



# Monroe County Board of Commissioners Agenda Request Form

Date to be heard  Formal  Work session  Department

Title to appear on Agenda:  Vendor #

### Executive Summary:

The petition site is comprised of a 37.02 +/- acre property located in Section 20 and 21 of Perry Township at the 4600 block of S College DR. On January 21, 2020, the Monroe County Plan Commission approved a preliminary plat amendment for the subdivision of 1 parcel into 95 parcels that creates 90 individual single family residential home sites that met the requirements of the MR Zoning District known as the Southern Meadows Subdivision. A new developer, SOMO Development Company, has now purchased the property and the approved preliminary plat. The new petitioner is requesting to amend the zoning map from Medium Density Residential (MR) to a Planned Unit Development called "Southern Meadows PUD". The PUD outline is proposing the construction of 95 paired town home structures, where each townhome will sit on its own lot with its own yard and will share a wall on one side with its neighbor (two sides of structure = 190 lots). This PUD outline is proposing to also permit lots large enough of unattached single family dwellings, but none are planned at this time. The petitioner states in their written statement (Exhibit 1) that many aspects of the previously approved Southern Meadows Subdivision will remain the same in this proposed Planned Unit Development (PUD). For example, the petitioner states that the roadways, sidewalks, water lines, and sanitary sewer will remain in the same locations. The proposed rail trail and offsite roadway improvements as outlined in the Southern Meadows Major Subdivision preliminary plat will still be built. The proposed PUD will alter the grading plan of the site, adjust the lot sizes and layout, the type of residential construction, update the proposed storm sewer plan, adjust the layout of the multi-use paths, and include the addition of public alleys. The petitioner states that the development will be built in six (6) phases over five (5) years.

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

Presenter:

### Speaker(s) for Zoom purposes:

Name(s)	Phone Number(s)
<input type="text" value="Tom Winger&lt;br/&gt;Kendall Knoke"/>	<input type="text"/>

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

Attorney who reviewed:

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

TO: THE COMMISSIONERS OF MONROE COUNTY, INDIANA

CERTIFICATION

I, Larry Wilson, hereby certify that during its meeting on May 4<sup>th</sup>, 2021 the Monroe County Plan Commission considered Petition No. 2011-PUO-04 for a Planned Unit Outline Plan (Ordinance No. 2021-22) to the Monroe County Zoning Ordinance and made a positive recommendation to approve thereon, based on the findings, conditions, and Highway Department reports, with a vote of 5-4.

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

*Larry Wilson*

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Larry Wilson  
Planning Director

5/13/2021

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Date

**ORDINANCE # 2021- 22**

**SOUTHERN MEADOWS PLANNED UNIT DEVELOPMENT, OUTLINE PLAN**

An ordinance to adopt the Southern Meadows 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 Southern Meadows Planned Unit Development;

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 favorable recommendation;

Whereas, on August 24, 2020 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 meeting on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, and accepted public comment on the proposed Amendments during its meeting on the \_\_ day of \_\_\_\_\_, 202\_\_;

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;

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

Section I:

The Southern Meadows Planned Unit Development, Outline Plan will rezone the parcel commonly known as Southern Meadows Major Subdivision located in Monroe County, Indiana and legally described as Tract 2 of the Southcrest Mobile Home Park Type "A" Administrative Subdivision Final Plat, dated September 3, 2010 and recorded in the Office of the Recorder of Monroe County, Indiana as Instrument Number 2010015321 on October 6, 2010 and in Plat Cabinet D, Envelope 101, in the Office of the Recorder of Monroe County, Indiana and as amended in the Southcrest Mobile Home Park Type "A" Administrative Subdivision, Plat Amendment One to Tract Two on file in the Monroe County Planning Office from Medium Density Residential to a Planned Unit Development called Southern Meadows PUD as further detailed and explained in the Southern Meadows Planned Unit Development, Outline Plan which is attached hereto in the Plan Commission packet and incorporated herein as **Exhibit A**. The Southern Meadows Planned Unit Development, Outline Plan 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 Southern Meadows Planned Unit Development, Outline Plan must comply with and implement the standards, covenants and representations contained in the Southern Meadows Planned Unit Development, Outline Plan attached hereto as Exhibit A. The parcel number is 53-08-20-100-055.002-008 and is located in Perry Township.

