pictometry April 2020



Photo 2. Facing south; aerial pictometry April 2020



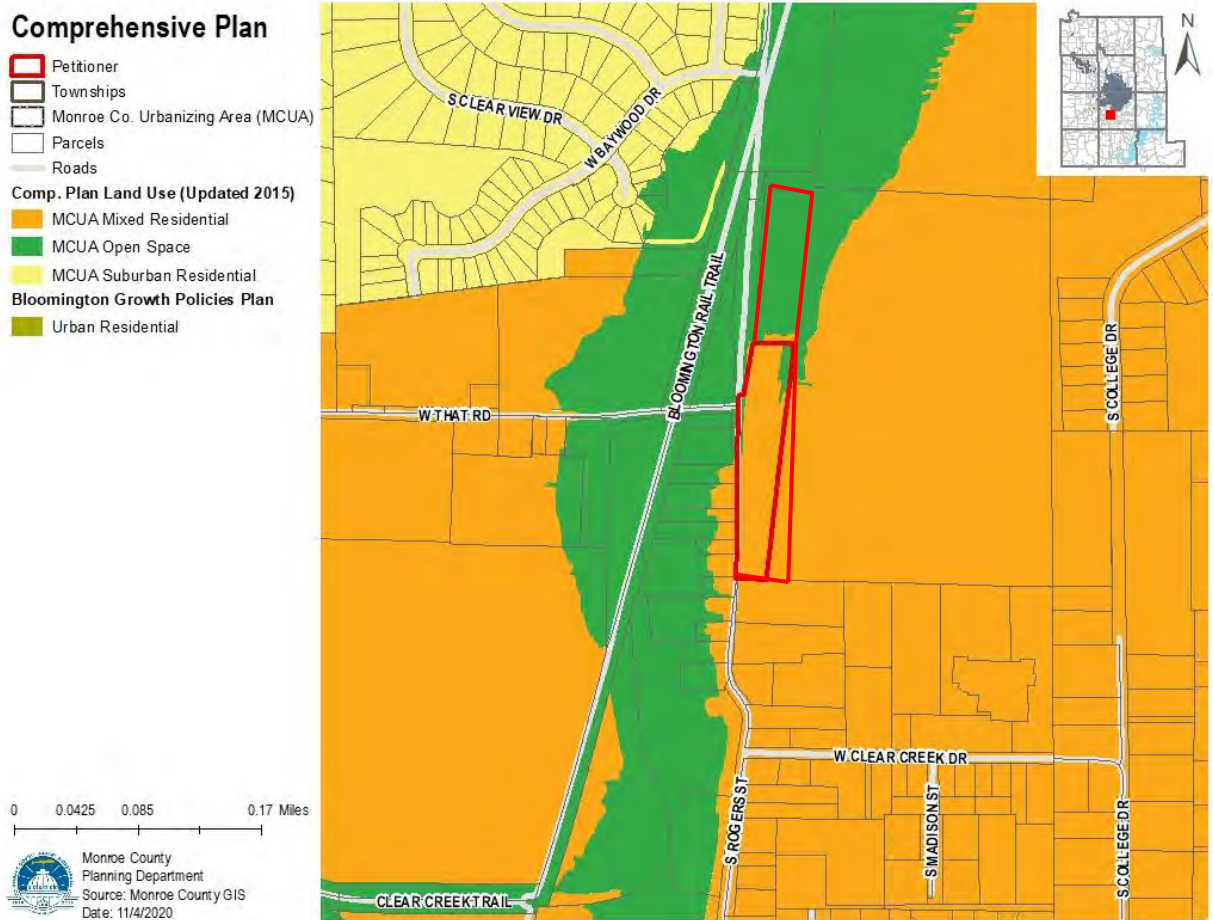
Photo 3. View of the building that was altered without permits August 2020. Photo by the Building Department.



Photo 4. View of the buildings with the area in between no longer present August 2020. Photo by the Building Department.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located in the **Mixed Residential** district and the **Open Space** district on the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. The immediate surroundings are also Mixed Residential and Open Space.



The proposed use of mixed use multi-family and commercial is fairly consistent with the MCUA mixed residential district. Nearly the entire buildable portion of the petition 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 the MCUA Mixed Residential district. Points that are align with the proposed PUD outline plan are highlighted in **green**. Points that differ from the MCUA districts are highlighted in **grey**.

*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.

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-Residential and MCUA Open Space;
- The property is currently zoned RE1, RS3.5/PRO6, MR, and PUD;
- The petition site contains an existing PUD permitting light industrial type uses;
- The primary current permitted uses of the site are a blend of permitted uses from the existing Joseph Greene PUD, RE1, RS3.5 and MR zoning districts;
- Adjacent properties are zoned Estate Residential 1 (RE1), Single Dwelling Residential 3.5 (RS3.5/PRO6), and Medium Density Residential (MR);
- The petitioner is proposing open space to be provided by proposed Area A and Area E; a majority of this area is floodplain. Chapter 811 states: “Permanent open space shall be defined as parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership.”
- The current proposal provides 30% of useable open space as defined by Ch. 811;

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

Findings:

- See Findings (a);
- Multi-family and/or mixed-use is not currently permitted within the RE1, RS3.5/PRO6, MR, or existing PUD zoning districts;
- The site has a minimum lot area requirement of 0.21 acres for Area B, Area C, and Area D;
- The minimum lot area requirements provided are compatible with the current MR zoning district;
- Area B has a maximum gross density of 8 units (Area B is 0.60 acres);
- Area C has a maximum gross density of 15 units (Area C is 0.95 acres);
- Area D has a maximum gross density of 1 unit (Area D is 0.41 acres);
- The entire proposed PUD has a maximum of 5.9 units per acre for the 4.12 acre site;
- The maximum gross densities provided are compatible with the current HR zoning district;
- Areas B, C, and D have a minimum lot width at building line of 60 feet;
- The minimum lot widths provided are compatible with the current MR zoning district;
- The maximum building heights provided are compatible with the current MR zoning district;
- The site has a minimum open space requirement of 30%, which is less than the current MR, HR, and UR zoning districts;
- Off-street parking and loading requirements to meet current Chapter 806 standards with the additional notes listed in the proposed outline plan;
- Landscaping requirements to meet current Chapter 830 standards with the exceptions listed in the proposed outline plan;
- The site proposes the permission of 6 uses in Area B, 3 uses in Area C, and 8 uses in Area D;

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

Findings:

- See Findings (a) and (b);
- The petitioners are working with staff to comply with Chapter 811 standards;
- The Comprehensive Plan supports a variety of housing types for the MCUA Mixed-Residential designation;
- Adjacent districts to the petition site are a mixture of low, medium, and high density Single Family Residential;
- The Comprehensive Plan does not support the inclusion of a Mixed-Use type development in this area designated as MCUA Mixed-Residential; however, it does support “neighborhood commercial uses as a local amenity;”

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

Findings:

- See Findings (a), (b), (c), and (e);
- The petitioner has submitted a preliminary drainage plan for review by the MS4 Coordinator;
- The petitioners will coordinate with the MS4 Coordinator to ensure proper stormwater management facilities are designed and installed;

(e) *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:

- Staff will be reviewing a development plan if approved;
- Management of common areas (proposed Area A and Area E) will remain under the control of a Homeowner’s Association (HOA);
- The petitioner is proposing 30% open space to be provided by proposed Area A and Area E; a majority of this area is floodplain. Chapter 811 states: “Permanent open space shall be defined as parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership.”
- A traffic study authored by EMCS, Inc. is included as Exhibit 5;
- The petitioner has submitted a preliminary drainage plan for review by the MS4 Coordinator;
- The petitioners will coordinate with the MS4 Coordinator to ensure proper stormwater management facilities are designed and installed;

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

Findings:

