

MONROE COUNTY BOARD OF COMMISSIONERS

April 28, 2021

CASE NUMBER 2010-PUO-03
PLANNER Drew Myers
PETITIONER Blind Squirrels, LLC
c/o Kendall Knoke, Smith Design Group, Inc.
REQUEST Joseph Greene (Clear Creek Urban) - Planned Unit Development Outline Plan
Amendment 2
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 - updated
2. Conceptual Site Plan
3. Outline Plan Area Map
4. Proposed Drainage Plan
5. Area Height Exhibits
6. Building Height Comparison
7. Letters of Support
8. Letters of Remonstrance
9. Draft Ordinance
10. [2021-03-30 TIS Southern Meadows](#)

PUBLIC MEETING OUTLINE (subject to change):

1. Plan Review Committee – November 12, 2020 – continued
2. Plan Review Committee – December 10, 2020
3. Plan Commission Administrative – January 5, 2021
4. Preliminary Hearing – Plan Commission Regular Session – January 19, 2021
5. Plan Commission Administrative – February 2, 2021
6. Final Hearing – Plan Commission Regular Session – February 16, 2021 – CANCELLED
7. Plan Commission Administrative – March 2, 2021
8. Final Hearing – Plan Commission Regular Session – March 23, 2021
9. Final Decision – County Commissioners (Work Session) – April 28, 2021
10. Final Decision – County Commissioners (Formal Session) – May 5, 2021

RECOMMENDATION

The Monroe County Plan Commission forwarded this petition on to the Monroe County Board of Commissioners with a **positive** recommendation by a vote of 6-3.

At the Plan Commission Final Hearing, Planning Staff had submitted a recommendation of denial based on the findings of fact and subject to the Monroe County Highway Department & Drainage Engineer reports, specifically finding (b), which states:

“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.”

Staff had the following concerns that were documented in the Plan Commission meeting on March 23, 2021:

Ordinance Review:

- Section “Development plan submissions shall require staff level approval...” this is not a condition of approval. Development plans are reviewed by Planning Staff if the Plan Commission sends a positive recommendation to the Commissioners and the Commissioners approve it without a condition for PC approval of the Development Plan. Please remove this. (Additionally, this is in the outline plan so be prepared to strike this if the PC does not give a positive recommendation or requires PC approval).
 - This request by staff was fulfilled by the petitioner before the PC meeting on 3/23/2021, but after the packet was published.
- The second condition does not go as far as stating what the R/W dedication for That Road extension should be. Highway has preliminarily suggested 80’ would be adequate. Please amend.
 - This request by staff was fulfilled by the petitioner before the PC meeting on 3/23/2021, but after the packet was published.

Outline Plan Review:

- Can you put in the outline plan the number of units permitted in each area rather than total units per acre? It is on the draft illustrative plan but will be needed in the outline plan as well. Right now you are giving yourself about 57 units total (illustrative plan only calls for 37 at most)
 - This request by staff was fulfilled by the petitioner before the PC meeting on 3/23/2021, but after the packet was published.
- Parking for multifamily is stated at 1.0 parking spaces ‘per unit’. It does state a max of 2 bedrooms but it is unclear how many are 2 BR vs 1 BR. Staff recommends following Ch. 806 requirements, which is based on bedroom count. Staff has not received proposed number of bedrooms per unit, but this would provide flexibility for the petitioner if they follow Ch. 806: Multifamily Dwelling, 1 bedroom – 1 space/unit; Multifamily Dwelling, 2 bedroom – 1.6 space/unit;
 - This request by staff was fulfilled by the petitioner before the PC meeting on 3/23/2021, but after the packet was published.
- Area A open space – The ‘nature trail’ is referenced under landscaping and instead should be put under Area A improvements. Since Area A is in Phase I, the trail would need to be constructed and all other improvements (including removing invasive species) would be done at this time.
 - This request by staff was fulfilled by the petitioner before the PC meeting on 3/23/2021, but after the packet was published.
- Phasing – staff would like to see Area C to be in Phase II or clear language stating that Area A and E will need to have active permits and construction in progress before any permits can be pulled for Area C.
 - The petitioner responded by including phasing language to allow for pulling of permits in Area C to occur *at same time* as Areas A and Area E, but not prior. The petitioner stated that having the ability to pull permits for Area A, Area E, and Area C smooths out obtaining financing, as Area C will be a necessary element for revenue generation.
- The two halves of the buildings are not currently accommodated in the outline plan, nor have they been surveyed to know the setbacks. Note, we will require their full removal for compliance unless the outline plan is updated.
 - The petitioner added construction trailer as a permitted use and clarified that the existing buildings can be used as a construction trailer until completion of phase 2.
- No siding materials for Area D building – please add.
 - This request by staff was fulfilled by the petitioner before the PC meeting on 3/23/2021, but after the packet was published.
- As this development is meant to be ‘neighborhood scale’, the Planning office would recommend

striking the following uses: convenience storage, dry cleaning and laundry pickup, medical clinic, and liquor store.

- This request by staff was fulfilled by the petitioner before the PC meeting on 3/23/2021, but after the packet was published.
- Petitioner should strike out the prior conditions that are no longer applicable to this outline plan as this is an amendment. The current Joseph Greene outline plan stipulates the following conditions:
 1. Driveway applications and construction plans shall be submitted for approval. NOTE: This includes no backing out onto a public roadway for safety reasons.
 2. **Drainage Board approval may be necessary as the site develops.**
 3. Roger Street (Major Collector) requires a 35 foot Right-of-Way dedication from the center of the road.

This Department has an active federally assisted bridge project adjacent to this parcel. Therefore, additional Rights-of-Way will be necessary to accommodate construction of said project. The owner's engineer has been given these plans to incorporate them into the design of the site plan for this petition. Also, the extension of That Road, east of Rogers Street, requires a 100 foot Right-of-Way dedication in accordance with the Thoroughfare Plan.

1. **Any required IDEM/DNR permit should be secured prior to construction/land disturbance**
2. **Construction and site plans meeting all county zoning ordinance specifications shall be submitted for approval**
3. **The finished floor elevation of any new buildings shall be at or above 660 feet**
4. The current landscaping standards shall apply
5. The dilapidated brick structure on the south end of the site shall be removed within 60 days of the County Commissioners' approval of this ordinance

The following are statements based on the petitioner's statements and taken as conditions or approval or commitments by the Plan Commission:

6. The petitioner's trucks are proposed to be parked next to the rear wall.
7. A total of 14 parking spaces will be provided.
8. An arborvitae screen is proposed along the west side of the truck parking line that extends north of the building.
9. The existing drive in line with That Road and the existing drive location near the north property line would be reused for the proposed site. Trucks and regular vehicles could leave or enter either drive with no back out onto Rogers Street.
10. Rogers is classified as a major collector which should be acceptable for truck traffic. The Better Way trucks will be able to negotiate the turn at That Road and Rogers Street safely since they are only 32 feet in length and the south drive lines up with That Road and will require no turns when the trucks are coming or going on That Road.
11. No temporary storage containers will be used on this site.
12. Trucks will park parallel to the West side of the building and all items will be loaded and unloaded by hand. Trucks will NOT back up perpendicular to the existing doors which would result in blocking of the access drive on the west side of the building and possible congestion on Rogers Street.
13. The access drive would be one way on the west side of the proposed storage building to allow other trucks to safely pass trucks stopped for loading and unloading. The one way direction would be counter clockwise around the west, south, and east sides of the existing building. Both access drives off of South Rogers Street would be two way and would be widened to 30 feet at the narrowest point to facilitate truck turning movements.
14. The existing driveway on the west side of the property and north of the proposed storage building would have two way traffic. This drive has plenty of width and is not located in an area where the trucks are stopped for loading and unloading.
15. We have extended the improved surface area on the south side of the proposed storage building from 40 feet to 55 feet. This would allow a future overhead door on the south side of the building where trucks could back up for loading and unloading and still allow other

trucks to maneuver around the parked truck.

16. The use of permanent crushed stone parking and driveway surfaces is approved. The two access drives to Rogers Street are to be paved with asphalt pavement per County standards between the east edge of pavement on Rogers Street and the 35 foot right-of-way line. This would be more consistent with County standards for commercial drives and would prevent crushed stone from being tracked onto the through lands of South Rogers Street.

- The petitioner informed Planning Staff that all remaining conditions from the existing Joseph Greene PUD will be removed and replaced with the Clear Creek PUD. This was communicated to Planning Staff before the PC meeting on 3/23/2021, but after the packet was published.

PLAN REVIEW COMMITTEE – November 12, 2020

The Plan Review Committee voted to continue this petition to the December 10, 2020 Plan Review Committee meeting by a vote of 4-0. Committee members stated that the proposal needed a lot of revisions to be considered an appropriate proposal, citing issues with the proposed drive-thru facility, the absence of certain design standards, the inappropriateness of many permitted uses for a neighborhood setting, and concerns for traffic and drainage.

RESPONSE: the petitioner removed six (6) proposed permitted uses, removed the drive-thru facility, and added new design standards requirements in areas where “no requirement” was proposed.

PLAN REVIEW COMMITTEE – December 10, 2020

The Plan Review Committee voted to forward this petition on to the Plan Commission with “no recommendation”. Plan Review Committee members were again concerned with the number and appropriateness of the 60+ proposed permitted uses. Committee members also expressed continued concern for the overall parking plan as outlined in the proposal and lack of drainage plan detail.

RESPONSE: the petitioner removed eleven (11) more proposed permitted uses that did not fit the character of “neighborhood commercial”, provided an exhibit comparing the proposed uses to LB and GB zones, provided a parking summary of proposed spaces, clarified the landscaping requirements, and provided a more detailed breakdown of infrastructure and access information.

PLAN COMMISSION ADMINISTRATIVE – January 5, 2021

The Plan Commission members expressed a continued concern with the appropriateness of the many proposed permitted uses as well as the overall fit of this scale of development with the character of the surrounding neighborhood. Plan Commission members also expressed a continued concern for parking allocation, drainage detail, and the height of the development with respect to the structures in the surrounding area. Plan Commission members asked if a neighborhood meeting had been conducted and expressed interest in hearing how the public felt about the petition.

RESPONSE: the petitioner assisted in scheduling a physical site visit for Plan Commission members to walk the property and ask questions on site. The petitioner provided staff an additional exhibit that depicts height comparisons between the proposed development, structures along S Rogers ST, and other buildings in the surrounding area, as well as a preliminary drainage plan. The petitioner also provided staff with a link to their recorded neighborhood zoom meeting that took place on January 7, 2021.

PLAN COMMISSION – January 19, 2021

The Plan Commission did not vote on this petition, which prompted the standard procedure of continuing to a final hearing on February 16, 2021.

Plan Commission members again expressed concern for parking allocation, specifically if there will be enough for the commercial uses and visitors to the residential uses. Plan Commission members requested that the petitioner obtain a **traffic study** with respect to the adjacent Southern Meadows development, as well as a **drainage study** for the petition site. Plan Commission members also requested that the petitioner check the elevation of the adjacent Southern Meadows development to see how “tall” this proposal will look

in comparison. Finally, Plan Commission members expressed an interest in whether or not the proposed height of the buildings would factor into the affordability of units.

Public comment: It should be noted that there were eleven (11) members of the public that attended the meeting to express their support and concerns for the proposal.

RESPONSE: the petitioner communicated the following changes to their PUD outline plan proposal:

1. Added minimum parking requirements for single family residential, multifamily residential, and commercial uses;
2. Reduced the depth of one of the attached single family buildings (Building 3) and added additional visitor parking spaces;
3. Added an exhibit demonstrating the elevation of the Southern Meadows property compared to the top of the proposed Clear Creek Urban building (Building 1);
4. Now depicting the outline plan in terms of areas rather than specific lots or buildings for added flexibility. Including the illustrative site plan for reference purposes only.
5. Restricted the height of commercial buildings in Area B to three (3) stories with a maximum height of 45' instead of 50';
6. Added a maximum building coverage requirement of 25% and increased the required open space requirement to 30%;
7. Added minimum lot areas and widths in line with the MR zoning district for Areas B and D. Area C is now the only area allowing smaller lots for the townhomes;
8. Explored the "HAWK light" suggested at the plan commission meeting for pedestrian crossings. Paul Satterly of the Highway Department communicated he does not like the HAWK for this location and recommends the rapid flashing beacon type signal for the Post Office crossing;
9. Received comments from Terry Quillman, MS4 Coordinator, and are addressing those currently. Expect to be fully coordinated by the final hearing;
10. Added walking path to open space natural area (north end of parcel).

PLAN COMMISSION ADMINISTRATIVE – February 2, 2021

The Plan Commission members reiterated their preference to see a traffic study submitted to the Planning and Highway Department for review before moving to a vote on the proposal.

PLAN COMMISSION – February 16, 2021

CANCELLED; Monroe County Government offices were closed this day due to inclement weather, bad road conditions, and low temperatures.

PLAN COMMISSION ADMINISTRATIVE – March 2, 2021

The Plan Commission reiterated they want to see a traffic study submitted and reviewed by Planning Staff and Highway Staff. Some Plan Commission members expressed a lessening concern for the total number of uses proposed. Concerns for drainage, pedestrian safety, and architectural standards for the proposed development were among other topics covered in the administrative discussion.

RESPONSE:

The petitioner submitted a draft version of the requested traffic study on March 1, 2021. Highway Staff reviewed and provided the traffic study consultant with comments to update the report. A finalized version of the report has yet to be submitted to Planning Staff. The petitioner also completed a draft PUD ordinance at the request of Planning Staff. Below is a summary of updates to the PUD outline plan:

1. Removed the language regarding staff level approval of development plan submissions in the outline plan and draft ordinance
2. Modified the gross density to specify the maximum number of units in each of the 3 areas B, C, and D in the outline plan
3. Updated the parking space requirements to match Planning Staff's recommendations
4. Moved the nature trail requirements under landscaping for Area A
5. Added construction trailer as a permitted use and clarified that the existing buildings can be used as

- a construction trailer until completion of phase 2
6. Added siding materials for Area D
 7. Removed dry cleaning, medical clinic, liquor store, and convenience storage from the list of approved uses
 8. Removing all conditions from the existing Joseph Greene PUD

PLAN COMMISSION – March 23, 2021

Plan Commission members reiterated both topics of concern and support for the PUD proposal. Remaining topics of concern included:

- The overall scale/density of the proposed developments in the area (i.e. Clear Creek Urban PUD, Southern Meadows PUD, and The Trails PUD),
- The height of the proposed structures with respect to surrounding neighborhood, and
- The notion that mixed-use residential has been overindulged in the County and City.