Section II:

The following conditions of approval shall apply to this petition:

1. Borrow sites throughout the subdivision can be permitted no matter the phasing.
2. Abandoned Railroad bed to be used as a trail should be placed in fee simple lot and built out as part of the subdivision.
3. Petitioner to submit written commitments for off-site work to be conducted with approval of this project.

- a. Multi-use trail to Clear Creek Elementary from Southern Meadows subdivision (per the approved preliminary plat).
  - b. Connection to That Road (per the approved plans submitted).
  - c. Highway Department approved off-site improvements to S. Rogers St. and S. Old State Road 37 (per the approved plans submitted).
  - d. Multi-use trail along S. Rogers St. terminating at the south end of the Blind Squirrels LLC property (per the approved plans submitted).
4. Developer commits to grant SCA per Ch. 829 should new sinkholes surface prior to lot development. A geotechnical engineer must be present on the site during initial mass grading of any phase, especially during road and detention pond construction. If an issue arises, the petitioner's engineer will be required to notify staff and provide any alternate plans.
  5. Drainage details of flood way crossing at west entrance and remaining drainage calculations are to be approved by the MS4 Coordinator prior to issuance of any grading permits.
  6. Remaining drainage calculations are to be approved prior to preliminary plat approval.
  7. Developer agrees to construct roadway connection to S College Dr as part of Phase 2 as shown on the PUD Outline Plan.

### Section III.

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

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

BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

“Yes” Votes

“No” Votes

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Julie Thomas

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Julie Thomas

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Lee Jones

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Lee Jones

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Penny Githens

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Penny Githens

**MONROE COUNTY PLAN COMMISSION ADMINISTRATIVE**

**May 4, 2021**

**CASE NUMBER** 2011-PUO-04  
**PLANNER** Drew Myers  
**PETITIONER** SOMO Development Company, LLC  
c/o Kendall Knoke, Smith Design Group, Inc.  
**REQUEST** Southern Meadows - Planned Unit Development Outline Plan  
**ADDRESS** 4600 block of S College DR (Parcel No. 53-08-20-100-055.002-008 & 53-08-21-200-108.002-008)  
**ACRES** 37.02 +/-  
**ZONE** Medium Density Residential (MR)  
**TOWNSHIP** Perry  
**SECTION** 20 & 21  
**PLATS** Unplatted  
**COMP PLAN**  
**DESIGNATION** MCUA Mixed Residential & Open Space; MCUA Phase II – Neighborhood Development (N2)

**EXHIBITS**

1. Written Statement & Outline Plan - **updated**
2. Proposed Site Plan - **updated**
3. Paired Townhome Schematics
4. Proposed Parking Plan - **updated**
5. W That Road Extension Development Plan
6. Southern Meadows Major Subdivision Preliminary Plat Amendment 1 Previously Approved [Part I](#), [Part II](#), and [Part III](#)
7. VET Environmental Engineering – Karst Study - **updated**
8. [2021-03-30 TIS Southern Meadows](#)
9. **Proposed Architectural and Aesthetic Variation**
10. Southern Meadows Ordinance - **updated**
11. Southern Meadows HOA Commitment
12. Petitioner Analysis – Indiana Association of Realtors
13. Petitioner Analysis – Jobs in Monroe County
14. Letters of Support & Remonstrance

**PUBLIC MEETING OUTLINE (subject to change):**

1. Plan Review Committee – February 11, 2021 (Recommendation)
2. Plan Commission Administrative – March 2, 2021
3. Preliminary Hearing - Plan Commission Regular Session – March 23, 2021
4. Plan Commission Administrative – April 6, 2021
5. Final Hearing - Plan Commission Regular Session – April 20, 2021
6. Final Decision - County Commissioners – TBD

**RECOMMENDATION**

Staff recommends **denial** based on the findings of fact and subject to the Monroe County Highway & 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.”*

In the event that the Plan Commission votes to forward this petition with a positive recommendation, Planning Staff recommends including the following conditions (pulled from the original conditions of approval for the Southern Meadows Major Subdivision Preliminary Plat. Items in yellow are additions specific to this request):