- See Findings (a), (b) & (d);
- The Southern Meadows Subdivision to the east consists of approximately 95 lots and has yet to be final platted;
- The petitioner states in their written statement (Exhibit 1) that the development is to serve the neighborhood community, retire previous light industrial uses, and will complement the existing community as well as the soon-to-be developed Southern Meadows Major Subdivision;
- The proposed PUD outline plan would connect to existing neighborhoods together while extending pedestrian walking paths, and also to an MCCSC elementary school to the southeast;

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

Findings:

- See Findings under Section (e);
 - The petitioner submitted design plans that are aesthetic in nature. In addition, the petitioner submitted a set of potential benefits for this project:
 - *Utilizes previously developed land, creating opportunity for preservation of other undeveloped land*
 - *Adds uses that better serve the existing neighborhood*
 - *Fills a market need for modest sized single-family dwelling units*
 - *Provides neighborhood businesses that serve the residents of Clear Creek*
 - *Reduces trips outside of the community resulting in reduced carbon footprint*
 - *Provides a small number of apartments in a geographic area where they are sorely needed*
 - *Improves alternative transportation infrastructure for Clear Creek residents and businesses*
 - *Improves utility access to neighboring properties*
 - *Promotes green energy initiative providing electric vehicle charging*
- (h) *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);
 - Multiple road connections are proposed within the outline plan that will increase interconnectivity between established neighborhoods;
 - The petitioner is proposing a private two-way driveway with access off S Rogers ST and W That RD extension to provide access to private garages and additional parking to serve the proposed PUD;
 - A traffic study authored by EMCS, Inc. is included as Exhibit 5;
- (i) *The proposal preserves significant ecological, natural, historical and architectural resources to the extent possible.*

Findings:

- The PUD outline plan has open space requirements that will be described legally as unbuildable;
- The petitioner states that Area A and Area E are to serve as common open space, which includes 1.06 acres (~35%) of the total site acreage;

EXHIBIT 1: Written Statement & PUD Outline Plan

Joseph Greene Planned Unit Development (PUD)

Outline Plan Amendment 2 (REVISED)

Last Updated: 07/23/2021

Legal Description of Property

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 88 DEGREES 31 MINUTES 45 SECONDS EAST (INDIANA STATE PLANE, WEST ZONE) ALONG THE NORTH LINE THEREOF 1465.51 FEET TO CENTERLINE OF ROGERS STREET AND THE POINT OF BEGINNING. THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 3232.03 FEET AND A LENGTH OF 139.83 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST AND A CHORD LENGTH OF 139.82 FEET; THENCE NORTH 03 DEGREES 17 MINUTES 07 SECONDS EAST 160.63 FEET; THENCE SOUTH 81 DEGREES 34 MINUTES 02 SECONDS EAST 45.12 FEET; THENCE NORTH 04 DEGREES 13 MINUTES 51 SECONDS EAST 550.40 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 81 DEGREES 32 MINUTES 33 SECONDS EAST 89.32 FEET; THENCE SOUTH 06 DEGREES 50 MINUTES 29 SECONDS WEST 549.09 FEET; THENCE SOUTH 81 DEGREES 48 MINUTES 32 SECONDS EAST 60.02 FEET; THENCE SOUTH 06 DEGREES 48 MINUTES 27 WEST 253.45 FEET; THENCE SOUTH 85 DEGREES 31 MINUTES 48 SECONDS EAST 9.04 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 46 SECONDS WEST 596.78 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 47 SECONDS WEST 160.83 FEET TO THE CENTERLINE OF ROGERS STREET; THENCE ON SAID CENTERLINE NORTH 05 DEGREES 01 MINUTES 25 SECONDS EAST 40.68 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 500.00 FEET AND A LENGTH OF 42.88 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 02 DEGREES 34 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 42.87 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 35 SECONDS EAST 205.78 FEET; THENCE 00 DEGREES 41 MINUTES 58 SECONDS EAST 218.88 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 3232.03 FEET AND A LENGTH OF 61.67 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 00 DEGREES 25 MINUTES 13 SECONDS EAST AND A CHORD LENGTH 61.66 FEET AND TO THE POINT OF BEGINNING. CONTAINING 4.12 ACRES MORE OR LESS.

Background

This property at 4831/4833 S Rogers is located in what was the original core of Clear Creek, beginning in the mid 1800's. A train station in Clear Creek brought people and commodities to and from Clear Creek, which spurred the creation of a village. The majority of structures in the area are homes and buildings constructed between the late 1890's and early 1900's. There are some businesses mixed with the neighboring residences. Within a quarter mile, these include: the US Post office, Stellas Place Antiques, Wampler House Bed & Breakfast, Iron Pit Gym, Next Generation Personal Training & Fitness, and Bloomington Auto Marine and Trfm. Four schools within walking distance include – Clear Creek Elementary, Clear Creek Christian, Lighthouse Christian Academy, and Bachelor Middle School. There are 15 building structures directly across S Rogers Street from this PUD site. The Clear Creek Trail is a popular neighborhood resource.

The PUD site has been underutilized. Current zoning uses are light industrial in nature and would no longer serve this mostly residential area. The parcel is scattered with an overgrowth of invasive trees and shrubs that are intermingled with broken foundation slabs, miscellaneous bricks, and excess concrete leftovers from prior businesses. The current permitted uses do not serve the community. Past efforts to reinvigorate this property have not been sustainable. A PUD was established on a smaller portion of the property in 2006. An amendment in 2008 brought hopes for an additional use, but this effort did not come to fruition.

The Plan Commission and Commissioners recently approved Southern Meadows, a 90- lot residential subdivision, just east of this property. The majority of Southern Meadows adjoining this PUD site is open space, which complements this project in a very nice way. Southern Meadows requires an extension of West That Road across this parcel. Negotiations around that extension have afforded the developer additional property with which to work and incorporate into this PUD. The resulting PUD site is now better configured, providing developable areas for residential housing (single family dwelling units and apartments) and potential neighborhood businesses that will fit well with the needs of existing and future residents.

Portions of the PUD site are currently a part of the existing Better Way Moving/Joseph Greene PUD. This proposal will incorporate that existing area along with some additional areas into this new amended PUD outline plan.

Existing uses permitted in the Better Way Moving/Joseph Greene PUD:

- Appliance Repair
- Electrical Repair
- Industrial Equipment Repair
- Locksmith
- Office Equipment Repair
- Photographic Services
- Small Engine and Motor Repair
- Accessory Office
- Warehousing and Distribution
- Welding
- Plastic Products Assembly
- Optical Instruments and Lenses
- Electrical Devices
- Engineering and Scientific
- Glass and Glassware
- Office and Computer Equipment
- Transfer or Storage Terminal

Since the adoption of the Joseph Greene PUD in 2006, by Ordinance 2006-17 and its amendment in 2008, by Ordinance 2008-23, contiguous properties have been acquired by Blind Squirrels, LLC that this amendment adds to the original Joe Greene PUD. In addition, major changes in the economy, both national and in Monroe County, in addition to residential growth in the Clear Creek neighborhood have led Blind Squirrels to propose eliminating the uses of the original Joe Greene PUD and replace them with a limited number of uses that are more focused on serving the surrounding neighborhood, and supplying a limited number of much-needed housing options. In order to increase the transparency of this second amendment to the Joe Greene PUD, the entire text of the original PUD and the 2008 amendment are repealed and replaced with the Joseph Greene PUD Outline Plan Amendment #2 and documents attached hereto.

Overview

The purpose of this PUD is to redevelop this 4.12 acre PUD site into a mixture of two-bedroom condominiums and two-bedroom apartments in combination with other commercial uses designed to serve the neighborhood community, retiring previous light industrial uses. This project will complement the existing community as well as the soon-to-be developed Southern Meadows, bordering this PUD site to the east. Walkability and alternative transportation are key benefits, helping create a sense of place.