Remaining topics of support included:

- How well this proposal fits with the Comprehensive Plan and the MCUA Mixed Residential designation and
- How the site as it currently exists is in serious need of redevelopment.

Additional public comment was heard during this final hearing. Members of public shared their thoughts both in support and in opposition to the proposal. Comments in support highlighted the need for this type of workforce housing and commercial activity for the Clear Creek area, while comments in opposition were concerned for damage made to the roadway during the construction phase by heavy equipment.

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 is on hold in the Planning Office for an issue with Right-of-way dedication. As part of this PUD petition, the petitioners are requesting to amend the required right-of-way dedication for That Road in order to subsequently record the administrative plat and make the property all one legal lot of record.

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 called “Clear Creek Urban”. The PUD outline is proposing a mixed use development that would include attached townhomes, multi-family residences, and commercial space. The petitioner states in their written statement (Exhibit 1) that the development is designed to provide additional housing options for working individuals and families within the county and act as a “neighborhood center” for the Clear Creek Community. 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. In addition, the petitioners have submitted for your reference a future major subdivision. If this petition for a Planned Unit Development Outline Plan Amendment is approved, they would concurrently file for a development plan and a major subdivision.

Please note: the petitioners are requesting that Development Plan submissions require only staff level approval rather than the standard requirement of Plan Commission Review.

BACKGROUND

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

The petition site is no longer under enforcement by the Building Department per a letter submitted to the Planning Department dated January 11, 2021. See below:



Monroe County Building Department

501 North Morton - Suite 220 B
Bloomington, IN 47404
(812) 349-2580 Fax (812) 349-2967

January 11, 2021

To Whom It Concerns:

re: Structure located at 4831 South Rogers Street

Information was requested regarding the status of demolition permit activity / violations for the property identified above.

The Monroe County/ City of Bloomington Building Department reviewed records for the property and determined that there has been a permit issued for this location (#2020-0395) for partial demolition. There was also a complaint received regarding unsafe existing electrical service/wiring serving the structure.

This demolition work was commenced and completed, and following a notification by the Building Department, the electrical concerns were addressed.

Currently records indicate *there are no outstanding violations recorded for applicable building and fire codes.*

Should you require further information, please feel free to contact myself, or this office.

Respectfully,

Jim Gerstbauer, CBO
Monroe County / City of Bloomington
Building Commissioner

Part of the property included in the PUD has a current list of permitted uses for the 1.5 acre site. Fewer than half of the uses below are being requested to be retained in the new PUD amendment.

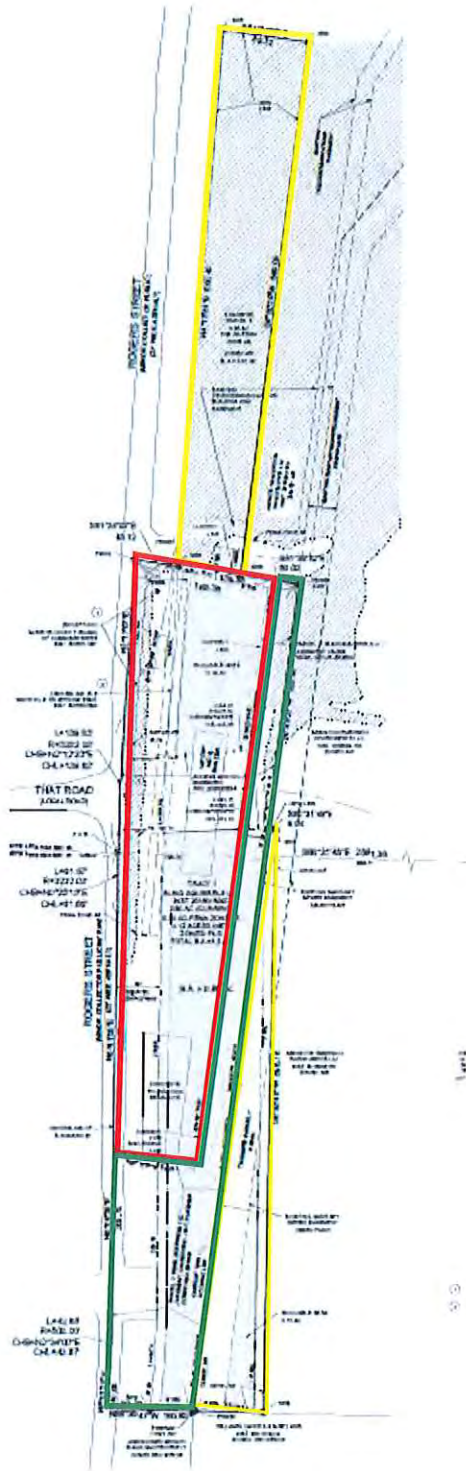
TABLE 1: Current Approve Uses

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 (i.e. Joseph Greene PUD); the permitted uses within this existing PUD will be altered.
- **Green** = the portion of the property recently added by way of quiet title action from an abandoned railroad corridor.

MONROE COUNTY, INDIANA

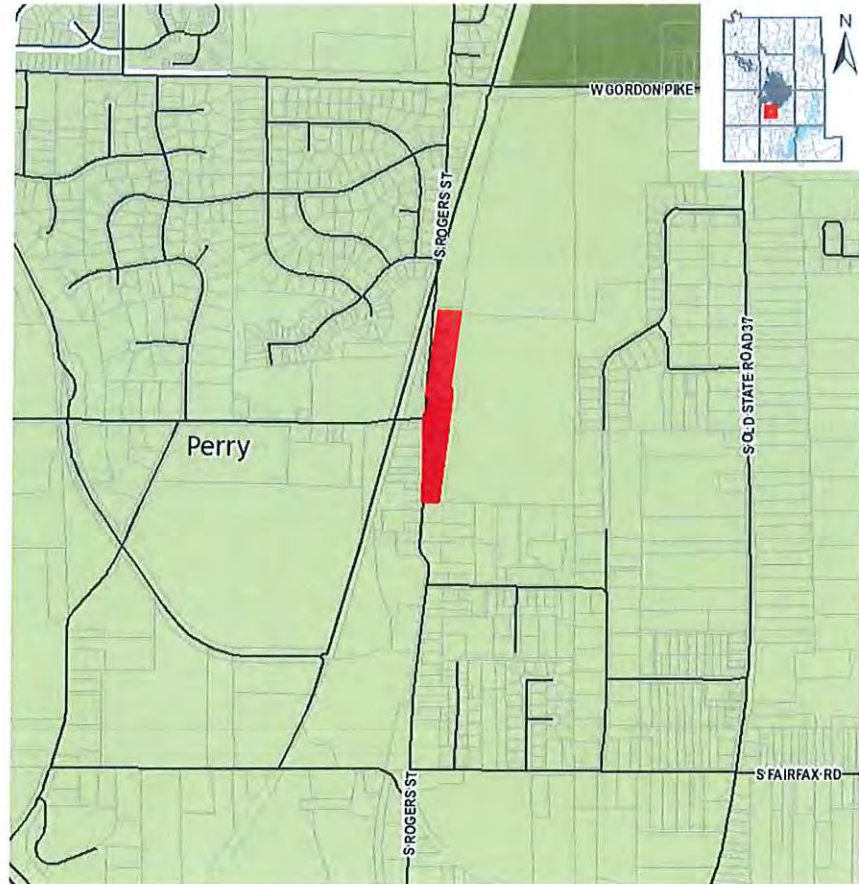


LOCATION MAP

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



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 2) that the proposed use for the development are:

Five buildings in total are proposed. Building 1 (north of the W That Rd extension) will contain street level commercial spaces that are convertible to residential. In addition to the commercial spaces, garages are provided on the first floor with apartments on the second, third, and penthouse floors. Apartments are not readily available in the area, and these additional units will add to the affordability of the housing stock in Clear Creek.

To the south of the W That Rd extension, a series of townhomes will be housed in three buildings (Buildings 2-4) whose architecture will evoke the famous saw tooth structure of the historic Showers Furniture factory that now houses City and County government offices. 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. The final building to the south (Building 5) will contain commercial space on the lower level and an apartment on the upper level. To the south of this final building, a parking lot will provide parking for the US Post Office across the street. A new marked crosswalk across S Rogers St will greatly improve road safety for both cars and pedestrians. The new saw tooth structures will have prime display along South Rogers Street.

There are no proposed permitted land uses for Area A or Area E. Area B will be limited to a total of five (5) commercial uses at a given time, and Area D will be limited to a total of one (1) commercial use at a given time. Area C will only have “Home Occupation” and “Single Family Dwelling” as the permitted uses.

TABLE 2: Proposed Use Comparison

	RE1	RS3.5	MR	Existing PUD	Proposed PUD
Apparel Shop					P
Artisan Crafts					P
Bakery (retail)					P
Barber Service					P
Beauty Service					P
Bookstore					P
Caterer					P
Confectionary					P
Convenience Store					P
Copy Service					P
Drug Store					P
Electrical Repair				P	P
Employment Agency					P
Financial Service					P
Florist Retail					P
Fruit Market					P
Gift Shop					P
Handicrafts					P
Hardware					P
Home Occupation	C	C	P		P
Jewelry					P
Massage Studio					P
Meat Market					P
Multifamily Dwelling					P
Office				P	P
Pet Services					P
Physical Therapy Facility					P

Real Estate Agency					P
Real Estate Sales Office			P		P
Restaurant					P
Single Family Dwelling	P	P	P		P
Sporting Goods					P
Tavern					P
Temporary/Seasonal Activity					P
Upholstery Service					P
Used Merchandise (General)					P
Veterinary Service (Indoor)					P
Wired Communications Services	C	C	C		P
Alternative Transportation Sales*					P
Package Delivery/Mail Service*					P
Service Chiropractor*					P
Service Tutoring*					P
Shared Economy Service*					P
Shared Parking*					P

*Land use classifications that do not specifically exist in Ch. 802 or Ch. 833. Definitions can be found below.

“Alternative Transportation Sales” – Personal Electric Transportation (PET) sales such as electric bikes, skateboards, scooters, one wheels, etc.

“Package Delivery/Mail Service” – Post office, package handling services, shipping services, package/delivery pickup services.

“Service Chiropractor” – Chiropractic care office and personnel.

“Service Tutoring” – Individual or up to 6 person group tutoring services.

“Shared Economy Service” – Membership-based organization for the shared use of tools, equipment, materials, etc.

“Shared Parking” – Parking which is to be shared among two or more businesses or land use activities (not subject to any additional requirements such as those given in the current Monroe County Zoning Ordinance Chapter 806.

DESIGN STANDARDS COMPARISON

Staff reviewed both existing design standards associated with the petition site and the proposed design standards. The petition site will be subdivided, therefore Lot Area Requirements will be applicable. Note that this is a way to compare to other surrounding density, but does not mean that the development will utilize the entire acreage of each area since there is a requirement that 30% of the acreage be set aside as open space as noted below.

ENTIRE PUD – Height, Bulk, Area, and Density

- All apartments and townhomes shall be 2 bedroom maximum
- Maximum Building Coverage: 20% of the total PUD site area.
- 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
Staff Note: 30% or 42,209 sq. ft. Area A and Area E surpass the minimum open space requirement so no additional open space is required in Areas B, C, and D.
- 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 shall require an 80' wide dedicated right of way

AREA A (0.86 Acres)

- Designated open space
- Entire area is designated DNR floodplain: AE & Floodway
- No uses permitted

AREA B (0.60 Acres)

- Maximum Gross Density: 20 units total in this Area
- Minimum Lot Area 0.21 acres (9,147.6 sf)
- Minimum Lot Width at Building Line: 60 feet
- Minimum Front Yard Building Setback (Fronting S Rogers St): 45 feet from the centerline of the roadway (0 feet from property line)
- Minimum Front Yard Building Setback (Fronting W That Rd): 50 feet from the centerline of the roadway
- Minimum Side Yard Building Setback: 10 feet
- Minimum Rear Yard Building Setback: 4 feet
- Maximum Building Height: 3 stories not to exceed 45 feet
- Area B is limited to 5 commercial uses at any given time
- Siding materials facing W That RD or S Rogers ST shall be brick or stone

AREA C (0.95 Acres)

- Maximum Gross Density: 15 units total in this Area
- Minimum Lot Area: 0.03 acres (1,306.8 sf)
- Minimum Lot Width at Building Line: 20 feet
- Minimum Front Yard Building Setback (Fronting S Rogers St): 55 feet from the centerline of the roadway (10' from property line)
- Minimum Front Yard Building Setback (Fronting W That Rd): 50 feet from the centerline of the roadway
- Minimum Side Yard Building Setback: 0 feet
- Minimum Rear Yard Building Setback: 0 feet
- Maximum Building Height: 2 stories (not to exceed 34 feet)
- Siding materials facing W That RD or S Rogers ST shall be brick or stone

AREA D (0.41 Acres)

- Maximum Gross Density: 1 unit total in this Area
- Minimum Lot Area: 0.21 acres (9,147.6 sf)
- Minimum Lot Width at Building Line: 60 feet
- Minimum Front Yard Building Setback (Fronting S Rogers St): 55 feet from the centerline of the roadway
- Minimum Side Yard Building Setback: 10 feet
- Minimum Rear Yard Building Setback: 10 feet
- Maximum Building Height: 2 stories (not to exceed 34 feet)
- Area D is limited to a total of 1 commercial use at any given time
- Siding materials facing S Rogers ST shall be brick, stone, Masonite, and/or wood.