1. Borrow sites throughout the subdivision can be permitted no matter the phasing.
2. Abandoned Railroad bed to be used as a trail should be placed in fee simple lot and built out as part of the subdivision.
3. Petitioner to submit written commitments for off-site work to be conducted with approval of this project.
  - a. Multi-use trail to Clear Creek Elementary from Southern Meadows subdivision (per the approved preliminary plat).
  - b. Connection to That Road (per the approved plans submitted). Work with the Monroe County Highway Department to install a 4-way stop at the intersection of Rogers and That Road, along with other required improvements as required by the Highway Engineer.
  - c. Highway Department approved off-site improvements to S. Rogers St. and S. Old State Road 37 (per the approved plans submitted).
  - d. Multi-use trail along S. Rogers St. terminating at the south end of the Blind Squirrels LLC property (per the approved plans submitted under the 2019 Southern Meadows approval).
  - e. A commitment to coordinate with the Rose's to potentially build out a pedestrian bridge (Parcel Number: 53-08-20-100-057.000-008) across the property.
4. Developer commits to grant SCA per Ch. 829 should new sinkholes surface prior to lot development. A geotechnical engineer must be present on the site during initial mass grading of any phase, especially during road and detention pond construction. If an issue arises, the petitioner's engineer will be required to notify staff and provide any alternate plans.
5. Drainage details of flood way crossing at west entrance and remaining drainage calculations are to be approved by the MS4 Coordinator prior to issuance of any grading permits.
6. Remaining drainage calculations are to be approved prior to preliminary plat approval.
7. Developer agrees to construct roadway connection to S College DR as part of Phase 2 as shown on the PUD Outline Plan.
8. Homes immediately adjacent to one another will vary in façade color and/or material at the time of building permit application.
9. Add a pedestrian trail between Arlington and Quinn Ave that connects east-west.

**PLAN REVIEW COMMITTEE – February 11, 2021**

The Plan Review Committee withheld a recommendation to this petition citing a variety of concerns for the proposal including the overall density of dwelling units and the impact of that density on infrastructure and services in the area, the management of existing karst features, and the actual affordability of the proposed



dwelling units. There was also a discussion on the proposal and the lack of housing diversity being proposed and how that does not match with the Comprehensive Plan's note that "Neighborhoods should be designed with architectural diversity in terms of building scale, form, and style. Well-designed neighborhoods should feel as though they have evolved organically over time." Committee members are curious to know if the Clear Creek Fire District and Clear Creek Elementary School have any comments on the proposed increase of density at this location. Committee members also expressed an eagerness to review the results of the traffic study as well as the karst study when they are made available.

1. Can the petitioner do a comparison of impervious lot coverage proposed versus the approved plan set and allowable impervious cover?
2. Will the traffic study take into account pedestrian access throughout the site?
3. When will the karst study be made available?
4. Does the Clear Creek Fire District and Clear Creek Elementary School have any comments on the proposed increase of density at this location?

**RESPONSE:**

1. A comparison between impervious lot coverage proposed versus the approved plan set was added.
2. The draft traffic study was added and linked in this report. The Highway Dept. has sent the consultant revision comments, but a revised report has yet to be submitted.  
Traffic engineer response to pedestrian question:  
*"Pedestrians were not considered in this analysis as far as pedestrian level-of-service. However, internal trip capture was accounted for within and between the Clear Creek and Southern Meadows developments. The internal capture represents trips that originate from and end in the same area, not traversing the main roadway network. It is anticipated that some of these internal trips (removed from the traffic forecast at That & Rogers) consist of pedestrian trips."*
3. A karst study done as part of the original Southern Meadows Major Subdivision petition was added. The petitioner is still protecting all of these areas.
4. Comments from Monroe Fire Protection District were added. MCCSC Coordination completed to-date was added. The petitioner reached out to the school again with regard to the Plan Review Committee's concerns about the school's overcapacity. A response is expected shortly.

**PLAN COMMISSION ADMIN – March 2, 2021**

Note: the petitioner's responses to the Plan Review Committee (listed above) were not included in the published PC Admin packet. The Plan Commission expressed concerns regarding the density's impact on traffic in the area as the draft report was not yet available as well as the need to have two-points of access before proceeding too far in the phasing plan. Other concerns centered on how the increase in density will affect the existing karst features, as well as how MCCSC and Clear Creek Elementary will respond. The proposed front setback standards were also discussed in that some Plan Commission members felt 20' was too close to the roadway.