The Outline Plan Area Map (Exhibit A-1) shows the various areas within this PUD, described as A thru E. The structures within the PUD will echo earlier Monroe County buildings such as a train depot and the Showers furniture factory. Area A consists of open space as part of the PUD requirement, and includes a nature path with benches and picnic table for residents to enjoy. Area B, located north of That Road, will contain multi-family residential units with the option to convert lower-level units into commercial space. Area C, to the south of the West That Road extension, will be a series of townhomes housed in three buildings whose architecture will evoke the famous saw-tooth structure of the historic Showers Furniture factory. The hope is that this architectural style will become an immediate landmark for the area, adding to the character and culture of the Clear Creek community with prime display along South Rogers Street. The final building to the south in Area D will contain commercial space on the lower level and an apartment on the upper level in an old-style gabled structure. And finally, area E, which is also open space. The development standards for those areas are given later in this document.

Monroe County is justly proud of the intricate network of trails that knit the community together and provide alternative transportation and road safety. This project will continue to build upon that vision by providing an extension of the multi-use trail that is proposed in the Southern Meadows subdivision and provide a destination for pedestrians and cyclists that utilize that trail network. A 10' multi-use path will extend from northeast of the project, adjoining the Southern Meadows development, and will head west to the front of the lot, then head south along S Rogers street to the south end of the property. This amenity will greatly improve foot and bicycle transportation in the area.

Some of the benefits of this project are summarized below:

- Utilizes previously developed land, creating opportunity for preservation of other undeveloped land
- Adds uses that better serve the existing neighborhood
- Fills a market need for modest sized single-family dwelling units
- Provides neighborhood businesses that serve the residents of Clear Creek
- Reduces trips outside of the community resulting in reduced carbon footprint
- Provides a small number of apartments in a geographic area where they are sorely needed
- Improves alternative transportation infrastructure for Clear Creek residents and businesses
- Improves utility access to neighboring properties
- Promotes green energy initiative providing electric vehicle charging

Land Use Policies

The 2012 Monroe County Comprehensive Plan identifies this site as part of the Bloomington Urbanizing Area and more specifically as an area of Urban Residential. The plan states that this area is intended to provide *“urban scale residential single family housing on a range of smaller lot sizes and multi-family residential housing, some of which may be in combination with employment uses or other commercial uses designed to serve the residential community...As appropriate, these areas are encouraged to have mixed residential, convenience commercial, light industrial and public/semi-public uses...The urban lifestyle is supported by a range of density options and the mixing of employment and residential uses...For multifamily residential, town homes and mobile home developments...higher densities of four to twenty units per acre shall be allowed.”*

The 2015 Monroe County Urbanizing Area Plan identifies this site as an area of Mixed-Residential. The plan states *“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.”*

The 2016 Monroe County Urbanizing Area Plan Phase II Implementation Report identifies this area as Neighborhood Development (N2). The plan states *“This district includes several existing residential subdivisions with primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities. Mixed use nodes may be appropriate at key locations within this larger district, consistent with the recommendations of the Mixed Residential land use type designated in the Urbanizing Area Plan.”*

We believe this project fits beautifully within the vision of the Comprehensive Plan.

Ownership

The project site is the property described in the legal description included in this document. The property is currently owned by two entities and contains four different zoning designations: RS3.5/PRO6, RE1, MR, and PUD. The proposed project will incorporate the entire property into this PUD and the existing PUD currently governing portions of the property will become null and void. The PUD property may be subdivided in the future in accordance with the standards set forth in this PUD and the Monroe County Subdivision Control ordinance.

Development Schedule

This project will be constructed in phases. Each phase is described below and shown on the Outline Plan Area Map (Exhibit A). The Development Plan for Phase 1 shall be submitted to the Planning Department not more than 24 months following Board of Commissioners approval of this Outline Plan. Each additional phase must be submitted to the Planning Department no more than 24 months following approval of the previous phase's Development Plan. The existing buildings on site may be used as construction trailers and can remain in use until the completion of Phase 2.

Phase 1 (January 2022-January 2023 anticipated)

Phase 1 will consist of Areas A, C, and E and all required infrastructure necessary for their construction including driveway, utilities, and storm water, and may have permit pulled concurrently.

Phase 2 (January 2023- January 2024 anticipated)

Phase 2 will consist of Area D and all required infrastructure necessary for its construction including driveway, utilities, and storm water.

Phase 3 (January 2024- January 2025 anticipated)

Phase 3 will consist of Area B and all required infrastructure necessary for its construction including driveway, utilities, and storm water.

Rationale for Changes to Existing Development Standards

The reasoning for the departures from the established County Ordinance is as follows:

- The County Ordinance does not allow multifamily residential anywhere in the county except in former City of Bloomington zones and PUDs. Through redevelopment, we are trying to re-create a center of the Clear Creek community, and density in the core of the community helps create a sense of place for the residents. The 2015 Urbanizing Area Plan recommends a density of 10-14 units/acre in the Mixed Residential district and this PUD is less. Additionally, within the 2012 Comprehensive Plan, this site is located in the area described as Urban Residential in the recommended Land Use Plan.
- The County Ordinance makes it difficult for multiple uses to exist on the same parcel and impossible for multifamily to be located above commercial spaces. The remedy for this is described in the 2015 Urbanizing Area Plan for mixed-use districts: *“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.”* By providing a mixed-use center, Clear Creek community members can live and shop within their community without having to get in their cars.
- South Rogers Street is a Minor Collector which normally requires a 35’ setback from the center line. This PUD is providing for a 45’ ROW (setback) from center line, whereby promoting a 10’ multi-use path allowing plenty of space for streetscape trees. The current total width of South Rogers Street is approximately 22’ total. This PUD site borders mostly open space to the north, east, and south.
- The Covid-19 pandemic has hurt local small businesses. To respond to the changing culture, we are providing ample outdoor seating areas.

Proposed Development Standards

This Joseph Greene PUD Outline Amendment deletes all prior commitments and conditions, which were focused on light industrial uses, and replaces them with commitments geared to residential and neighborhood focused commercial uses. All provisions given in the Monroe County Zoning Ordinance and Monroe County Subdivision Control Ordinance (as in effect at the time this PUD Outline Plan was approved) apply except as amended in the following sections. In the event the Outline Plan is silent regarding specific standards for Areas B, C, and D in this PUD, relevant provisions for the UR District as set out in the Monroe County Zoning Code shall be followed for controlling language.

Standards listed below are broken down by the entire PUD and by specific area when applied only to that area.

Entire PUD – Development Standards

Permitted Land Uses by AREA – Joseph Greene PUD Outline Plan Amendment 2 (REVISED)					
USES	Area A (Open Space)	Area B (Multi-family apartments w/convertible Commercial 1 st floor)	Area C (Multi-family townhomes)	Area D (Commercial Lower level-upper level multi-family Condominium)	Area E (Open Space, detention)
Bike Shop (retail) *		P		P	
Bakery (retail)				P	
Construction Trailer		P	P		
Convenience Store				P	
Home Occupation		P	P	P	
Multi-family Dwelling (max 8 units)		P			
Multi-family Dwelling (max 15 units)			P		
Multi-family Dwelling (max 1 unit)				P	
Open Space	P				P
Restaurant **				P	
Tavern				P	
Temporary/Seasonal Activity ***		P		P	
Wired Communications (Smithville- existing)		P			

* Personal Electric Transportation (PET) sales such as electric bikes, skateboards, scooters, one wheels, etc

**Small scale restaurant – no friers

***single/day use such as food truck or produce stand (maximum 1 stand at any given time)

- **Height, Bulk, Area, and Density – entire PUD**
 - Height, Bulk, Area, and Density to meet current Monroe County ordinance requirements in chapter 804 as of the approval date of this PUD amendment with the following exceptions:
 - Maximum Building Coverage: 18% of the total PUD site (not including public right of way)
 - Decorative Veneer Walls/“False” Walls that connect individual buildings for decorative purposes with a height of up to the maximum permissible building height, Porches (Covered and Uncovered), Awnings, Canopies, and Steps may be placed within the building setbacks
 - Minimum Open Space Area: 30% of the total PUD site (not including public right of way)
 - Slopes 15% or greater that were created by human activity shall be included in the Buildable Area
 - Public Right of Way
 - South Rogers St shall require a 45 foot wide dedicated ½ right of way
 - West That Rd extension shall require an 80 foot wide dedicated right of way

- **Off-Street Parking and Loading - entire PUD**
 - Off-street parking and loading to meet current Monroe County ordinance off-street parking and loading requirements in chapter 806 as of the approval date of this PUD amendment
 - Bike shop (retail) use to require 3 spaces per 1000 SF of GFA
 - Temporary/Seasonal Activity use to require 3 spaces per 1000 SF of GFA

- **Landscaping - entire PUD**
 - No other Landscape Buffer Yards are Required between mixed-use lots and residential lots within this PUD, except between areas C and D.
 - Removal of existing trees is allowed where building improvements, streets, and infrastructure will be placed.