AREA E (0.20 Acres)

- Designated open space
- No uses permitted

TABLE 3: Proposed Design Standards Comparison

	Ch. 833 RE1	Ch. 833 RS3.5	Ch. 804 MR	AREA B	AREA C	AREA D
Lot Area Requirements						
Gross Density	N/A	N/A	4.80/ac	20 units	15 units	14/ac
Min. Lot Area (acres)	1.0	0.22	0.21	0.21	0.03	
First Dwelling Unit	43,560	9,600	N/A	N/A	N/A	N/A
Min. Lot Width (feet)	100	70	60	60	20	60
Max. Height (feet)	45	40	35	45	34	34
Yard and Open Space Requirements (feet)						
Min. Side Yard (Structures)	20	8	5	10	0	10
Min. Rear Yard (Structures)	50	25	10	4	0	10
Add. Side Yard for each add. story	4	4	N/A	N/A	N/A	N/A
Min. Open Space (percent)	80	65	40	30 (entire PUD)	30 (entire PUD)	30 (entire PUD)
Setbacks from Centerline (feet)						
Minor Collector (S Rogers ST)	55	55	35	45	55	55
Local Road (W That RD)	25	25	25	50	50	N/A

LANDSCAPING

The petitioner lists the following regarding proposed landscaping requirements:

- No landscape buffer yards are required between mixed-use lots and residential lots within this PUD.
- Street trees are permitted within the public right-of-way between the sidewalk/multi-use path and curb only when the front building setback is 0 feet.
- 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 one picnic table shall be established at the time of construction in Area A

These proposed landscaping requirements do not meet all of the requirements as listed in Chapter 830.

- Ch. 830 does not provide permission to place street trees within public right-of-way; only adjacent to or alongside of dedicated right-of-way.

PARKING

The petitioner lists the following with respect to parking standards of the proposed PUD:

Off-Street Parking and Loading:

- Minimum Rear Parking Setback: 0 feet
- Location of Off-Street Parking: Off-Street Parking spaces for residential and commercial uses within this PUD are not required to be located on the same lot of record
- Use of Off-Street Parking: Off-Street Parking spaces are permitted to be used for any purpose including but not limited to: residential and commercial uses within this PUD, shared parking, parking for nearby commercial/residential uses (not part of this PUD), and guest parking for residential uses.
- Minimum Off-Street Parking Requirement:
 - Single Family Residential Uses: 1.6 spaces per unit
 - Multifamily Dwelling, 1 bedroom: 1 spaces per unit
 - Multifamily Dwelling, 2 bedroom: 1.6 spaces per unit
 - Commercial Uses: 4 space/1000 GFA
- Shared Parking: Parking which is to be shared among two or more businesses or land use activities is permitted (not subject to any additional requirements such as those given in the current Monroe County Zoning Ordinance Chapter 806)

Parking Summary:

- Area B - Building 1 = 15 parking spaces + 10 residential garages
- Area C - Buildings 2-4 = 23 parking spaces + 15 residential garages
- Area D - Building 5 = 25 parking spaces
- Total = 88 parking spaces

These proposed parking requirements do not meet all of the requirements as listed in Chapter 806.

- Ch. 806-4(A)(4), “off-street parking areas, except those servicing single-family detached dwelling units, shall be set back from all public rights-of-way lines a minimum of ten (10) feet.”
- Ch. 806-4(A)(1), “off-street parking spaces for all residential uses shall be located on the same lot as the residential structure or on a lot adjacent to the lot on which the residential structure is located.”
- Ch. 806-6(A), “no more than fifty (50) percent of the parking spaces required for a building or use may be supplied by parking facilities required for any other building or use.”
- Ch. 806-6(B), “total parking shall be sufficient to meet the requirements of the greatest combined peak parking demands. Evidence in the form of parking generation studies or calculations shall be provided upon request of the Administrator.”
- Minimum off-street parking requirements are determined by the classification of land use for each respective lot by referencing Table 6-1.
- *STAFF NOTE:*
 - *36 units (maximum 2-bedroom)*
 - *Approx. 25 garages for residential purposes under proposed PUD*
 - *If all units were 2 bedrooms, 57.6 residential parking spaces would be required per Ch. 806.*
 - *Up to 6 commercial spaces totaling approx. 10,915 sf (this does not exclude the parking garage area).*
 - *63 shared parking spaces usable for commercial purposes under proposed PUD*
 - *If beauty service was located in all commercial spaces, at least 100 parking spaces would be required per Ch. 806).*

TABLE 4: Proposed Parking Standards Comparison

	Ch. 806	Proposed PUD
Off-Street Parking Requirements		
Single Family Dwelling	2 spaces/unit	1 space/unit
Multifamily Dwelling, 1 bedroom	1 space/unit	1 spaces/unit
Multifamily Dwelling, 2 bedroom	1.6 spaces/unit	1 spaces/unit
Apparel Shop	3/1000 GFA	4/1000 GFA (all commercial uses)
Bakery (Retail)	5/1000 GFA	“
Barber Service	10/1000 GFA + 1/employee	“
Beauty Service	10/1000 GFA + 1/employee	“
Bookstore	3/1000 GFA	“
Confectionary	2/1000 GFA	“
Convenience Store	3/1000 GFA + 1/employee on largest shift	“
Copy Service	4/1000 GFA	“
Drug Store	2.5/1000 GFA	“
Electrical Repair	2/1000 GFA + 1/employee	“
Employment Agency	4/1000 GFA	“
Financial Service	5/1000 GFA + 4 stacking spaces/drive-in lane	“
Florist (Retail)	5/1000 GFA	“
Fruit Market	4/stand	“
Gift Shop	3/1000 GFA	“
Handicrafts	2/1000 GFA	“
Hardware	2/1000 GFA	“
Jewelry	3/1000 GFA	“
Meat Market	5/1000 GFA	“
Office	1.3/1000 GFA	“
Pet Services	3/1000 GFA	“
Real Estate Agency	3.3/1000 GFA	“
Restaurant	1/3 seats + 1/2 employees on largest shift	“
Shoe Repair	2/1000 GFA + 1/employee	“
Sporting Goods	3/1000 GFA	“
Tavern	1/4 seats	“
Travel Agency	4/1000 GFA	“
Upholstery Service	3.3/1000 GFA	“
Used Merchandise (General)	2/1000 GFA	“

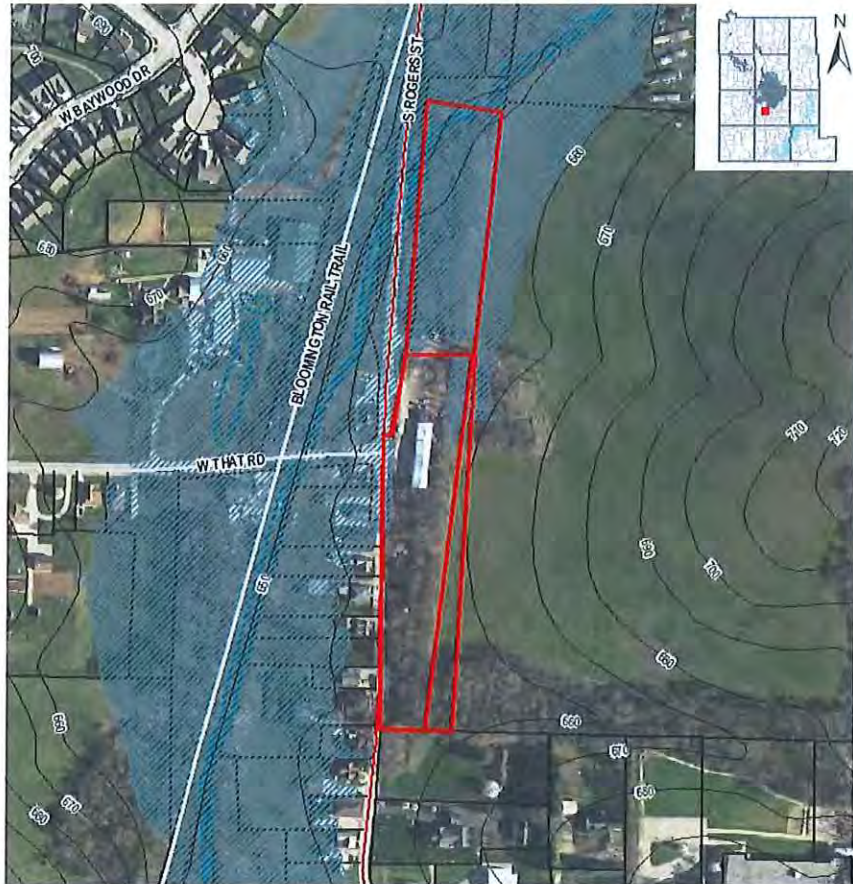
Veterinary Service (Indoor)	2/1000 GFA + 1/employee	“
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SITE CONDITIONS

The parcel currently contains two remainders of an original 4,460 sf commercial structure. Staff does not know the current square footage of the structure as it is under enforcement and should be removed per the demolition permit issued in May. The northern portion of the petition site (proposed Area A) is located entirely in the floodplain will affect the proposed site design with respect to minimum ‘usable’ open space and common area requirements. 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



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

This site has two frontages: S Rogers ST, (minor collector) and W That RD (local) according to the Monroe County Thoroughfare Plan. A two-way private driveway from S Rogers ST is proposed on the southern end of the petition site (Area D) to provide access to a parking lot that will partially service the US Post Office across S Rogers ST along with the needs of proposed Building 5. This two-way private drive continues along the eastern side of the petition site providing access to townhome garages until it intersects with the W That RD extension. A two-way private driveway from W That RD is proposed to continue north to provide access and parking for proposed Building 1 (Area B). The petitioners are also proposing the petition site offer a multi-use path connection to the proposed multi-use trail in the Southern Meadows Subdivision development. This multi-use path will run north-south along the western side of the petition site providing sidewalk-type access to the petition site and other pedestrian needs. Finally, the petitioner has agreed to establish a walking along with a minimum of two (2) benches and a picnic table in proposed Area A in order to provide for a more 'usable' open space.

Monroe County Stormwater Comments:

By Terry Quillman (TQ), 26Oct2020 - Second review 27Jan2021 - Reviewed 5Feb2021

No.	Document/ Drawing Referenced By	Reviewed By	Comment	Disposition	Comment Response	Verification
			Document Reviewed:			
			TQ, 5Feb2021			
			Outline Plan review			
1	Plans generally	TQ	Show Floodplain	A	Shown.	TQ
2	Plans generally	TQ	Determine presence of jurisdictional waters and note on plan?	A	"Waters of the US" does not include ephemeral streams and is not regulated by IDEM, USACE, or IDNR. The county protects blue line streams as shown on the 7 1/2 minute USGS quad map none of which are present on this site. There are probably protected wetlands on the north part of the site within the floodway that are regulated under the 401 water quality certification but we are not disturbing that area at all.	
3	Plans generally	TQ	Specifically does filling the existing ditch with the south detention require IDEM permit.	A	No.	
3a	Plans generally	TQ	Provide verification from IDEM.			
4	Plans generally	TQ	Have you made a rough calculation to determine the south basin will provide enough storage?	A	Yes, my current calculations show that there is enough room for over 4 times the amount of storage that's required for the release rates currently required by the Drainage Board for critical watersheds.	TQ
5	Plans generally	TQ	Plot a section through Building 1 and the UG detention. Is the detention above the FP? Have you made rough calcs to verify capacity?	A	I am now showing the section on the drainage concept plan. Yes, the area shown here according to my current calculations can handle about 3 times the storage that is required.	TQ
6	Plans generally	TQ	Add building grades and a few floodplain elevations through the project to demonstrate 2' of freeboard is provided.	A	Added.	TQ
7	Plans generally	TQ	The site is in the Clear Creek Critical Watershed - allowable discharge rates should meet the approved rates.	A	These are the rates I used in my preliminary calculations.	TQ
8	Plans generally	TQ	The storm outfall from Str 901 to the creek is not an acceptable outlet. Can the storm sewer outlet north to the creek?	A	Yes. This work will have to be included in our construction in a floodway permit which shouldn't be a huge deal since it's all out. I've added a detail to the preliminary drainage plan. We will have to dig the ditch through the big pile of fill they left next to the bridge when they built it.	TQ
9	Plans generally	TQ	The site design will have to meet stormwater quality requirements. What are you planning for BMPs?	A	Plan is currently to have pervious pavers for all of the parking spaces and amended soils as usual for the above ground detention basin. We can also look into a mechanical bmp for the north building if	TQ
Dispositions: A = Have Incorporated/Will Incorporate; B = Have Clarified/Will Clarify; C = Delete Comment; D = Will Incorporate in Next Submittal						
Reviewer Signature:		Terry Quillman		Date:	5-Feb-21	
Comment Response By:		Kendall Knoke		Date:	February 2, 2021	

SITE PICTURES



Photo 1. Facing north; aerial pictometry April 2020



Photo 2. Facing south; aerial pictometry April 2020



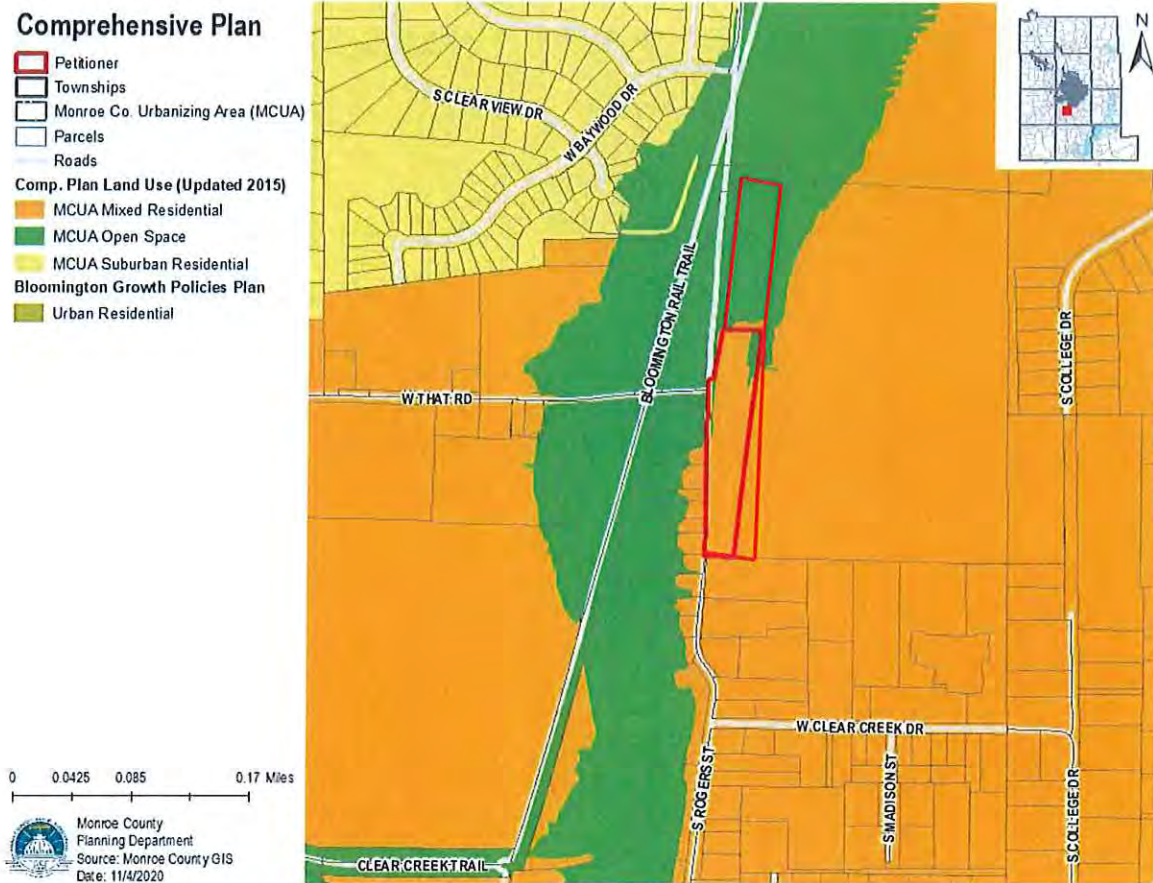
Photo 3. View of the building that was altered without permits August 2020. Photo by the Building Department.