**RESPONSE:**

- Density changed to 4.9 units/acre to alleviate Planning Staff concerns
- Added a commitment to connect the road to S College DR and complete improvements on Old State Road 37 as part of Phase 2 to address Plan Commission concerns
- Changed the front building setback back to 25' to address Plan Commission concerns

**PLAN COMMISSION – March 23, 2021**

The Plan Commission expressed concern regarding the street design given the increase in density of the proposal citing that the Comprehensive Plan calls for more of a block pattern design to promote interconnectivity. Plan Commission members were also interested to know if the submitted karst report by VET had any more details or formal recommendation regarding the petition site. A few Plan Commission members also discussed the financial details regarding building costs with the petitioner and whether or not the intended price point of \$250,000 per dwelling was actually feasible. During the meeting a number of representatives from local employers and community members made comments in support of the PUD

development proposal. There were also a few members of the community who sent in letters of remonstrance that are included in the staff report.

**RESPONSE:**

- Petitioner articulated to Planning Staff that they hope the neighboring proposed Clear Creek Urban PUD could provide the commercial aspect requested by staff for this PUD.
- Petitioner provided examples of architectural diversity and standards that could be included in the outline plan.
- Petitioner discussed their amenability to altering the street pattern design, but reiterated this would likely influence the final price point of the paired townhomes given the current number of proposed lots is based on the current street design.

**PLAN COMMISSION ADMIN – April 6, 2021**

The Plan Commission discussed a variety of topics related to the petition proposal touching on the new updates to the traffic study, what is considered “by right” regarding the previously approved major subdivision, as well as how Monroe County might address the possibility of a defaulting HOA. Planning Staff also commented during the meeting that a formal ordinance document should be prepared at this stage of the PUO process.

**PLAN COMMISSION – April 20, 2021**

The Plan Commission discussed some lingering questions regarding the PUD proposal including the identification of karst features, offsite traffic improvements, the construction of a second access point in the early phases, the “by right” capacity of the petition site, the affordability of the dwelling units, and the persistent question of whether or not this level of density is truly needed in the County. After much discussion, a motion was made to forward the petition on to the Board of Commissioners with a positive recommendation. However, the motion was ultimately withdrawn as several Plan Commission members voiced their concern that there would be no conditions of approval associated with the positive recommendation. Plan Commission members requested that Planning Staff work with the petitioner to create a set of conditions of approval should a positive recommendation motion pass.

Please note: the density was corrected back to 5.2 units/ac. from the previous 4.9 units/ac. This was corrected as calculated by dividing total units by total area of PUD, and that non buildable lots do not count as units.

**SUMMARY**

The petition site is comprised of a 37.02 +/- acre property located in Section 20 and 21 of Perry Township at the 4600 block of S College DR. On January 21, 2020, the Monroe County Plan Commission approved a preliminary plat amendment for the subdivision of 1 parcel into 95 parcels that creates 90 individual single family residential home sites that met the requirements of the MR Zoning District known as the Southern Meadows Subdivision. A new developer, SOMO Development Company, has now purchased the property and the approved preliminary plat.

The new petitioner is requesting to amend the zoning map from Medium Density Residential (MR) to a Planned Unit Development called “Southern Meadows PUD”. The PUD outline is proposing the construction of 95 paired townhome structures, where each townhome will sit on its own lot with its own yard and will share a wall on one side with its neighbor (two sides of structure = 190 lots). This PUD outline is proposing to also permit lots large enough of unattached single family dwellings, but none are planned at this time.

The petitioner states in their written statement (Exhibit 1) that many aspects of the previously approved Southern Meadows Subdivision will remain the same in this proposed Planned Unit Development (PUD). For example, the petitioner states that the roadways, sidewalks, water lines, and sanitary sewer will remain in the same locations. The proposed rail trail and offsite roadway improvements as outlined in the Southern Meadows Major Subdivision preliminary plat will still be built. The proposed PUD will alter the grading plan of the site, adjust the lot sizes and layout, the type of residential construction, update the proposed storm sewer plan, adjust the layout of the multi-use paths, and include the addition of public

alleys. The petitioner states that the development will be built in six (6) phases over five (5) years.

Overall, the Southern Meadows PUD proposes an additional 5 structures compared to the approved Southern Meadows Major Subdivision (95 structures compared to 90 structures, respectively). Based on the submitted proposal it appears that the proposed PUD paired townhomes will actually be smaller in size compared to the proposed single family dwellings from the approved Southern Meadows Major Subdivision. By reducing the lot size and size of the house, the petitioner is working towards a more affordable housing option with the paired townhomes. Additionally, according to TABLE 3, the total impervious surface coverage is decreased by 450 sq. ft. from the original Southern Meadows Major Subdivision to current Southern Meadows PUD proposal.