- **Sustainability Standards – entire PUD**
 - A minimum of 10% of exterior parking spaces must use pervious pavers
 - Recycling must be provided on site
 - A minimum of 1 electric vehicle charging space per 25 exterior parking spaces must be provided
 - Energy Star Certified appliances shall be used in all residential units

- **Signage Standards – entire PUD**
 - Signage to meet current Monroe County ordinance signage requirements in chapter 807 as of the approval date of this PUD amendment
- **Utilities Standards – entire PUD**
 - All new utilities must be buried when installed. No new overhead utility lines are permitted
- **Homeowner’s Association Standards – entire PUD**
 - If a Homeowner’s Association is required for the maintenance of the storm water infrastructure on site it must be formed prior to the issuance of an occupancy permit

Area A – Development Standards

- **Landscaping**
 - Open space shall be cleared of invasive species ground cover at the time of construction
 - A nature path with a minimum of 2 benches and 1 picnic table shall be established at the time of construction

<i>Areas B, C, and D – Development Standards</i>				
	Area B (Multi-family apartments w/convertible Commercial 1st floor)	Area C (Multi-family townhomes)	Area D (Commercial Lower level- upper level multi-family Condominium)	OVERALL PUD
MAXIMUM GROSS DENSITY RESIDENTIAL	MAXIMUM GROSS DENSITY 8 UNITS	MAXIMUM GROSS DENSITY 15 UNITS	MAXIMUM GROSS DENSITY 1 TOTAL UNIT	24 TOTAL PUD UNITS – PER SPECIFIC AREAS (MAXIMUM 5.9 UNITS PER AC FOR 4.12 AC PUD SITE)
BEDROOM COUNT RESIDENTIAL	NOT TO EXCEED 8 - 2 BEDROOM MULTI-FAMILY DWELLING UNITS	NOT TO EXCEED 15 - 2 BEDROOM MULTI-FAMILY DWELLING UNITS	NOT TO EXCEED 1 – 2 BEDROOM SINGLE MULTI- FAMILY DWELLING UNIT	
MINIMUM LOT AREA (ACRES)	.21 ACRES	.21 ACRES	.21 ACRES	
MINIMUM LOT WIDTH AT BUILDING LINE	60 FEET	60 FEET	60 FEET	
MINIMUM FRONT YARD SETBACK (FRONTING S ROGERS STREET)	55 FEET FROM CENTERLINE OF ROADWAY OR 10 FEET FROM THE RIGHT OF WAY LINE	55 FEET FROM CENTERLINE OF ROADWAY OR 10 FEET FROM THE RIGHT OF WAY LINE	55 FEET FROM CENTERLINE OF ROADWAY OR 10 FEET FROM THE RIGHT OF WAY LINE	
MINIMUM FRONT YARD SETBACK* (FRONTING W THAT ROAD)	50 FEET FROM CENTERLINE OF ROADWAY OR 10 FEET FROM THE RIGHT OF WAY LINE	50 FEET FROM CENTRLINE OF ROADWAY OR 10 FEET FROM THE RIGHT OF WAY LINE	N/A	
MINIMUM SIDE YARD BUILDING SETBACK*	5 FEET	5 FEET	5 FEET	

<i>Areas B, C, and D – Development Standards</i>				
	Area B (Multi-family apartments w/convertible Commercial 1st floor)	Area C (Multi-family townhomes)	Area D (Commercial Lower level- upper level multi-family Condominium)	OVERALL PUD
MINIMUM REAR YARD BUILDING SETBACK*	10 FEET	10 FEET	10 FEET	
MAXIMUM BUILDING HEIGHT	2 STORIES NOT TO EXCEED 35'	2 STORIES NOT TO EXCEED 35'	2 STORIES NOT TO EXCEED 35'	
MAXIMUM COMMERCIAL USE SQ FT – 1 ST FLOOR ONLY	2,000 NET SQ FT	NA	1,600 NET SQ FT	

*Covered porches shall be allowed to project into the required yard or beyond the building setback line a maximum of 6 feet

Area B – Development Standards-Architectural

- Siding shall be horizontal in nature
- A minimum of 1 apartment unit shall be maintained on the first floor at all times, or 2nd floor units will be made accessible via a lift.
- Maximum gross square footprint of new building shall be no greater than 5,440 SF (including porches on three sides that are no more than 12' in width)

Area C – Development Standards- Architectural

- Siding materials facing W That Rd or S Rogers St shall be brick or stone
- 15 Townhomes Maximum
- Garages are permitted for each unit

Area D – Development Standards-Architectural

- Siding materials facing S Rogers St shall be brick, stone, Masonite, and/or wood.

Facilities

- Roads: The project will be served by S Rogers St (existing minor collector) and W That Rd (local) that will be extended across the project site as part of the Southern Meadows subdivision
- Sidewalks: Sidewalks will be constructed along W That Rd as part of the Southern Meadows subdivision. The multi-use path along S Rogers St will be constructed as part of the Southern

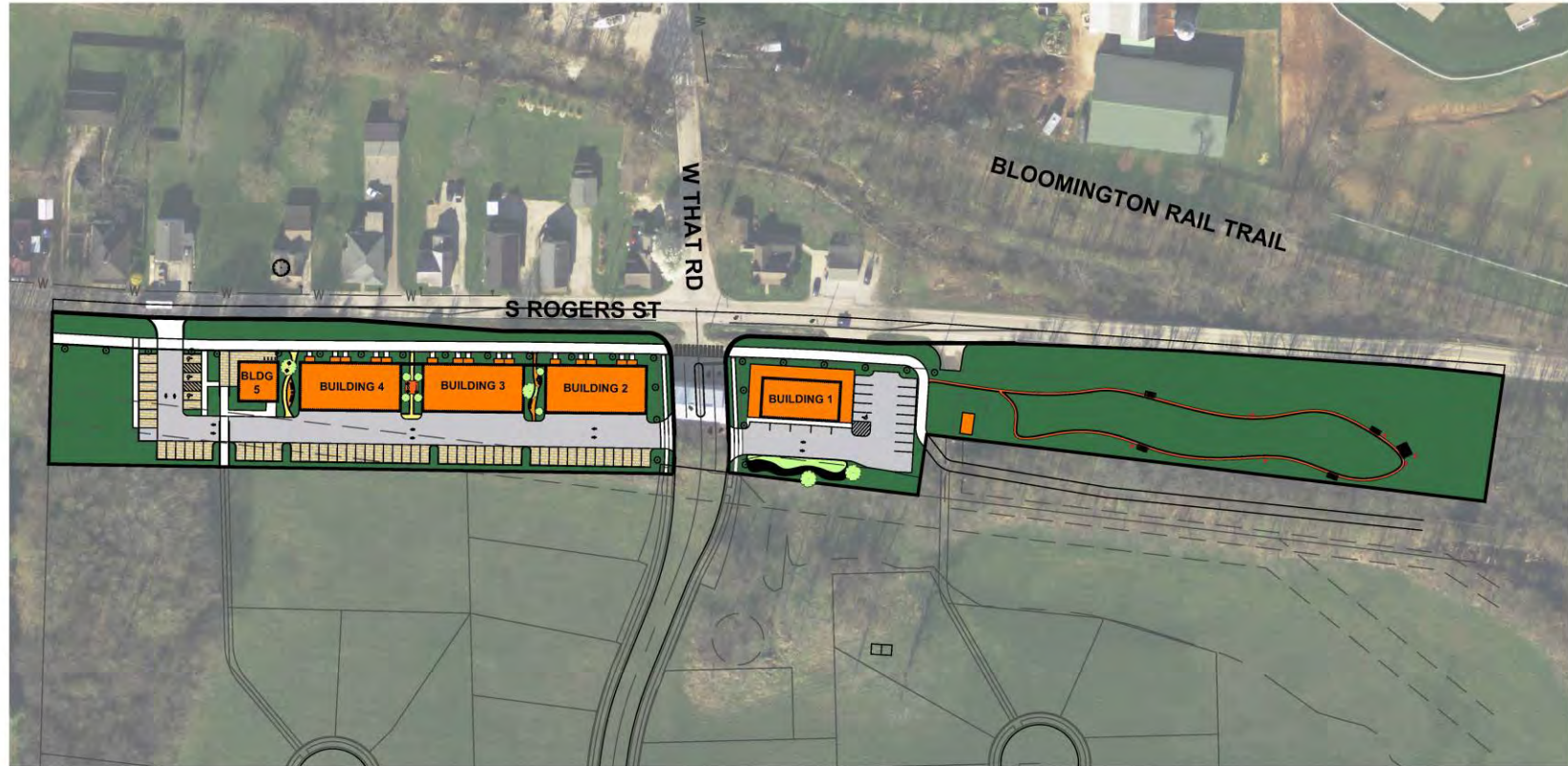
- Meadows subdivision and extended as part of this PUD. An existing multi-use path that will be stubbed along the east property line as part of the Southern Meadows subdivision will be brought across this PUD within an access easement to provide public access to the S Rogers St corridor
- Sanitary Sewers: A new sanitary sewer will be constructed along S Rogers St that provides sanitary sewer service to this PUD as well as the existing neighbors along the west side of S Rogers St
 - Stormwater Management: Stormwater will be managed underground on the north parcel (area B) and in area E on the south end of the site in accordance with all Monroe County Drainage Ordinance requirements
 - Water Supply System: An existing 6" city of Bloomington water main will serve this development along with a new 8" city of Bloomington water main that will run along the W That Rd extension
 - Street Lighting: No new street lighting is proposed
 - Public Utilities: Gas, electric, and communications are all available on site