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 not entirely 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 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.

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 MUA Mixed-Residential and MUA 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, and contains a 4,460 sf commercial structure;
- 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; however, 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 does provide 30% of useable open space as defined by Ch. 811;

- (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);
- Multi-family and/or mixed-use is not currently permitted within the RE1, RS3.5/PRO6, MR, or existing PUD zoning districts;
- The site had a minimum lot area requirement of 0.21 acres for Area B and Area D;
- The site has a minimum lot area requirement of 0.03 acres for Area C;
- The minimum lot area requirement for Area C is smaller than any other current zoning district;
- The minimum lot area requirement for Area C is similar to other PUDs located in Monroe County (e.g. lots in Townhomes at Creek’s Edge PUD are 0.01 acres; lots in The Lakes PUD are 0.05 acres);
- Area B has a maximum gross density of 20 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);
- Area B has a minimum lot width at building line of 60 feet;
- Area C has a minimum lot width at building line of 20 feet;
- Area D has a minimum lot width at building line of 60 feet;
- The minimum lot width at building line for Area C is similar to other PUDs located in Monroe County (e.g. lots in Townhomes at Creek’s Edge PUD are 20 feet wide; lots in The Lakes PUD are 22 feet wide);
- The median building heights provided are compatible with the current zoning districts;
- The site has a minimum open space requirement of 30%, which is less than the current zoning districts. Some of the lots will have 0% open space as they will be covered with a building;
- The proposed landscaping requirements of the petition site do not meet all of the requirements as listed in Chapter 830;
- The proposed parking requirements of the petition site do not meet all of the requirements as listed in Chapter 806;

- The site proposes the permission of 45 total uses on proposed Area B and Area D;
 - The site proposes the permission of 2 total uses on proposed Area C;
- (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);
 - 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 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;
 - The petition site will be subdivided and the management of common areas (proposed Area A and Area E) will remain under the control of a Homeowner’s Association (HOA) that will be formed as part of the subdivision process;
 - The petitioner is proposing 30% open space to be provided by proposed Area A and Area E; however, 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 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 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 designed to provide additional housing options for working individuals and families within the county, commercial businesses to serve the surrounding neighborhoods, and overall act as a neighborhood center for the Clear Creek community;
- 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;
- The proposed PUD outline plan would provide additional parking spaces to serve the existing US Post Office on S Rogers ST;

- (f) *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:
 - *Establishes a neighborhood core for the Clear Creek community,*
 - *Provides neighborhood businesses that serve the residents of Clear Creek and reduces trips outside of the community,*
 - *Provides apartments in a geographic area where they are sorely needed,*
 - *Fills a market need for modest sized dwelling units,*
 - *Improves parking safety for post office patrons,*
 - *Improves alternative transportation infrastructure for Clear Creek residents and businesses,*
 - *Improves utility access to neighboring properties;*

- (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);
- 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 partially serve the existing US Post Office and proposed PUD;
- The petitioner is proposing a private two-way driveway with access off W That RD extension to provide access to the proposed PUD;
- A further review of traffic considerations will be reviewed at the Development Plan phase of the project by the Highway Department;

- (h) *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 states that the drainage/stormwater management areas will be managed by an HOA to be established during the subdivision process;
- Exhibit 1 states that street trees will be placed within right-of-way along S Rogers ST and that there will be no buffer yard requirements between mixed-use lots and residential lots within this PUD;

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

Findings:

- See Findings (a) & (b)

CLEAR CREEK URBAN

Planned Unit Development (PUD) Outline Plan

Exhibit A

Last Updated: 03/18/2021

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

Clear Creek is a close-knit neighborhood community in the rolling hills of Monroe County, just south of Bloomington. In the mid 1800's, however, it was a hub of economic activity, due in large part to the railroad

lines and spurs that intersected in the area. Area stone mills and quarries relied on these railroad lines to carry the limestone that built so much of the country to Chicago, Louisville, New York and Washington DC, to name just a few destinations for Monroe County limestone. A stockyard was established in the area to handle the cattle raised in the area.

Clear Creek residents were served by two general stores, a US Post office (established in 1870 and still in operation 150 years later), a lumber yard, and lumber mill. Clear Creek was a small, but thriving area of activity, with its own train station (est. in 1853). It even had an Oddfellows lodge, now Stella's Antiques. There was a physician who had an office and pharmacy in his home—the sort of mixture of residence and commercial activity that serves a small population area so well.

The economic burg of old Clear Creek disappeared after the removal of the Railroad and has since been a sleepy hamlet south of Bloomington, with little activity. It provides great areas for homes, but not as many opportunities for the children raised in those homes to stay rooted to the area. Affordable and transitional housing is not abundant. The property proposed to be incorporated into this PUD at 4831/4833 S Rogers Street has been scarcely utilized in recent years.

Past efforts to reinvigorate this property have not been successful. A PUD was established on a smaller portion of the property in 2006. The focus, however, was on light industrial service industries that did not fit well with the local community. In part, reinvigoration of this parcel was limited by the awkward boundaries of the original parcel—it was a narrow, tapering trapezoid.

The Plan Commission has recently approved a 90 lot residential subdivision just east of this property. That requires an extension of W That Rd across this property. Negotiations around that extension have afforded the developer additional property with which to work with and incorporate into this PUD. The resulting parcel is now better configured to provide developable areas for residential housing (dwelling units and apartments) and potential business support services that will fit well with the needs of the existing and future residents.

Portions of the property 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

Overview

The purpose of this PUD is to redevelop this 4.12 acre property into a mixed-use development that acts as the neighborhood *center* of the Clear Creek community. This PUD allows for single-family residential, multi-family residential, and commercial uses to coexist on this property. This project will complement the existing community as well as the soon-to-be developed Southern Meadows neighborhood by providing commercial businesses that serve the surrounding neighborhoods. The common area of Southern Meadows subdivision borders this property to the east. Walkability and alternative transportation, sense of place, and community are critical components of this development. The added density provides the Clear Creek community with a *core* that currently does not exist. This project will provide a place for the Clear Creek community to enjoy the offerings of local businesses as neighbors and for those utilizing our much enjoyed trails. This is a project that is being brought forward by the developer, who is a part of the community, *for* the community. The Outline Plan Area Map (Exhibit A-1) shows the various areas within this PUD and the development standards for those areas are given later in this document.

Central to the core of this project, a building located North of the intersection of S Rogers Street and W That Road (Building 1) spans S Rogers along the 10' multi use path. This building provides street level commercial spaces that are convertible to residential, and apartments on the 2nd and 3rd floors. Garages are provided on the first floor back side of the building. An inventory of apartments in the Clear Creek area presents a new housing option where they are not readily available.



Figure 1: Example Architecture - Existing Building in French Lick

To the south of the W That Rd extension, a series of townhomes will be housed in three buildings (Buildings 2-4) whose architecture will evoke the famous saw tooth structure of the historic Showers Furniture factory that now houses City and County government offices. 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 S Rogers.



Figure 2: Example Architecture - Existing "Showers Furniture Factory" Building

The final building to the south (Building 5) will contain commercial space on the lower level and an apartment on the upper level. To the south of this final building, a parking lot will provide parking for the US Post Office across the street. A new marked crosswalk across S Rogers St will greatly improve road safety for both cars and pedestrians.

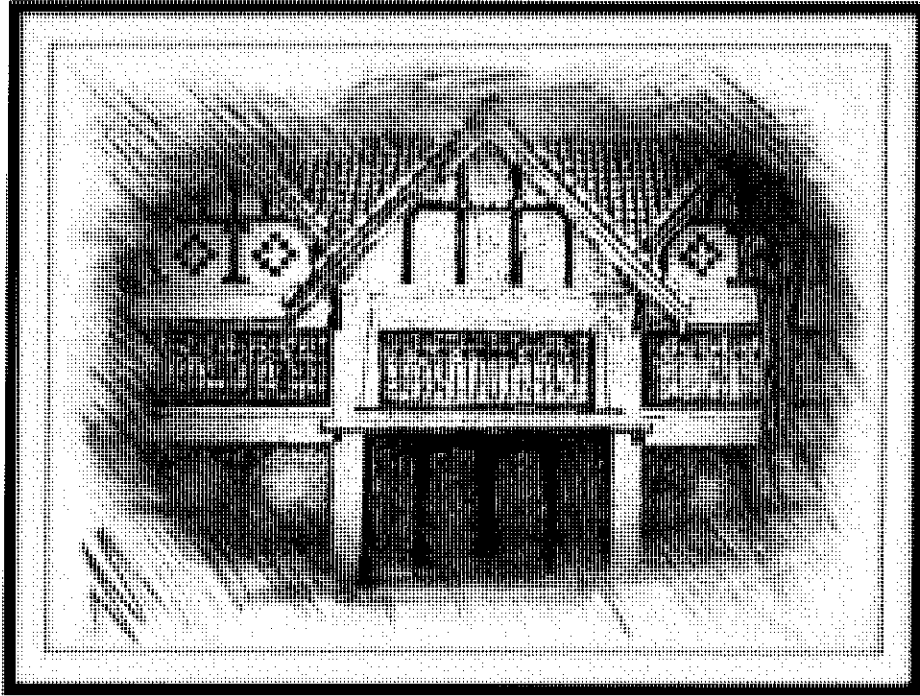


Figure 3: Example Architecture

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 the northeast corner 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, greatly improving foot and bicycle transportation in the area.

Some of the benefits of this project are summarized below:

- o Establishes a neighborhood core for the Clear Creek community
- o Provides neighborhood businesses that serve the residents of Clear Creek and reduces trips outside of the community

- Provides apartments in a geographic area where they are sorely needed
- Fills a market need for modest sized dwelling units
- Improves parking safety for post office patrons
- Improves alternative transportation infrastructure for Clear Creek residents and businesses
- Improves utility access to neighboring properties
- Promotes green energy initiative providing electric vehicle charging

The Blind Squirrels, LLC proposed PUD is of substantive difference from the Joe Greene PUD, Ordinance 2006-17, and as amended, in terms of uses, boundaries, and development standards, that the entire Joe Greene PUD be repealed and replaced with the Clear Creek Urban PUD.

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. This project will include a subdivision of the property that will allow individual lots to be bought and sold. Common areas will remain under the control of a Homeowner's Association (HOA) that will be formed as part of the subdivision process. Areas B and D will

contain the mixed use commercial and residential buildings and will be on their own individual lots that can be bought and sold. Area C will contain residential type uses only and can be subdivided.

Development Schedule

This project will be constructed in phases. Each phase is described below and shown on the Outline Plan Area Map (Exhibit A-1). 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 (July 2021-July 2022 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 permits pulled concurrently.

Phase 2 (July 2022-July 2023 anticipated)

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

Phase 3 (July 2023- July 2024 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. We are trying to create a *center* of the Clear Creek community here 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 fits within that range.
- 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. 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 of Clear Creek community members can live and shop within their community without having to get in their cars.

- The County Ordinance does not allow lots of less than 50 feet in width or less than 0.14 acres in size except in former City of Bloomington zones and PUDs. The demand here is not for large yards or huge houses but rather smaller units that are easy to maintain. As such, we are showing smaller, narrower lots and shared walls to allow this to feasibly happen. The 2016 Urbanizing Area Plan Phase II Implementation Report recommends no minimum lot width and front/side setbacks of zero feet for the Neighborhood Mixed Use Building Typology and we are consistent with these recommendations.
- The County Ordinance is currently very auto-centric with copious and complex calculations for number of minimum off-street parking spaces and strict limits on what those spaces can be used for. As we create this neighborhood center we would like to depart from auto-centric design by removing the minimum parking requirements and use requirements of the parking spaces. We would like to provide parking for the post office (currently located off-site across S Rogers St) and allow guests of residents and employees/patrons of commercial spaces to park in all of the parking areas of the PUD regardless of which lot the spaces are located on and allow all spaces to be used for shared parking. The onerous restrictions the County Ordinance places on off-street parking spaces simply leads to them sitting empty and we want to maximize the effectiveness of the parking here so we can have as few spaces as possible. This is a community center. 2016 Urbanizing Area Plan Phase II Implementation Report states: *"Shared parking arrangements should be encouraged to minimize the size of surface parking lots."*
- The County Ordinance does not allow for dense urban development as is desirable in a neighborhood center such as what we are proposing here for the Clear Creek community. As such we are proposing reduced building and parking setbacks and less stringent landscaping requirements to help maximize the space and provide that neighborhood center sense of place.
- 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

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 issues for Area B or Area D in this PUD, relevant provisions for the LB District as set out in the Monroe County Zoning Code shall be followed for controlling language. In the event the Outline Plan is silent regarding specific issues for Area C of this PUD, relevant provisions of the MR District as set out in the Monroe County Zoning Code shall be followed for controlling language.