NOTE: the petitioner could achieve a similar housing type outcome (i.e. paired townhome) under the current Medium Density Residential (MR) zoning district; however, the level of density would not be the same as proposed in the Southern Meadows PUD.

Approval of this outline plan amendment will amend the zoning map and allow for higher density development with respect to paired patio homes and detached single family homes. In addition, the petitioners have submitted for your reference a future major subdivision. If this petition for a Planned Unit Development Outline Plan is approved, they would concurrently file for a development plan and a major subdivision.






#### **BACKGROUND**

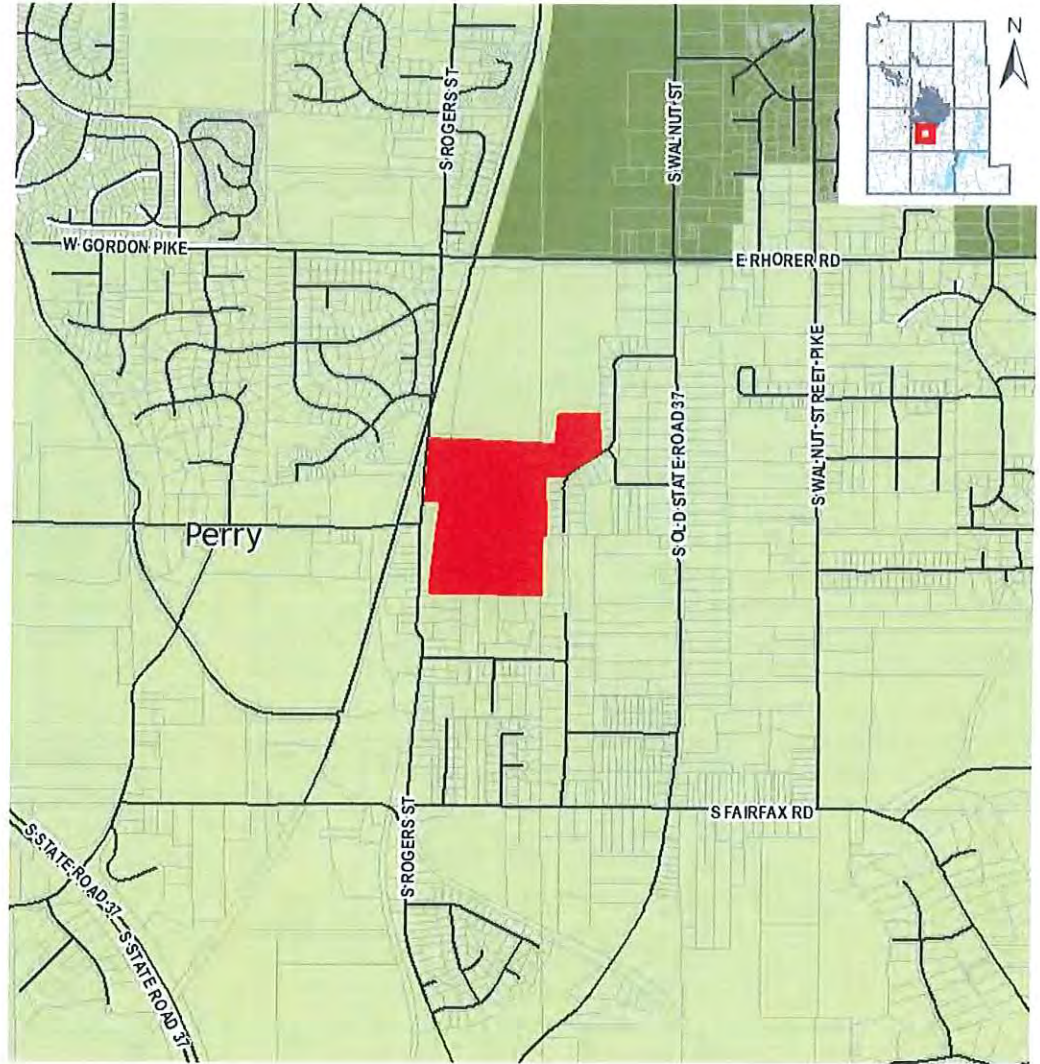
The Southern Meadows Major Subdivision petition was approved to create 98 parcels split into 6 phases on January 21, 2020. As part of the request and conditions of approval, the petitioner recorded an easement with Blind Squirrels LLC that allowed access through That Road primarily outside of the floodway (Exhibit 5). This access point is critical in allowing two points for ingress and egress for the Southern Meadows subdivision. It was later amended to transfer common area parcels to Blind Squirrels LLC. The amendment permits 95 parcels and was approved on August 18, 2020 at the Plan Commission Regular Session; of those, 90 lots are for single family residential use.