Neighborhood Meeting Report

A neighborhood meeting was held on July 29, 2019 at the nearby Clear Creek Elementary that included a presentation of this project as well as two other area projects and a question and answer session with local community members. Over 50 neighbors were in attendance. A copy of the neighborhood meeting summary is attached to this PUD document.

An additional neighborhood meeting was held on January 7, 2021 at 6:30pm on Zoom (due to Covid-19 pandemic). This meeting included an updated presentation of the current project and questions and comments from meeting attendees. Around 8 neighbors were in attendance. A copy of the neighborhood meeting summary is attached to this PUD document.

EXHIBIT 2: Conceptual Site Plan



OVERALL PLAN

OPEN SPACE

TOTAL SITE AREA (NOT INCLUDING S ROGERS ST OR W THAT RD PROPOSED RIGHT OF WAY) = 3.03 ACRES
 OPEN SPACE (COMMON AREA LOTS 1 AND 20) = 1.06 ACRES (35%)

SCALE: 1"=100'

PARKING SPACES

AREA B = 18 PARKING SPACES

AREA C = 15 RESIDENTIAL ONE OR TWO CAR GARAGES + 37 PARKING SPACES = 52 TOTAL SPACES MINIMUM

AREA D = 23 PARKING SPACES

TOTAL = 93 PARKING SPACES MINIMUM

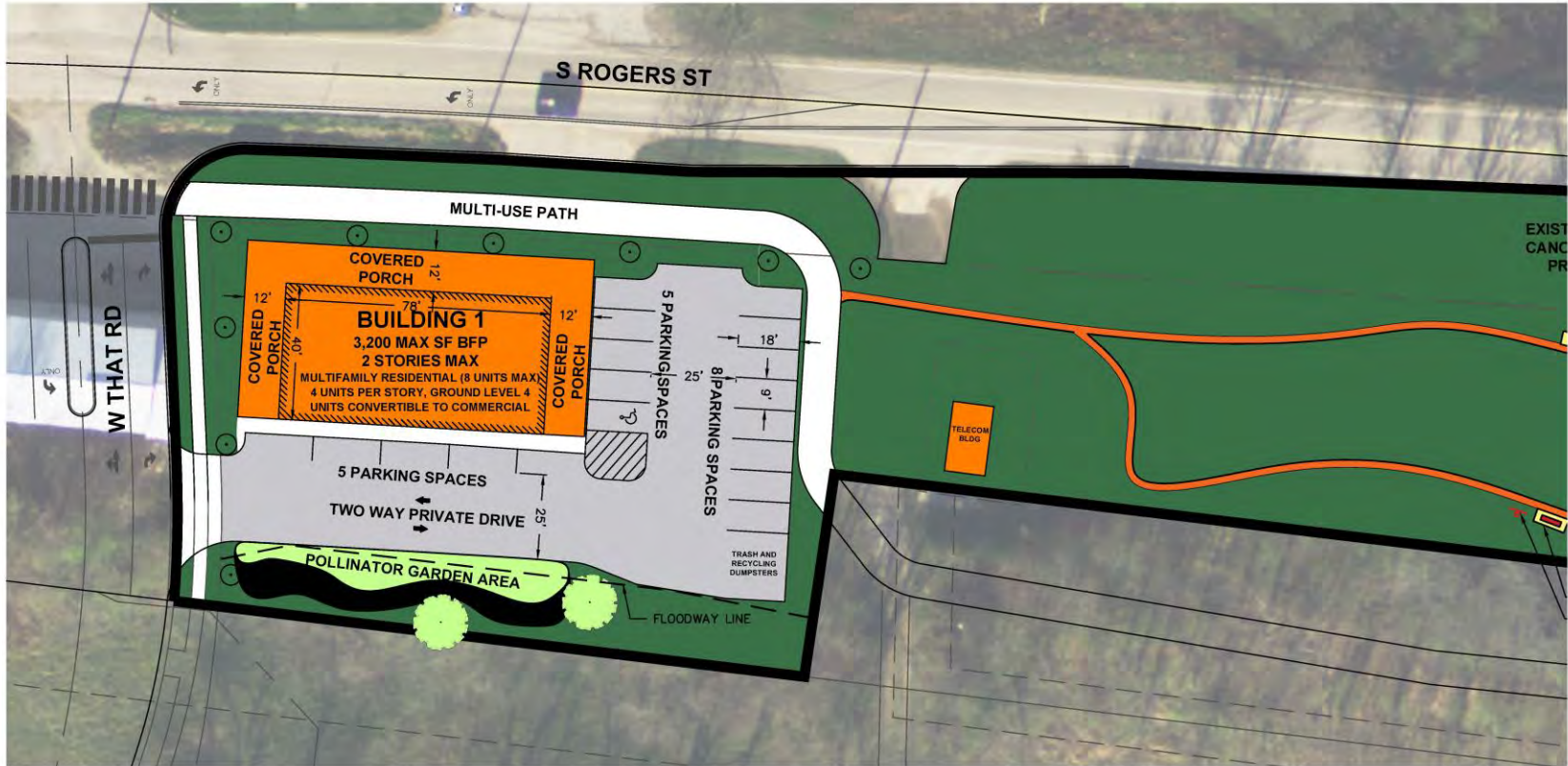
NOTE: THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT PLAN APPROVAL PROCESS



AREA A PLAN

SCALE: 1"=30'