Entire PUD

- Permitted Land Uses:
 - Areas A and E:
 - Open Space - No Uses Permitted
 - Areas B and D:

- The following uses are permitted as defined in Chapter 802 of the Monroe County Zoning Ordinance:
 - Apparel Shop
 - Artisan Crafts
 - Bakery (retail)
 - Barber Service
 - Beauty Service
 - Bookstore
 - Caterer
 - Confectionery
 - Construction Trailer
 - Convenience Store
 - Copy Service
 - Drug Store
 - Electrical Repair
 - Employment Agency
 - Financial Service
 - Florist Retail
 - Fruit Market
 - Gift Shop
 - Handicrafts
 - Hardware
 - Home Occupation
 - Jewelry
 - Massage Studio
 - Meat Market
 - Multifamily Dwelling
 - Office
 - Pet Services
 - Physical Therapy Facility
 - Real Estate Agency
 - Real Estate Sales Office
 - Restaurant
 - Single Family Dwelling
 - Sporting Goods
 - Tavern
 - Temporary/Seasonal Activity
 - Upholstery Service
 - Used Merchandise (General)
 - Veterinary Service (Indoor)

- Single Family Dwelling: 1.6 spaces per unit
- Multifamily Dwelling, 1 bedroom: 1 space per unit
- Multifamily Dwelling, 2 bedroom: 1.6 spaces per unit
- Commercial Uses: 4 space/1000 GFA
- Shared Parking: Parking which is to be shared among two or more businesses or land use activities is permitted (not subject to any additional requirements such as those given in the current Monroe County Zoning Ordinance Chapter 806)
- Landscaping
 - No Landscape Buffer Yards are Required between mixed-use lots and residential lots within this PUD
 - Street Trees are permitted within the public right-of-way between the sidewalk/multi-use path and curb only when the front building setback is 0 feet
- Sustainability Standards
 - 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
 -

Area A

- 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 one picnic table shall be established at the time of construction

Area B

- Maximum Gross Density: 20 units total in this Area
- Minimum Lot Area: 0.21 acres
- Minimum Lot Width at Building Line: 60 feet
- Minimum Front Yard Building Setback (Fronting S Rogers St): 45 feet from the centerline of the roadway
- Minimum Front Yard Building Setback (Fronting W That Rd): 50 feet from the centerline of the roadway
- Minimum Side Yard Building Setback: 10 feet
- Minimum Rear Yard Building Setback: 4 feet
- Maximum Building Height: 3 stories not to exceed 45 feet
- Area B is limited to a total of 5 commercial uses at any given time
- Siding materials facing W That Rd or S Rogers St shall be brick or stone

Area C

- Maximum Gross Density: 15 units total in this Area
- Minimum Lot Area: 0.03 acres
- Minimum Lot Width at Building Line: 20 feet
- Minimum Front Yard Building Setback (Fronting S Rogers St): 55 feet from the centerline of the roadway
- Minimum Front Yard Building Setback (Fronting W That Rd): 50 feet from the centerline of the roadway
- Minimum Side Yard Building Setback: 0 feet
- Minimum Rear Yard Building Setback: 0 feet
- Maximum Building Height: 2 stories (not to exceed 34 feet)
- Siding materials facing W That Rd or S Rogers St shall be brick or stone

Area D

- Maximum Gross Density: 1 unit total in this Area
- Minimum Lot Area: 0.21 acres
- Minimum Lot Width at Building Line: 60 feet
- Minimum Front Yard Building Setback (Fronting S Rogers St): 55 feet from the centerline of the roadway
- Minimum Side Yard Building Setback: 10 feet
- Minimum Rear Yard Building Setback: 10 feet
- Maximum Building Height: 2 stories (not to exceed 34 feet)
- Area D is limited to a total of 1 commercial use at any given time
- 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: 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

- o 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
- o Street Lighting: No new street lighting is proposed
- o 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.

Jan 07 2021

Meeting Notes Neighborhood Meeting – Clear Creek Urban (Joe Greene PUD Outline Plan Amendment)

Attending

Due to Covid 19, this neighborhood meeting was arranged by petitioner representative Kendall Knoke, Smith Design Inc, and conducted via Zoom online meeting platform.

Kendall Knoke - Petitioner Representative – Zoom host
Tamby Wikle Cassidy – Petitioner
Michael Flory – Petitioner Representative
Donna and Zack Malham
Bob Logsdon
Jack Skiles
Tom Winingger
Rachel
Daniella Chusyd
Amdanda Edwards
Randy Cassidy – Petitioner

Announcements

Tamby begins with some history, then background of the specific project, and the economic hub that existed in Clear Creek starting in the mid 1800's. Screen shared list of current approved uses and explained that this list is not the list being proposed.

Neighbors express interest in wanting a coffee shop.

Shared list of proposed uses by screen with Neighbors.

Kendall goes through Conceptual Site plans, explains property is going through re-zone process, then with go through subdivision process, and others required by county.

Explains That Rd extension of Southern Meadows, connectivity of trail, buildings and their locations and content, apartments, townhouse condominiums, commercial in buildings to the north and south.

Neighbor, Donna (Wampler House), asks about trees to the east. Kendall explains that Southern Meadows is preserving tree area on southern end, but area to south end of this property is detention.

Tamby shows model via zoom camera video. Bldg. 1 commercial w/ residential apartments. Back half of building garages front half commercial, parking in rear, multi use path along S Rogers then heading back and joining old railroad bed. Reviewed That Rd intersection, access to condos along the back (no driveways for these along S Rogers), bldg. to S commercial with apartment, shared parking with Post Office.

Discussion

Access question of Southern Meadows – is that Rd S Rogers the only entrance for Southern Meadows? Kendall showed map of other entrance on S Old Sr 37. S College

Neighbor comment (BL) – “tremendous improvement to area”

Neighbor concern (BL)– “watershed report”

Neighbor question (BL)– “how many units total between this project and Southern Meadows”

TWC – 20 apartments in N building, 15 Condo units, last building has one apartment unit

Neighbor concern (BL) – sidewalk safety and traffic – Kendall explained Southern Meadows improvements for Old 37 and That Rd – displayed intersection drawings submitted to co highway - Tamby explained multi-use path is 10’ path and wider than regular sidewalk.

Neighbor concern (BL)– lack of safety at dogleg of S Rogers Street (3 properties south of project perperty) history of accidents -

Michael Flory commented about extending a path could be of interest to the county (specifically Thron Endwright Randolph)

Neighbor comment (BL)– “appreciate the diversity of the improvements that’s being proposed there” in reference to this project and Southern Meadows as an “overall picture”

Michael Flory explained number of uses is limited to the space available and interest in exchanging dialogue.

Neighbor comment – “this is very helpful to kind of just picture what’s going to go on. It looks very good. I like it. The only thing I don’t like is looking a few trees down there. But, as a business person, do you have an idea how long the road will be closed”.

KK – explained the road expansion on the east side for the turn lane expansion.

TWC –Comment for Bob, traffic and pedestrian traffic, Southern Meadows is connecting to the school and will have sidewalks throughout.

Neighbor question (BL) – what is the path surface?

KK – explained multi-use path is asphalt

TWC – parking areas- proposing pavers to help with drainage aspect

BL – “Tamby, I want to offer one other compliment too. I really like your idea of the architectural design of the Showers Brothers in your part of your project there. Do you know that was, the

Showers Brothers was the largest furniture manufacturer in the world here in Bloomington, Indiana for number of years." Also, "It was the center of the population too. This was the crossroads of America. You're keeping up with the spirit of the history of the place, which I appreciate."

Neighbor comment DC – expressed appreciation for petitioner – "cool look and nice nod to where the town has come from" – like the hub for Clear Creek – walk there and bike there with ease would be phenomenal. Tamby I appreciate what you're doing.

Neighbor comment AE – Yeah, I'll second that. We've lived here two years now we've really really loved the area. We live right next to the post office and there's always a lot of traffic. I think these improvement will really help out. "Will improve the quality of life in the area." "Excited about the possibility of not having septic too"

TWC - Extended invitation to neighbors to the meeting on the 19th.

Neighbor comment - DM – "Should we start the Clear Creek Chamber of Commerce with Bob, ourselves, and you?" TWC – "Absolutely, we have the Iron Pit Gym

TWC – "I want this to speak to what really is the heart of Clear Creek"

Neighbor Comment – TW- "We are in support of this project and hope the two projects work hand in hand together and that we can together. Hope it can feel like times gone by where you can just walk to your neighborhood store."

Neighbor question – BL – when is next meeting and what steps –

TWC explained steps and process of going through meetings – and next upcoming meeting on Jan 19th

BL – "I'm not interested in any negative input, I am just interested in an overall picture of how this entire thing is going to effect the community, traffic wise, watershed wise, pedestrian safety, bike safety, and those sort of things I need to mention to at the next meeting."

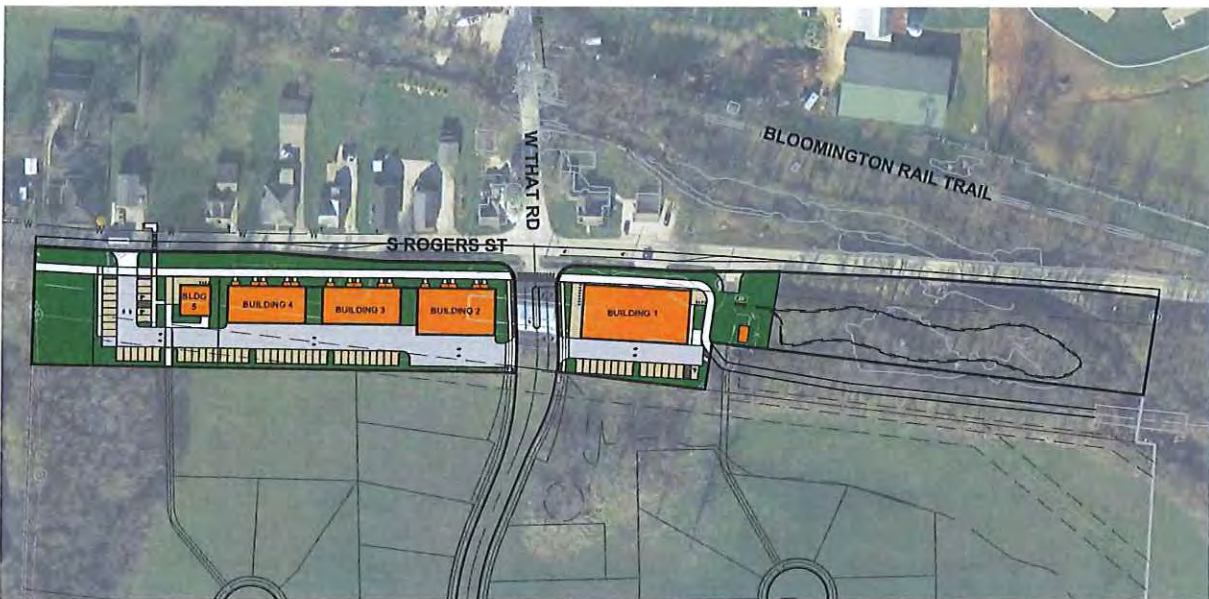
MF – informed about timeline

ZM – What's happening with Fullerton Pike? Wampler House is looking at it's opening as a future positive.

Wrap up meeting – "I just wanna say thank you to everybody. Appreciate the information. Very well presented."

TWC – "Thank you all for being great neighbors. I really appreciate it."

EXHIBIT 2: Conceptual Site Plan



OVERALL PLAN

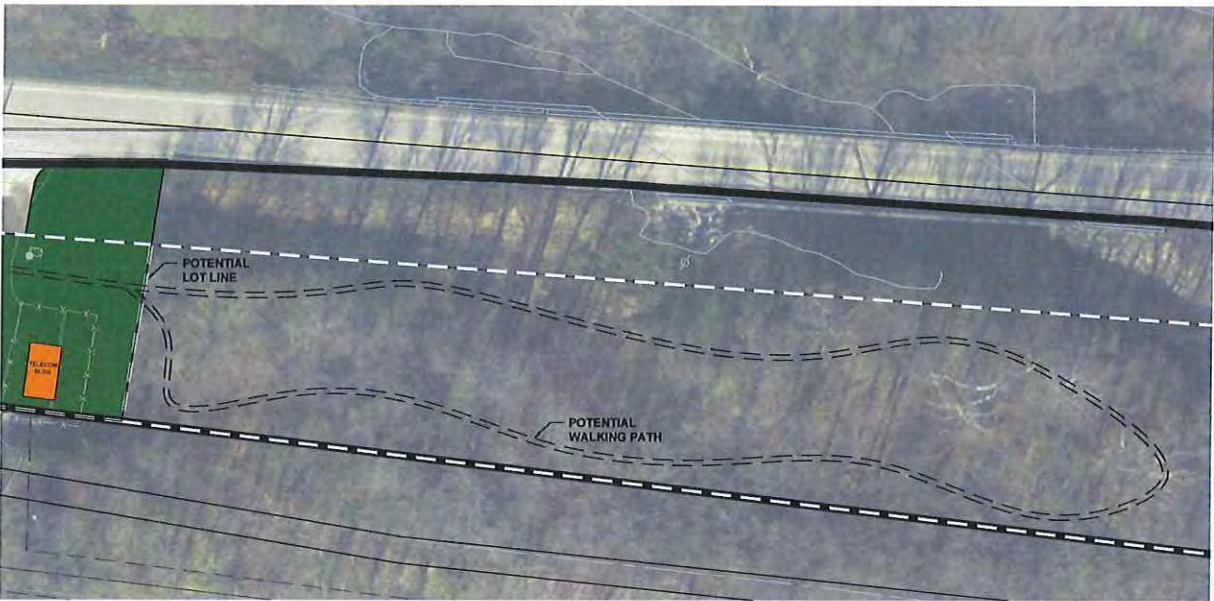
OPEN SPACE
 TOTAL SITE AREA (NOT INCLUDING S ROGERS ST PROPOSED RIGHT OF WAY) = 3.23 ACRES
 OPEN SPACE (COMMON AREA LOTS 1 AND 20) = 1.06 ACRES (33%)