### LOCATION MAP

The petition site is located in Sections 20 & 21 of Perry Township, Parcel #: 53-08-21-200-108.002-008 & 53-08-20-100-055.002-008.

#### Location Map

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



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 7/25/2019

## **ADJACENT USES / ZONING**

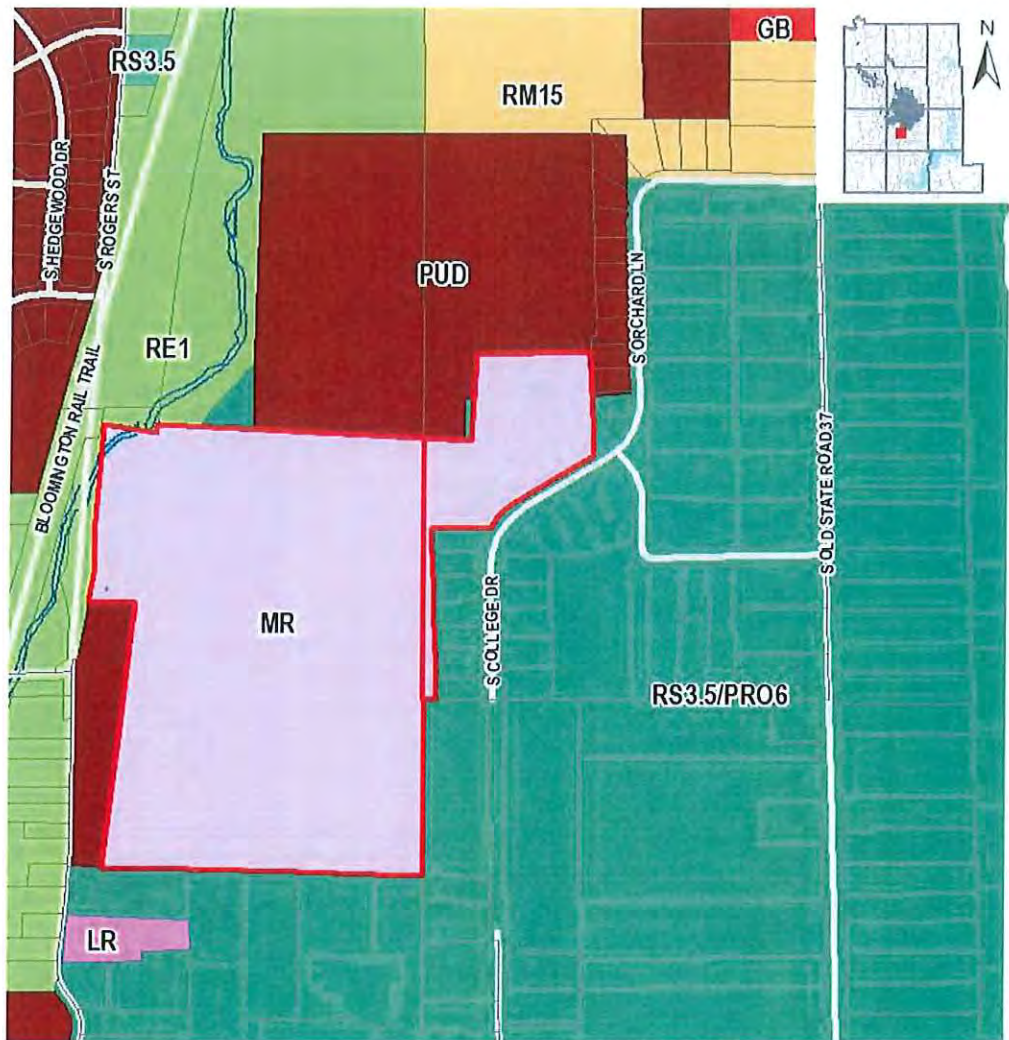
The petition site includes areas zoned Medium Density Residential (MR). The petition site is currently vacant, but recently received preliminary plat approval by the Plan Commission for a 90-lot major subdivision.