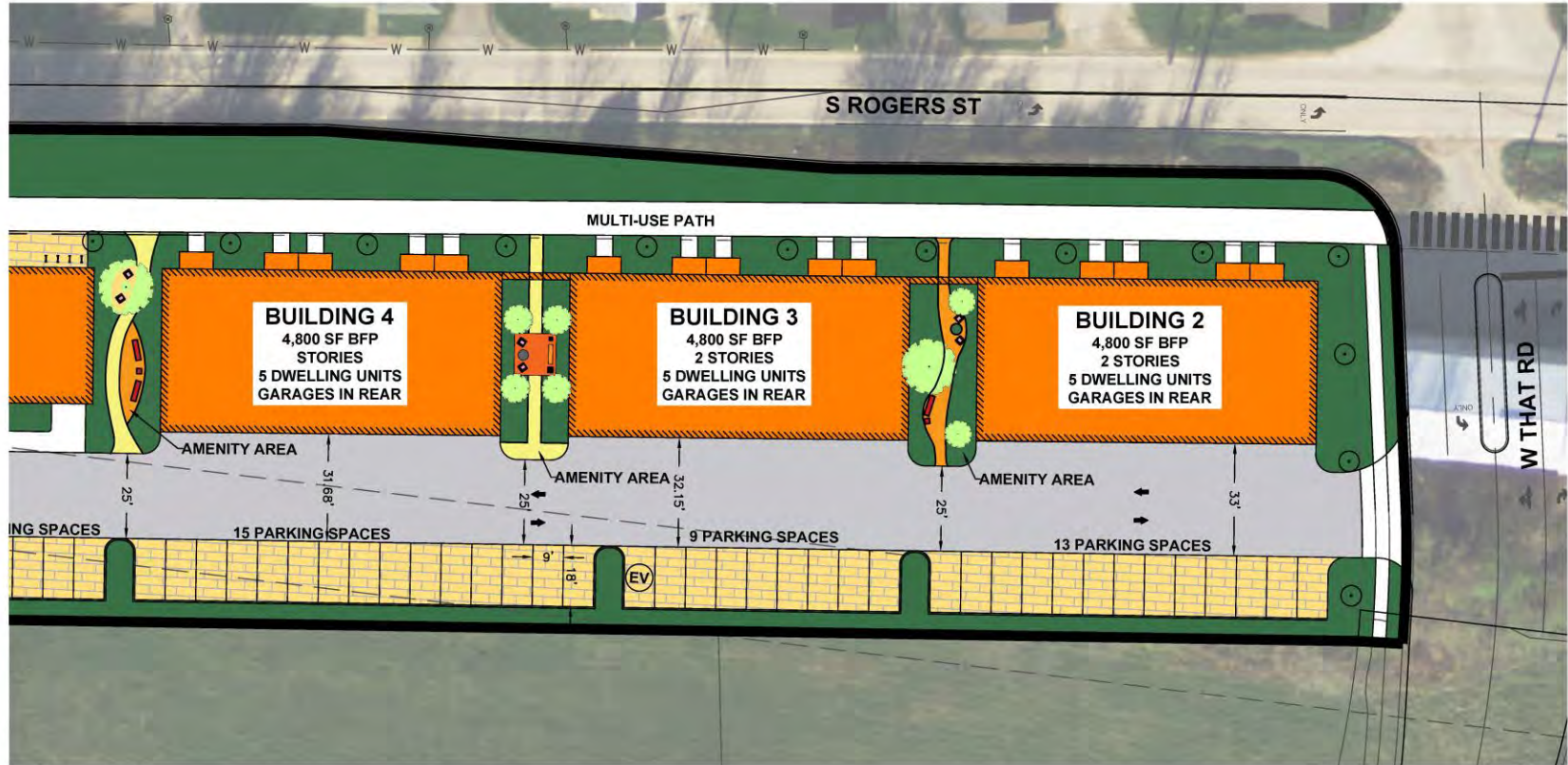
NOTE: THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT PLAN APPROVAL PROCESS



AREA B PLAN

SCALE: 1"=30'

NOTE: THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT PLAN APPROVAL PROCESS



AREA C PLAN

SCALE: 1"=30'

NOTE: THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT PLAN APPROVAL PROCESS



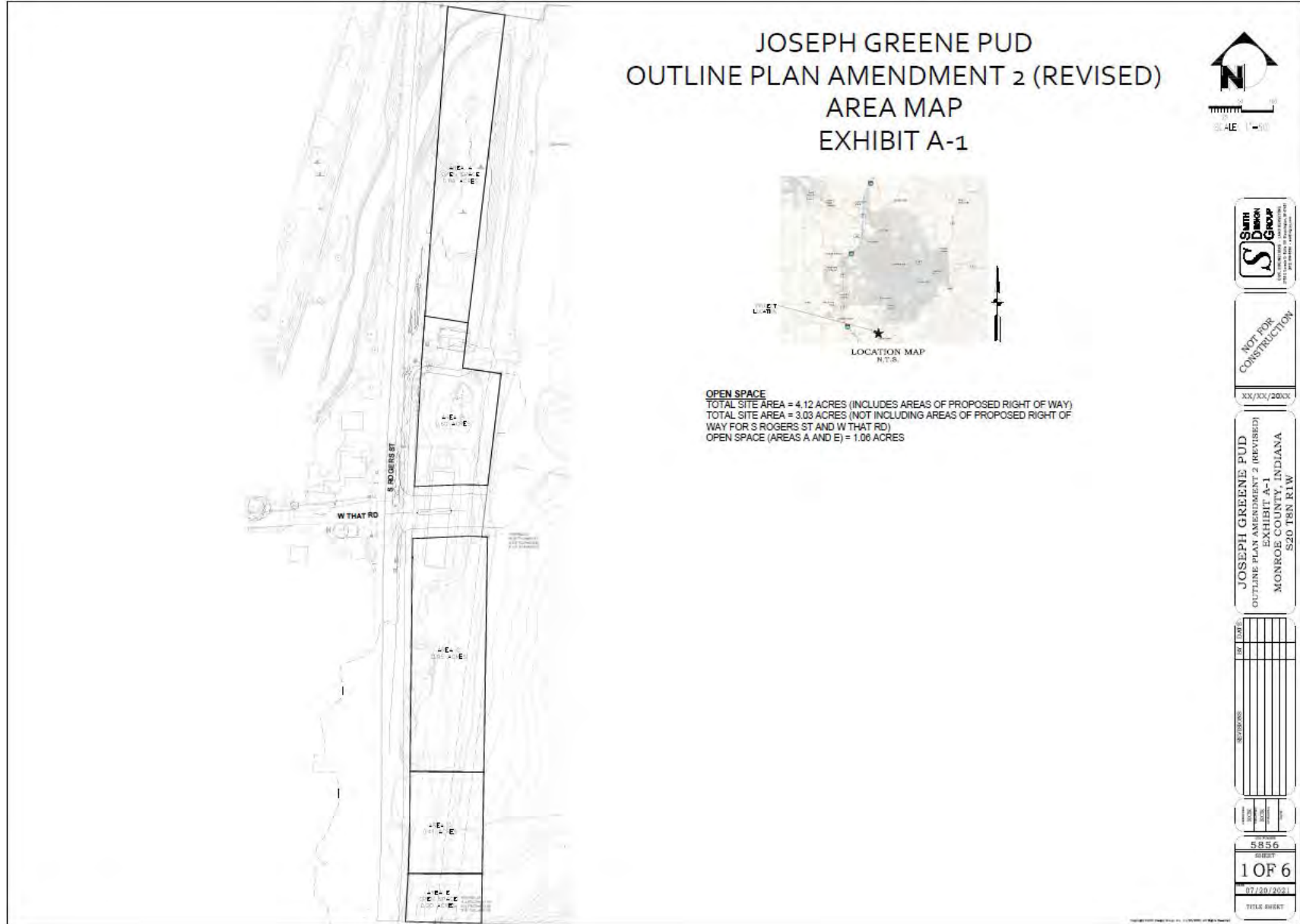
AREAS D AND E PLAN

SCALE: 1"=30'

NOTE: THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT PLAN APPROVAL PROCESS