SCALE: 1"=100'

PARKING SPACES
 AREA B = 15 PARKING SPACES + 8 RESIDENTIAL GARAGES
 AREA C = 15 RESIDENTIAL GARAGES + 23 PARKING SPACES
 AREA D = 25 PARKING SPACES
 TOTAL = 86 PARKING SPACES

CLEAR CREEK URBAN

03.01.2021 **SMITH DESIGN GROUP**
 CIVIL ENGINEERING & LAND SURVEYING

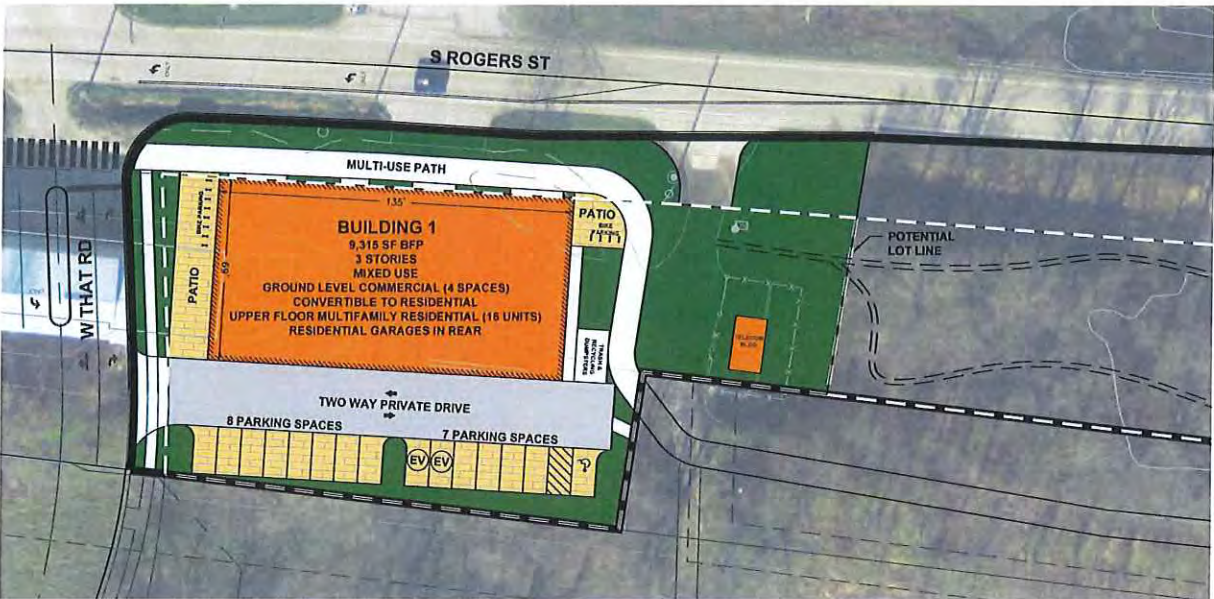


AREA A PLAN

SCALE: 1"=30'

CLEAR CREEK URBAN

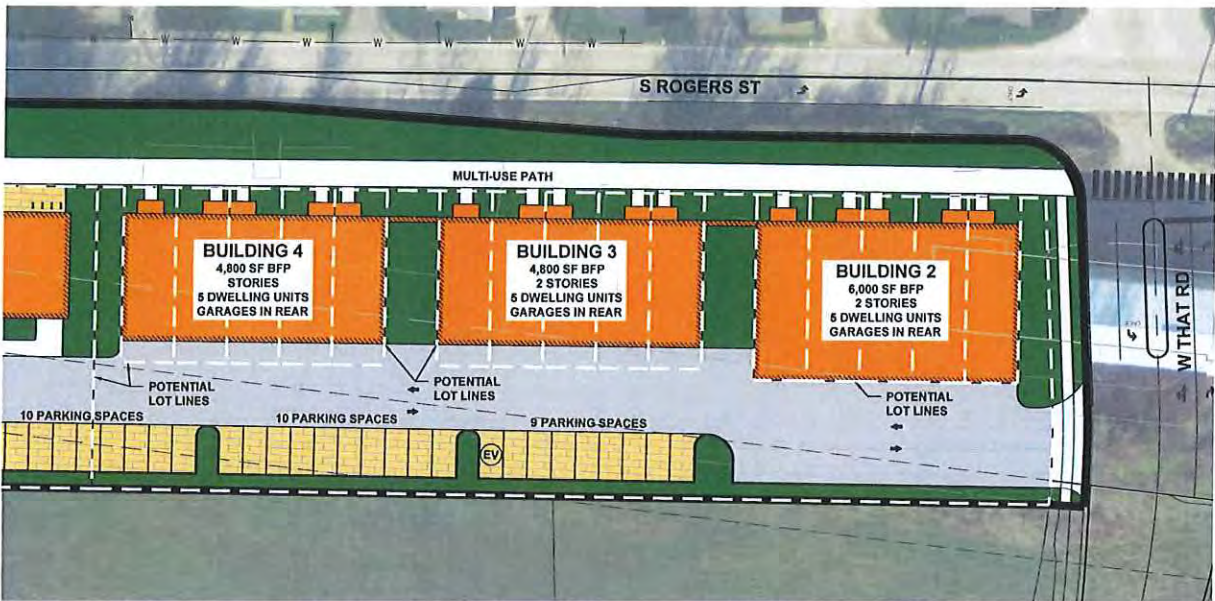
03.01.2021  SMITH DESIGN GROUP
CIVIL ENGINEERING & LAND SURVEYING



AREA B PLAN

SCALE: 1"=30'

CLEAR CREEK URBAN



AREA C PLAN

SCALE: 1"=30'

CLEAR CREEK URBAN

03.01.2021  SMITH DESIGN GROUP
CIVIL ENGINEERING & LAND SURVEYING



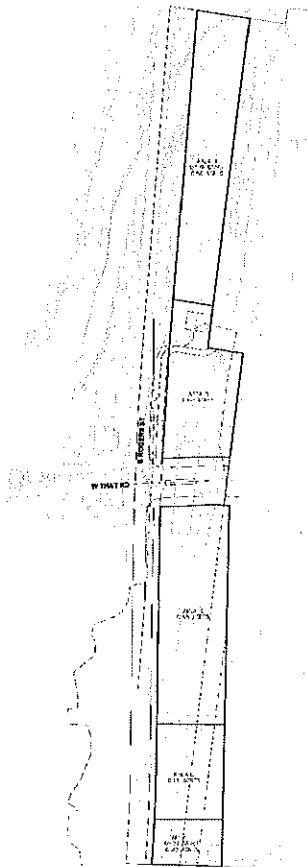
AREAS D AND E PLAN

SCALE: 1"=30'

CLEAR CREEK URBAN

03.01.2021  SMITH DESIGN GROUP
CIVIL ENGINEERING & LAND SURVEYING

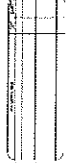
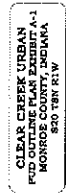
EXHIBIT 3: Outline Plan Area Map

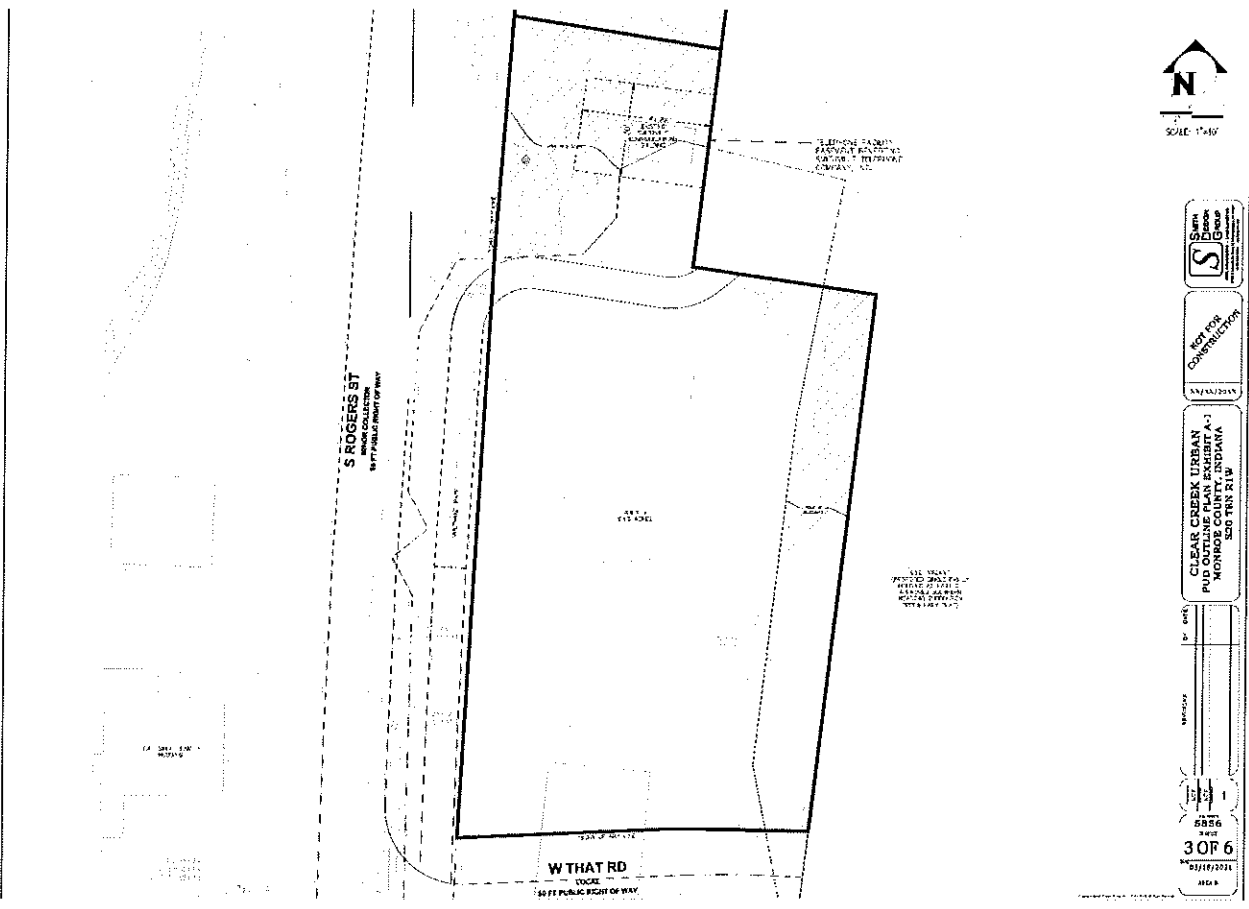


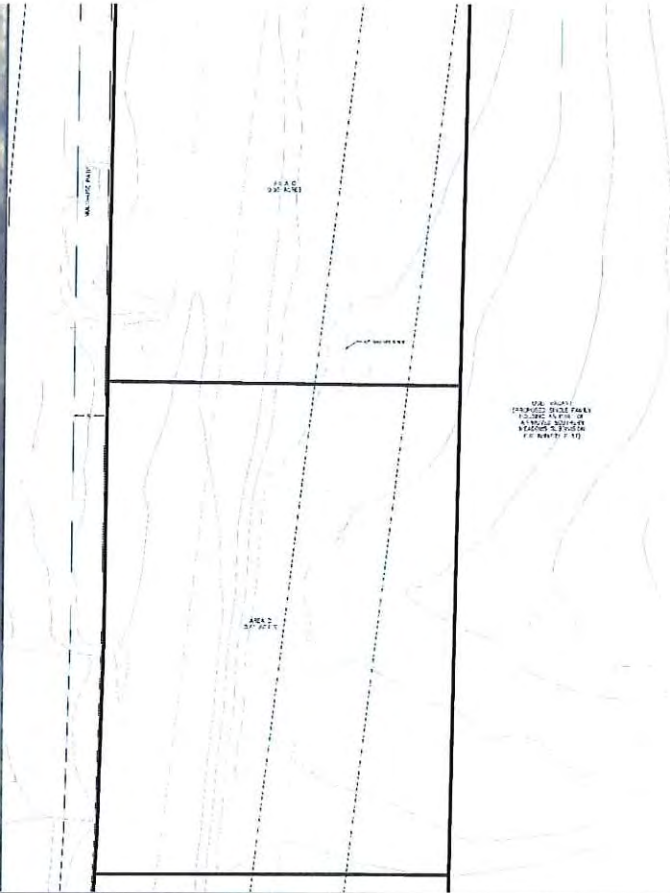
**CLEAR CREEK URBAN
OUTLINE PLAN AREA MAP
EXHIBIT A-1**



OPEN SPACE
TOTAL SITE AREA (NOT INCLUDING S RODGERS ST PROPOSED RIGHT OF WAY) = 3.23 ACRES
OPEN SPACE (AREAS A AND E) = 1.09 ACRES (33%)







USE PLANNED
DEVELOPMENT ZONING
FOR THIS SITE
(SEE MAPS 1 & 2)



NOT FOR
CONSTRUCTION

CLEAR CREEK URBAN
PUD OUTLINE PLAN EXHIBIT A-1
MONROE COUNTY, INDIANA
S&B T&M R/W

DATE	BY

5856
50 OF 6
07/16/2021
ARCADIS URS



NOT FOR CONSTRUCTION
 2/2/2023

CLEAR CREEK URBAN
 PUD OUTLINE PLAN EXHIBIT A-1
 MONROE COUNTY, INDIANA
 S&B TRN RLW

NO.	DATE	DESCRIPTION

5856
 6 OF 6
 03/18/2021
 0000

EXHIBIT 4: Proposed Drainage Plan

**CLEAR CREEK URBAN
PRELIMINARY DRAINAGE PLAN**



DRAINAGE SUMMARY
 DRAINAGE AREA 1
 AREA = 127,800 SQ FT
 PERMANENT FLOOD STORAGE CAPACITY = 1,000,000 GALLONS
 STORAGE PROVIDED AS STORAGE = 1,000,000 GALLONS
 DRAINAGE AREA 2
 AREA = 241,600 SQ FT
 PERMANENT FLOOD STORAGE CAPACITY = 2,000,000 GALLONS
 STORAGE PROVIDED AS STORAGE = 2,000,000 GALLONS
 DRAINAGE AREA 3
 AREA = 100,000 SQ FT
 STORAGE PROVIDED AS STORAGE = 100,000 GALLONS