07.22.2021  **SMITH DESIGN GROUP**
CIVIL ENGINEERING & LAND SURVEYING

EXHIBIT 3: Outline Plan Area Map





NOT FOR
 CONSTRUCTION

XX/XX/20XX

JOSEPH GREENE PUD
 OUTLINE PLAN AMENDMENT 2 (REVISED)
 EXHIBIT A-1
 MONROE COUNTY, INDIANA
 S20 T8N R1W

REVISIONS	BY	DATE

PROJECT	DATE
NO. 5856	07/20/2021

SHEET
2 OF 6
 DATE
 07/20/2021
 AREA A



NOT FOR CONSTRUCTION

XX/XX/20XX

JOSEPH GREENE PUD
OUTLINE PLAN AMENDMENT 2 (REVISED)
EXHIBIT A-1
MONROE COUNTY, INDIANA
S20 T8N R1W

REVISIONS	BY	DATE

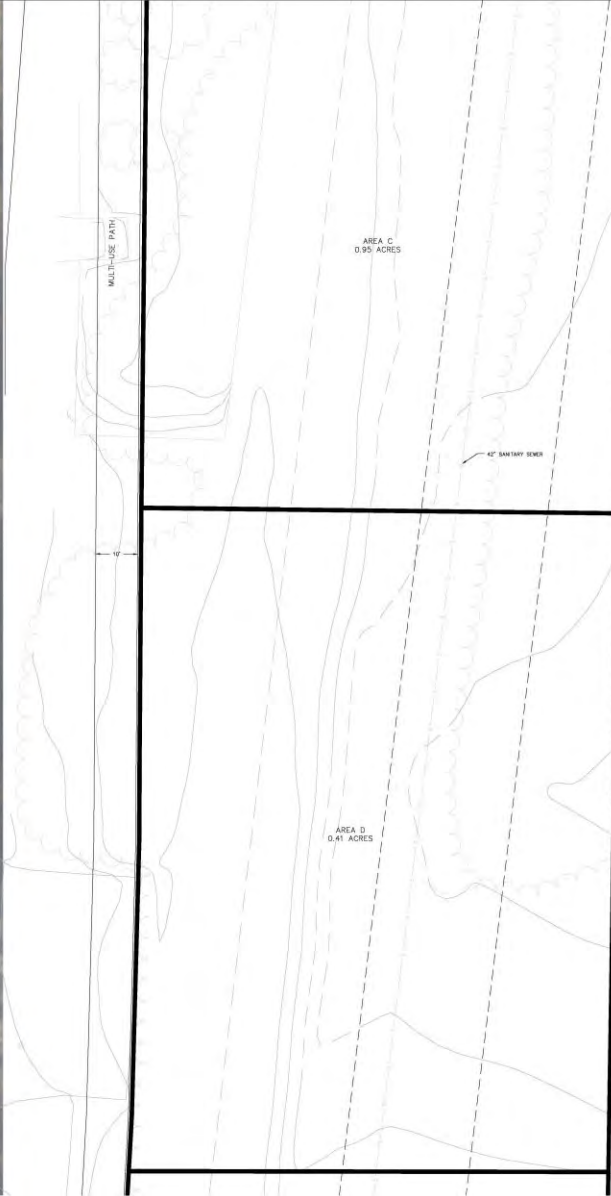
REVISION	DATE


SHEET
5856
3 OF 6
DATE
07/20/2021
AREA B

TC=688.64
INV(E)=654.93
TWIS.VI=654.58


W THAT RD
LOCAL
80 FT PUBLIC RIGHT OF WAY

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SCALE: 1"=10'



SMITH
DESIGN
GROUP
2014 MEMBERSHIP: LAND SURVEYING
2014 MEMBERSHIP: ARCHITECTURE

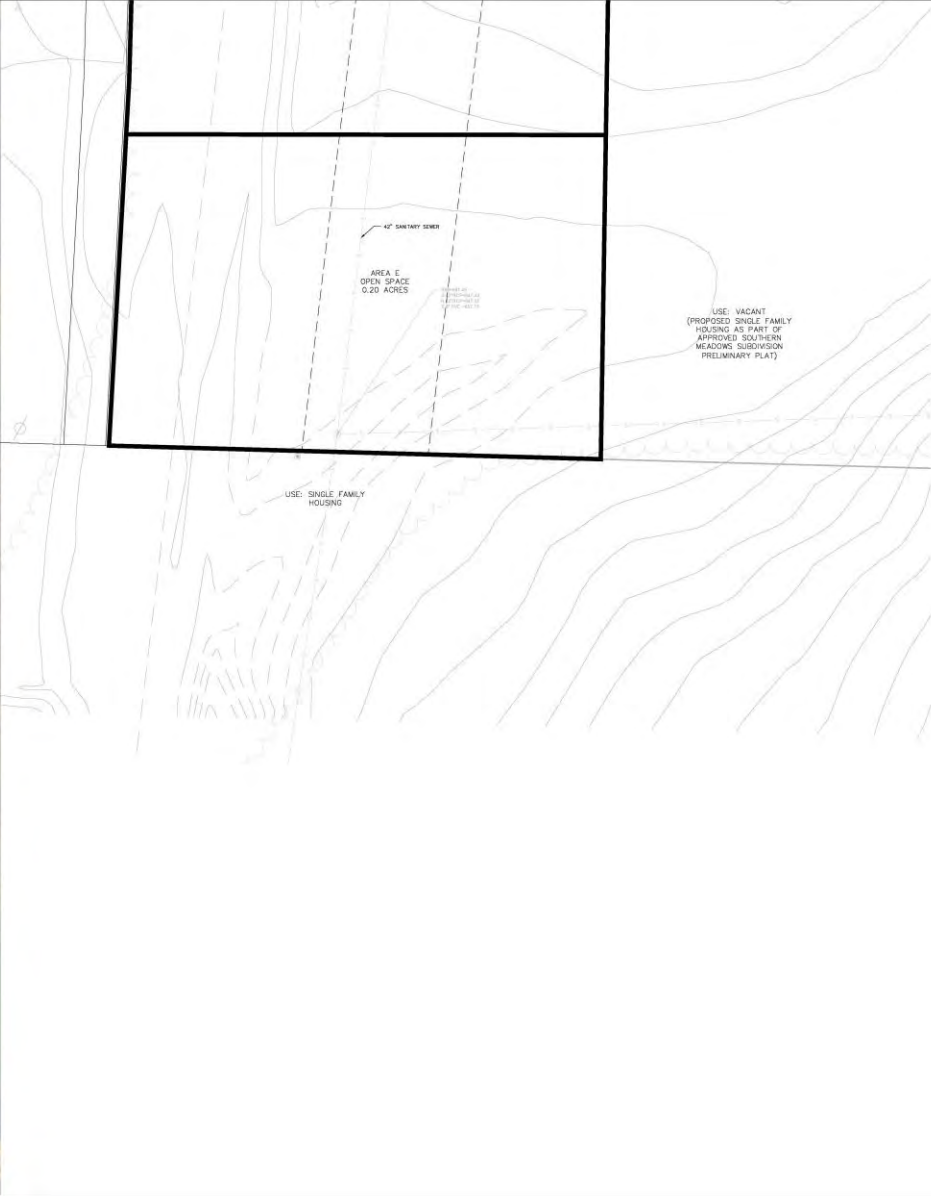
NOT FOR
CONSTRUCTION

XX/XX/20XX

JOSEPH GREENE PUD
OUTLINE PLAN AMENDMENT 2 (REVISED)
EXHIBIT A-1
MONROE COUNTY, INDIANA
S20 T8N R1W

REVISIONS	BY	DATE

PROJECT NO.	5856
SHEET	5 OF 6
DATE	07/20/2021
AREAS C AND D	



NOT FOR CONSTRUCTION

XX/XX/20XX

JOSEPH GREENE PUD
 OUTLINE PLAN AMENDMENT 2 (REVISED)
 EXHIBIT A-1
 MONROE COUNTY, INDIANA
 S20 T8N R1W

REVISIONS	BY	DATE

DATE PLOTTED	
SCALE	
DATE	

SHEET
5856
6 OF 6
 DATE
 07/20/2021
 AREA E

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EXHIBIT 4: Preliminary Drainage Plan

CLEAR CREEK URBAN PRELIMINARY DRAINAGE PLAN



DRAINAGE NARRATIVE

DRAINAGE AREA 1

AREA = 1.97 ACRES

MAXIMUM RELEASE RATES PERMITTED BY DRAINAGE BOARD:

10-YEAR RETURN PERIOD STORM EVENT = 0.25 CFS/ACRE • (1.97 ACRES) = 0.39 CFS

100-YEAR RETURN PERIOD STORM EVENT = 0.45 CFS/ACRE • (1.97 ACRES) = 0.71 CFS

STORAGE REQUIRED = 2,985 CF

STORAGE PROVIDED AS SHOWN HERE = 3,931 CF

DRAINAGE AREA 2

AREA = 0.41 ACRES

MAXIMUM RELEASE RATES PERMITTED BY DRAINAGE BOARD:

10-YEAR RETURN PERIOD STORM EVENT = 0.25 CFS/ACRE • (0.41 ACRES) = 0.10 CFS

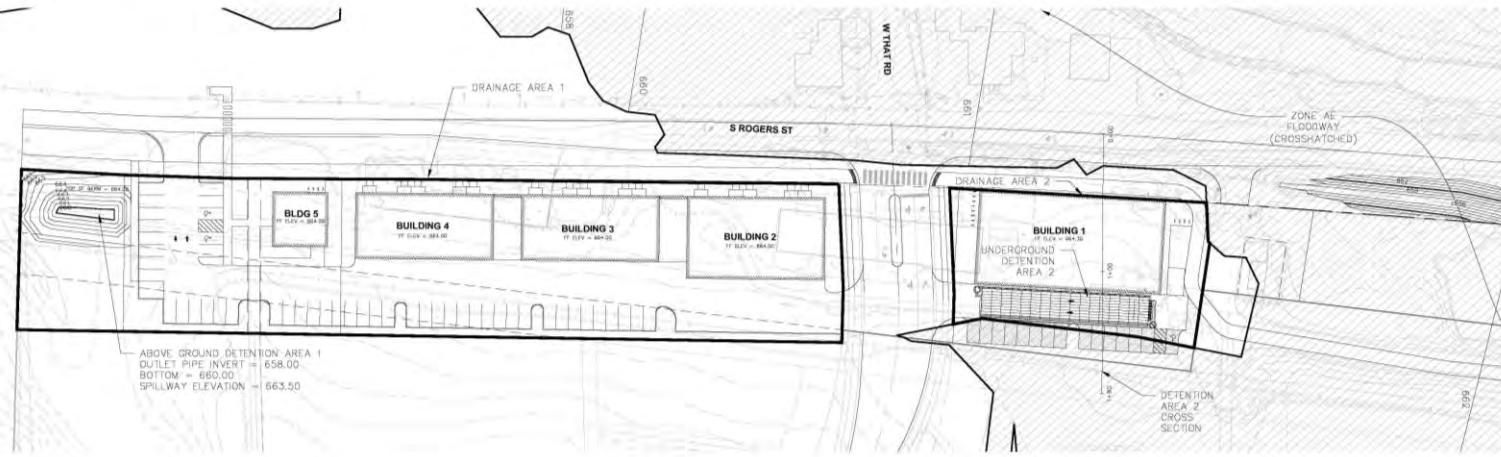
100-YEAR RETURN PERIOD STORM EVENT = 0.45 CFS/ACRE • (0.41 ACRES) = 0.18 CFS

STORAGE REQUIRED = 1,013 CF

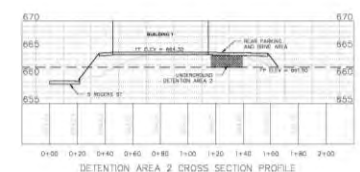
STORAGE PROVIDED AS SHOWN HERE = 3,096 CF



NORTH DRAINAGE DITCH GRADING



ABOVE GROUND DETENTION AREA 1
OUTLET PIPE INVERT = 658.00
BOTTOM = 660.00
SPILLWAY ELEVATION = 663.50



DETENTION AREA 2 CROSS SECTION PROFILE



NOT FOR CONSTRUCTION

XX/XX/20XX

CLEAR CREEK URBAN
PUD OUTLINE PLAN
MONROE COUNTY, INDIANA
S20 T8N R1W

NO.	REVISIONS	DATE	BY	DATE

PROJECT NO. **5856**
1 OF 1
DATE: **02/15/2021**
DRAWING EXHIBIT

EXHIBIT 6: TIS Supplemental Discussion



SOUTHERN MEADOWS TIS SUPPLEMENTAL DISCUSSION

Monroe County Engineer, Paul Satterly, provided comments in response to the Southern Meadows PUD Traffic Impact Study. On April 15, Amanda Johnson (EMCS) and Paul discussed the comments. This memorandum serves as a response to the comments. In addition, the following sections of the report have been amended: Executive Summary, Section 4.2 – 4.8, Section 5.0,

All-Way Stop Control

Section 4.8 of the Traffic Impact Study dated April 19th, 2021 states the criteria for a multi-way stop analysis and includes results of this analysis. An additional analysis was performed to determine at what percentage of build out would the criteria for a multi-way stop be met. That Road was determined to be the controlling factor since it is the minor approach and has less traffic volume. The minor approach must be at least 200 vehicles per hour. The Clear Creek and Southern Meadows developments would need to be fully built out to satisfy the criteria of the multi-way stop. If all three, White Oak, Clear Creek and Southern Meadows are 80% built out this will also satisfy the criteria.

Proposed Development Access

A proposed connection to Old SR 37 will provide a secondary access for the eastern portion of the development. Based on the location of the driveway and consultation with the developer, it is expected that a vast majority of drivers will utilize the intersection of W That Road & S Rogers Street and that only a minimal percentage would utilize the east entrance. Therefore, trips were not assigned and distributed to this east driveway. However, it should be noted that some traffic will utilize this east entrance and may delay the need for an all-way stop control at That Road & Rogers Street.

After discussion with the City Engineer, it was agreed that realistically, less traffic from the White Oak Trails development will utilize Rogers Street than shown in the study. To be consistent and represent a worst-case scenario, the analysis included similar assignment and distribution for the White Oak development as was used for the Southern Meadows development. However, due to the proximity of the driveway to SR 37, it is likely that some of the 45% of vehicles to and from the north will utilize SR 37 rather than Rogers Street. If 50% were to utilize SR 37 versus Rogers Street, a reduction of up to 27 southbound right turning vehicles and 18 eastbound left-turning vehicles could be expected at the intersection of That Road & Rogers Street during the peak hours. It is expected that this magnitude of traffic volumes would slightly improve operations at the intersection; however, it would not alter any intersection improvement recommendations and is not expected to significantly shift the timing of the need for an all way stop control. The full report can be amended to reflect this adjustment if desired.

Conclusion

In conclusion, actual traffic volumes should be monitored at this intersection as developments are constructed and occupied and an all-way stop controlled intersection should be implemented when volumes on the eastbound/westbound approach are roughly equal to northbound/southbound approach; or when the Clear Creek and Southern Meadows developments are at 100% build out. Turn lanes should be constructed as shown in the development plan on opening day.

Hour	80% ALL Rogers Street	80% ALL That Road
12:00 AM	38	9
1:00 AM	14	14
2:00 AM	26	7
3:00 AM	13	7
4:00 AM	22	15
5:00 AM	83	42
6:00 AM	178	113
7:00 AM	321	265
8:00 AM	391	233
9:00 AM	319	162
10:00 AM	331	148
11:00 AM	384	193
12:00 PM	406	206
1:00 PM	401	188
2:00 PM	450	219
3:00 PM	500	246
4:00 PM	494	221
5:00 PM	454	242
6:00 PM	444	226
7:00 PM	339	149
8:00 PM	314	134
9:00 PM	182	90
10:00 PM	121	46
11:00 PM	61	23