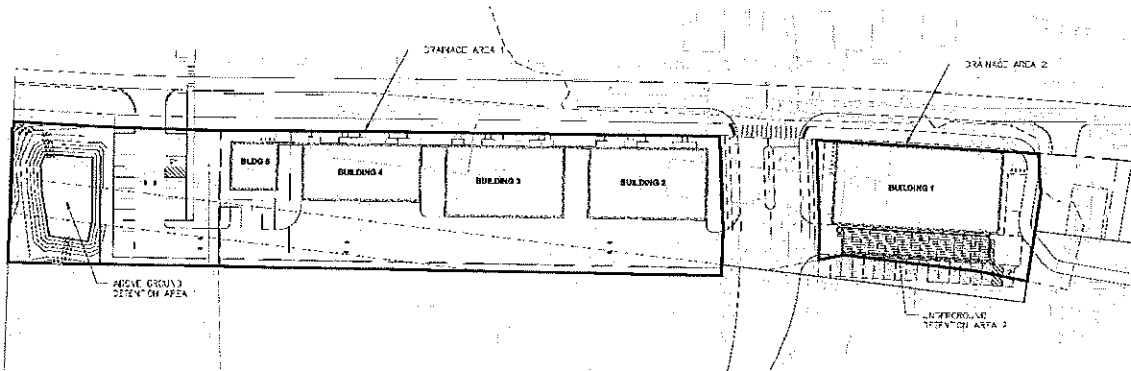






EXHIBIT 5: Area Height Exhibits



1 PROPOSED BUILDING 1



2 PROPOSED BUILDINGS 2-4



3 PROPOSED BUILDINGS 5



4 HOUSE ACROSS FROM BUILDING 1



5 HOUSE ACROSS FROM BUILDING 2



6 POST OFFICE



7 HOUSE NEXT TO POST OFFICE



8 STELLA'S PLACE



9 WAMPLER HOUSE



12 CLEAR CREEK CHRISTIAN SCHOOL



10 CLEAR CREEK ELEMENTARY



11 THE MILL



13 LIGHTHOUSE CHRISTIAN ACADEMY



14 SILO

PROPOSED BUILDING 1



S ROGERS ST, LOOKING SOUTH



PROPOSED BUILDING 2



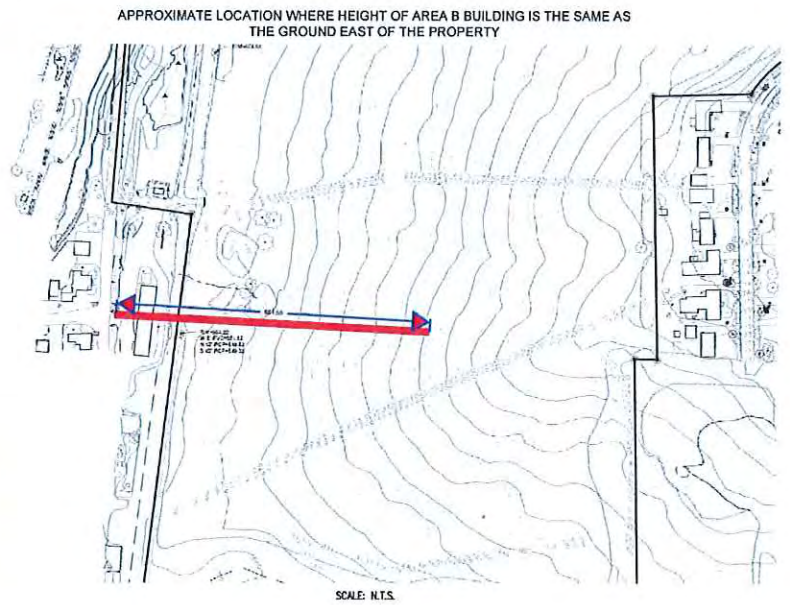
S ROGERS ST,
LOOKING SOUTH



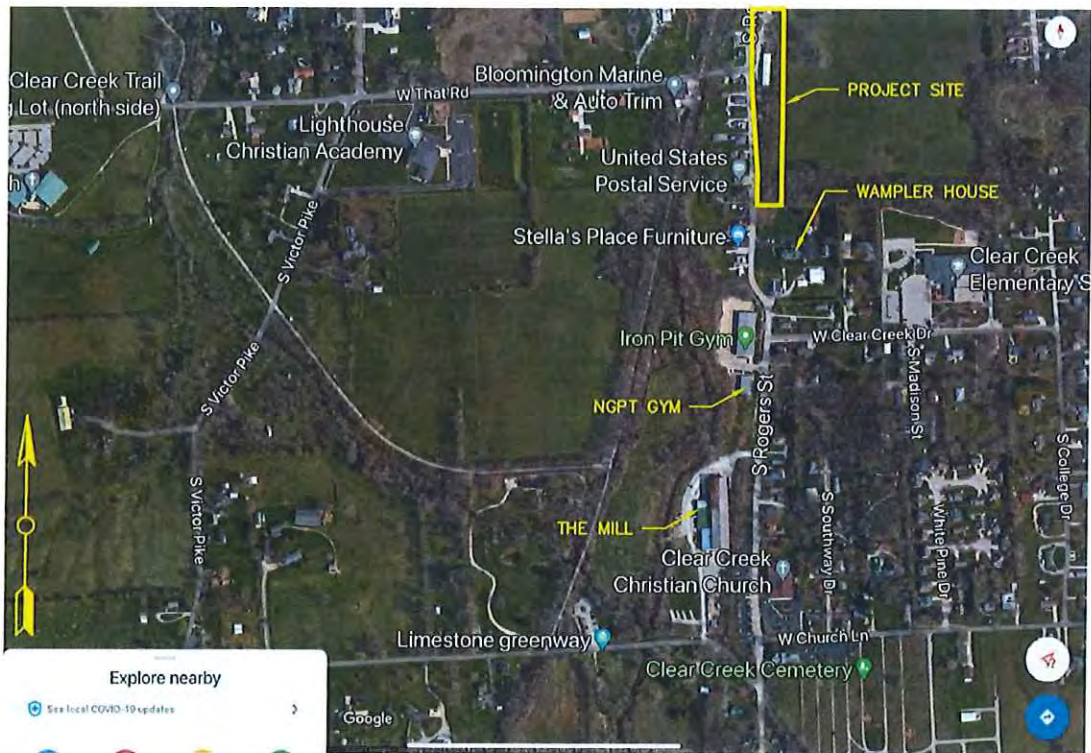
PROPOSED BUILDING 5



S ROGERS ST,
LOOKING NORTH



LOCATIONS OF NEARBY BUSINESSES



SCALE: N.T.S.

EXHIBIT 6: Building Height Comparison

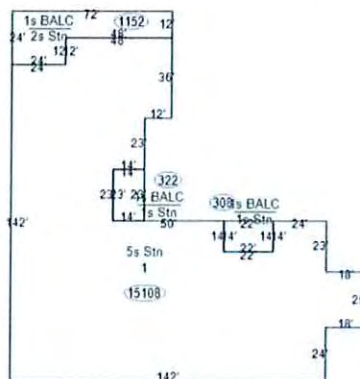


11th and College

16,890 sq ft footprint
5 Stories

701 N College AVE

401, 4 to 19 Family Apart

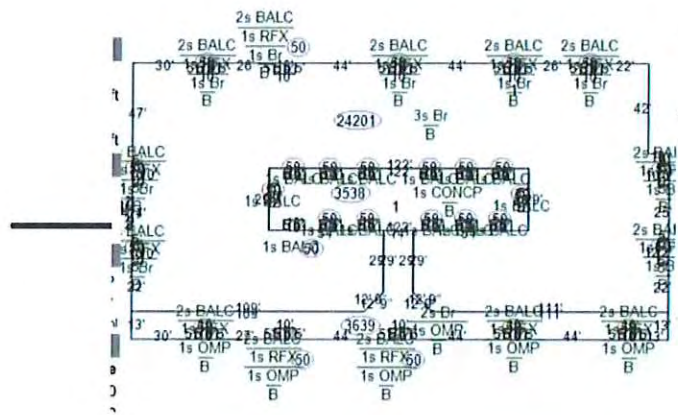




601 N College
 32,088 sq ft footprint
 3 stories

601 N College AVE

403, 40 or More Family Ap





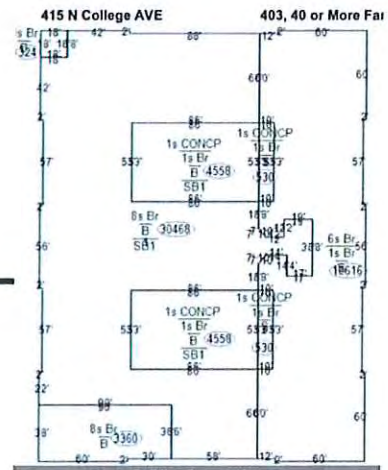
630 N Morton
 14,336 sq ft footprint
 4 stories

630 N Morton ST



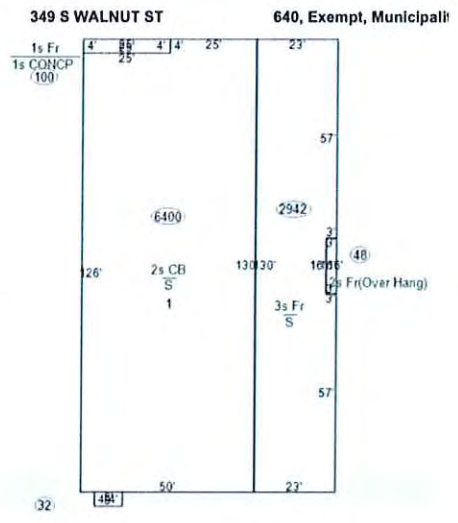


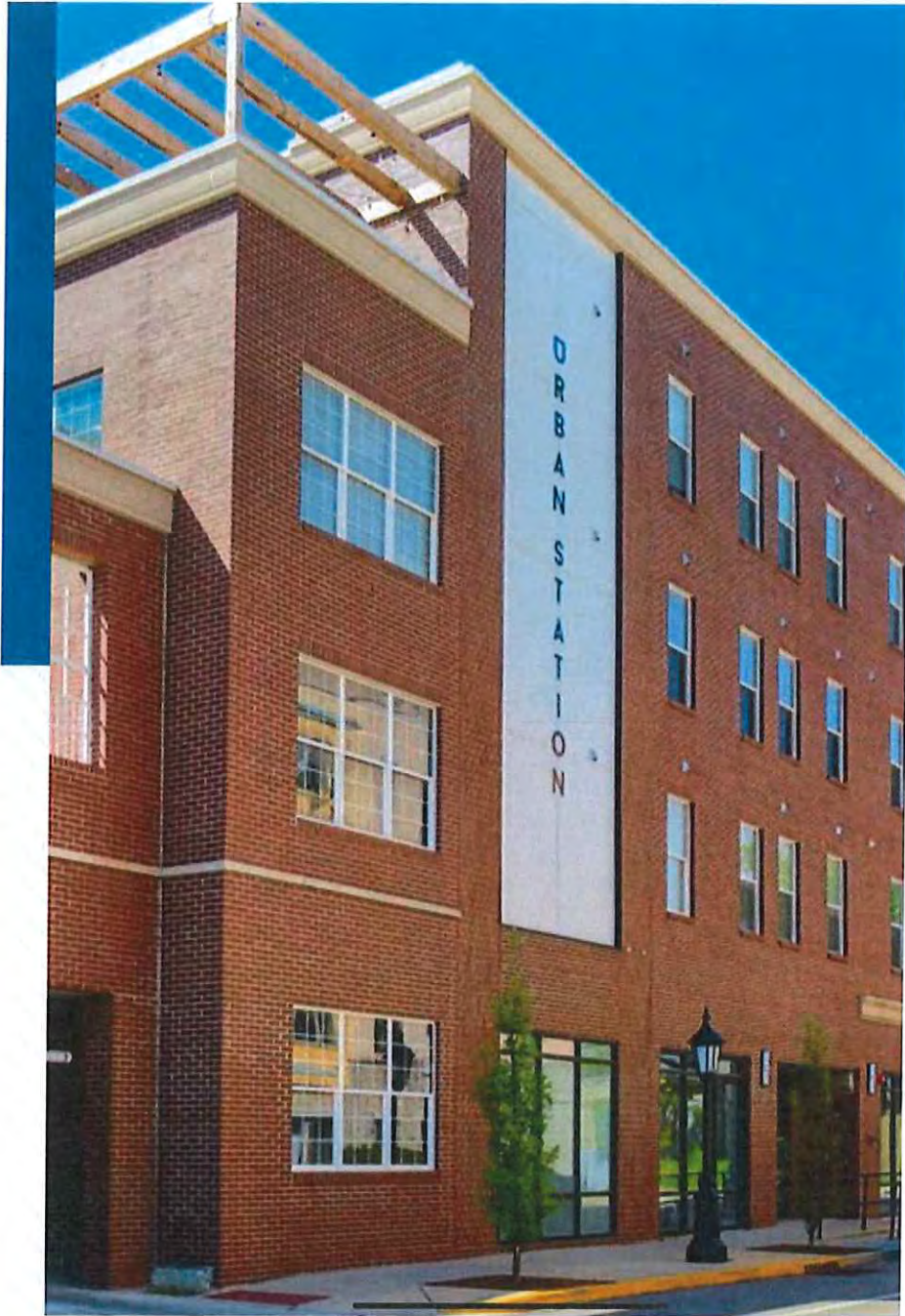
415 N College
 62,944 sq ft footprint
 8 stories ?

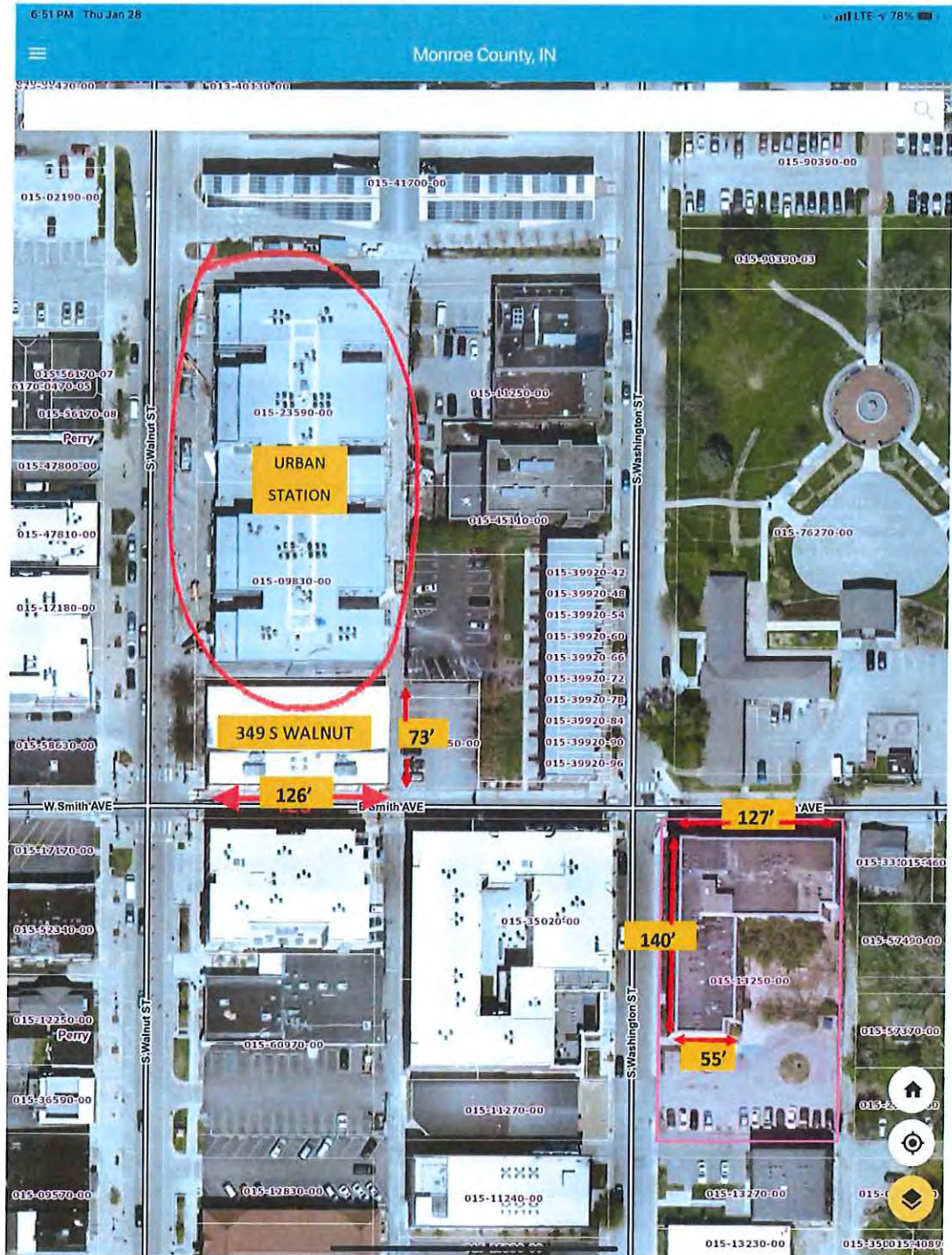




349 S Walnut
 9,342 sq ft footprint
 3 story school







PROPERTY COMPARISON

PROPERTY ADDRESS	FOORPRINT SQ FT	% CCL/PROPERTY	STORIES
4831 S ROGERS ST-SUBJECT PROPERTY	9315	NA	3
349 S ROGERS STREET	9,342	99.7%	3
401 S WASHINGTON	12,130	76.8%	4
630 N MORTON STREET	14,336	65.0%	4
601 N COLLEGE	32,088	29.0%	3
415 N COLLEGE	62,944	14.8%	8
*NEW S WALNUT -URBAN STATION	UNKOWN		4

*based on aerial photo, this building appears to be 4 to 5 times the size of the subject building



401 S Washington
 12,130 sq ft footprint
 4 stories highest point

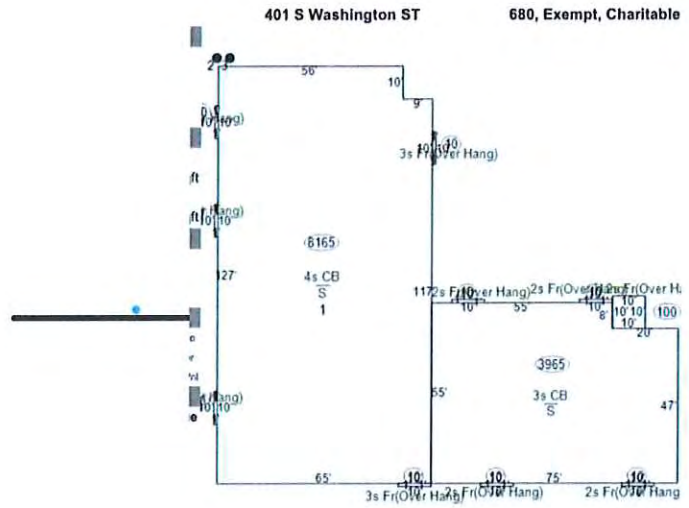


EXHIBIT 7: Letters of Support

Liz Cook Irwin
3317 S. Glen Arbor Pl.
Bloomington, IN 47403
(317) 502-4114
lizcookirwin@gmail.com

February 28, 2021

Monroe County Commissioners
100 W. Kirkwood Ave., Ste 322
Bloomington, IN 47404

Dear Monroe County Commissioners,

I am writing to express my support for the Clear Creek Urban project at That Road and S. Rogers Street. As a neighbor who lives just north of the project area, I am excited to see this project move forward. Not only will this development be a positive addition for the surrounding neighborhoods, it will attract other visitors who use the nearby trails, offer amenities and improvements for pedestrian safety, and positively contribute to the housing shortage that our region is experiencing.

The area just north of the project is poised for growth with the Fullerton Pike expansion, new library, and continued commercial development near the Walnut/Gordon Pike intersection. The new Limestone trail and other trails, along with additional planned housing projects, are testament to the changing landscape of our southside neighborhoods. The Clear Creek Urban project is yet another opportunity to positively contribute to the area.

An important consideration for this project is the redevelopment aspect of the site. Due to existing structures and uses, this site has limitations. The Clear Creek Urban project makes use of the existing property to maximize the benefits while offsetting the costs of the development. From a neighborhood perspective, the project will greatly enhance the look and feel of the property. The current plans offer destination and commercial business options that make it attractive to the surrounding neighborhoods.

I have also been pleased with the care and attention to detail of the developers. They have worked hard to gain the support of surrounding property owners and neighbors, seeking input, answering questions, and moving forward in an honest and transparent manner. In part, this is because the property owners are local residents and understand the Clear Creek community. They are motivated to create something that improves the area for residents and visitors, enhancing our little part of the County. They've earned our trust.

For these reasons, I urge you to approve the Clear Creek Urban project. Your support is representative of those of us who live nearby and want to see this exciting project move forward to the benefit of area residents and visitors. Thank you for your consideration.

Sincerely,



Liz Irwin

cc: Monroe County Planning Commission
Monroe County Planning Staff

TO: Monroe County Commissioners
Monroe County Plan Commission
Monroe County Planning Department Staff
Attn: Drew Meyers
501 501 N Morton Street, Suite 224
Bloomington, IN 47404

Dear Monroe County Leaders,

This is a letter of support for the Clear Creek Urban project at That Road and S Rogers street. The project being considered by the petitioner will be a great addition to the neighborhood. It will be convenient to have a few businesses located there for people to visit and enjoy the trail. Having additional housing options such as apartments and condominiums in the area is essential. As a person who often uses the trail system, I'm really looking forward to the new multi-use path. It will encourage alternative transportation, and improve pedestrian and bike safety. Your approval of this project would be a positive for Monroe County residents.

Sincerely,

Daniella Chusyd, PhD

EXHIBIT 8: Letters of Remonstrance

From: Alice Hawkins [<mailto:alicehawk@c-hawk.net>]
Sent: Wednesday, March 3, 2021 11:35 AM
To: Jacqueline Nester Jelen <jnester@co.monroe.in.us>
Cc: Carol Edmonds <edmondsbc@gmail.com>
Subject: Clear Creek Development

I am late to this dance but am registering deep concerns about the Clear Creek Development.

It burst from 90 to 190 people living in the new development.

One person at the meeting expressed that he was looking for this to resemble Broad Ripple.

That brings me to questions

1. Why not develop delightful bungalows for families? (Margaret Clements has expressed that the project's mixed density has been overindulged in Monroe County.)
2. If this goes forward, who is projected to be the renters? (Is Bloomington and its environs not saturated with apartments?)
3. What is the zoning ordinance that is being superceded? (Why have an ordinance?)
4. Why is it a concern that a developer spent a lot of money to create this plan? (He didn't do it if he wasn't planning to make money. His problem, not the public's.)
5. Most importantly, what is the overarching plan for Monroe County? For instance, there is a proposal for the Sanders area that is clearly a dense, suburban development. (Trohn Enright-Randolph expressed his commitment to the environment.)
6. How do you suggest county residents have their voices heard? (The city has strong neighborhood alliances.)

Thank you for any light you can shed on these concerns. You are welcome to forward this email to Penny Githens, my commissioner and other commissioners.

Respectfully,
Alice Hawkins

From: Alice Hawkins [<mailto:alicehawk@c-hawk.net>]
Sent: Wednesday, March 3, 2021 9:32 PM
To: Jacqueline Nester Jelen <jnester@co.monroe.in.us>
Subject: Re: Clear Creek Development

I would like my questions and comments to apply to all that is being planned because I am interested in the big picture.

Sent from my iPhone

On Mar 3, 2021, at 12:49 PM, Jacqueline Nester Jelen <jnester@co.monroe.in.us> wrote:

Hi Alice –

I am including the planner involved in this case, Drew Myers. We will make sure your email makes it into the staff packet and respond to your questions, specifically #5 & 6. Since there are three proposals in this area, I do want to clarify you are speaking in regards to the Southern Meadows Development in particular (first image below). If you would like your questions/comments to apply to the other two projects below, please let us know. Thank you,

<image003.jpg>

There is also Clear Creek Urban

<image004.jpg>

Or White Oak:

<image005.jpg>

Jackie Nester Jelen, AICP
Assistant Director
Monroe County Planning Department
501 N. Morton St., Suite 224
Bloomington, IN 47404
jnester@co.monroe.in.us
Phone: (812) 349-2560

EXHIBIT 9: Draft Ordinance

ORDINANCE # 2021- _____

An ordinance to adopt the Clear Creek Urban Mixed Use Planned Unit Development, Outline Plan.

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 Clear Creek Urban, located where 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 _____ recommendation;

Whereas, on March _____, 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 [April] _____, 2021 meeting, and accepted public comment on the proposed Amendments during its [April] _____, 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 and made representations to the Plan Commission pertaining to the use and development of the real estate, which Outline Plan is made a part of the Plan Commission packet, Exhibit A;

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, historically, since the mid 1990's onward, there has been substantial growth of housing stock in the area, as evidenced by the development of Clear Creek Estates, Baywood, Eagle View, Patton Estates, the Highlands, and Southern Meadows (the latter approved but as-yet uncommenced); 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 Clear Creek Urban PUD is set out on Page 1 of the Clear Creek Urban PUD 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 tailor them to provide neighborhood services in view

of the actual and proposed residential growth in the neighborhood, and to more effectively utilize the increased size of the parcel available; and

Whereas, the Blind Squirrels' proposed PUD is of such substantive difference from the Joe Greene PUD, Ordinance 2006-17, and as amended, in terms of uses, boundaries and development standards, that the entire Joe Greene PUD should be repealed and replaced with the "Clear Creek Urban PUD" (hereinafter CCU PUD); and

Whereas, the number of possible uses for the Clear Creek Urban PUD are intended to provide a large menu of uses to choose from when planning possible commercial development in areas B and D of the CCU PUD, given the uncertainties of the current business climate and in order to afford the opportunity to bring complementing uses to the CCU PUD as commercial proposals are brought forward over time; and

Whereas, the CCU PUD commits to having no more than five (5) commercial uses in Area B at any given time and no more than one (1) commercial use in Area D at any one time

Whereas, the Petitioners have submitted an outline plan that establishes the following ways in which the CCU PUD proposal meets the recommendations of the 2012 Monroe County Comprehensive Plan, and the 2015 Monroe County Urbanizing Area Plan (see pages 6-7). Worthy of special note are the designation of the site in the MCUA plan as 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....." Also note that the 2016 Urbanizing Area Plan phase II Implementation Report states: "Shared parking arrangements should be encouraged to minimize the size of surface parking lots." That statement served as the guiding principle for the Shared Parking use designation, a precedent which has been set for over 50 years by the business located at 4888 S. Rogers Street (currently the U.S. Post Office

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

Section I:

The Clear Creek Urban (CCU) Mixed Use Planned Unit Development, Outline Plan will rezone the parcel located at 4831/4833 to a mixed use Planned Unit Development (M-PUD). The CCU M-PUD allows residential uses along with commercial use, which uses are enumerated in the Outline Plan for CCU PUD, which is attached hereto in the Plan Commission packet and incorporated herein as Exhibit A. The CCU-PUD 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 CCU-PUD must comply with and implement the standards, covenants and representations in the CCU-PUD Outline Plan in Exhibit A. The parcel is located in Perry Township Sections 20 and 21, with its legal description as described in the CCU Outline Plan section, "Legal Description of Property."

1. Commercial land uses for Areas B and D are limited to those set forth in the CCU-PUD 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 CCU-PUD parcel, and the construction of a path along the side of the CCU-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 CCU PUD the Joe Greene PUD, adopted in 2006 as Ordinance 2006-17, and as amended by Ordinance 2008-23, shall be repealed in its entirety."

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 Gilhens