The majority of the site is zoned MR. 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.

## Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
- GB - General Business
- LR - Low Density Residential
- MR - Medium Density Residential
- PUD - Planned Unit Development
- RE1 - Estate Residential 1
- RM15 - Multi Dwelling Res. 15
- RS3.5 - Single Dwelling Res. 3.5
- RS3.5/PRO6 - Single Dwell. Res. 3.5/PRO6



0 0.04 0.08 0.16 Miles

Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 11/22/2019

Adjacent property zoning and uses are:

- **North:** Planned Unit Development (PUD), **Use(s):** Southcrest Mobile Home Park.
- **East:** Single Dwelling Residential 3.5 (RS3.5/PRO6), **Use(s):** Privately owned - SFRs
- **South:** Single Dwelling Residential 3.5 (RS3.5/PRO6), **Use(s):** Privately owned – SFRs and Clear Creek Elementary School.
- **West:** Planned Unit Development (PUD) and Estate Residential (RE1), **Use(s):** Clear Creek Urban – mixed use and privately owned – SFRs.
- **Northwest:** Planned Unit Development (PUD) **Use(s):** Clear Creek Estates Subdivision - SFRs.

**PROPOSED DEVELOPMENT STANDARDS**

The petitioner notes in Exhibit 1, all other provisions given in the Monroe County Zoning Ordinance and Subdivision Control Ordinance (as in effect at the time this PUD Outline Plan is approved) apply except as amended in the following sections.

**USE COMPARISON**

The proposed land uses for the entire PUD are as follows:

**TABLE 1: Permitted Use Comparison**

	MR	Proposed PUD
Single-Family Attached Structure	P	P
Single-Family Detached Structure	P	P
Accessory Use	P	P
Home Occupation	P	P

**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 25% of the acreage be set aside as open space for the entire PUD.

**NOTE: If the minimum lot size of 0.05 acres is approved, the petitionouer could be granted a maximum of 296 lots even though they are proposing less lots.**

*HEIGHT, BULK, AREA, and DENSITY*

- *Maximum Gross Density: 5.2 units/acre for the entire PUD*
- *Minimum Lot Area: 0.05 acres*
- *Minimum Lot Width at Building Line: 20 feet*
- *Setbacks:*
  - *Minimum Front Yard Building Setback: 25 feet from right of way line*
  - *Minimum Side Yard Building Setback: 5 feet from property line (0 foot side setback on one lot line if designated on a subdivision plat)*
  - *Minimum Rear Yard Building Setback: 10 feet from property line or alley right of way line*
- *Maximum Building Height (as defined in the Monroe County Zoning Ordinance Chapter 802): 45 feet*
- *Minimum Open Space Area: 25% of the total area of the entire PUD must be open space as defined in the Monroe County Zoning Ordinance Chapter 811 "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" and located in platted common area*
- *Monroe County Zoning Ordinance Chapter 803-4 (E) shall apply with the following addition noted in bold below.*
  - *Any building or structure constructed after October 2, 2015 must be located within a buildable area. The following shall not be included in the buildable area:*
    - *Special Flood Hazard Area as specified in Chapter 808;*
    - *Wetlands as specified in Chapter 801;*
    - *Slopes 15% or greater as specified in Chapter 825 Area 2 Regulations. However, slopes 15% or greater that did not exist under the natural, undisturbed, pre-*

*civilization condition and were created by human activity shall be included in the Buildable Area;*

- *Sinkhole Conservancy Areas as specified in Chapter 829;*
  - *Drainage Easements as specified in Chapter 856;*
  - *Riparian Conservancy Areas as specified in Chapter 801;*
  - *Rights-of-way as specified in Chapter 801;*
  - *Easements for access;*
  - *Pole of a flag lot as specified in Chapter 801; and,*
  - *Setbacks as specified by Ordinance.*
- *Public Right of Way*
    - *Public rights-of-way created within the PUD shall require right of way dedication as specified by the Monroe County Thoroughfare Plan, Monroe County Zoning Ordinance Chapter 755 with Appendix A, and the Monroe County Highway Department*

**TABLE 2: Design Standards Comparison**

	<b>Ch. 804 MR</b>	<b>Proposed PUD</b>
<b>Lot Area Requirements</b>		
Gross Density	4.80/ac.	5.20/ac.
Min. Lot Area (acres)	0.21	0.05
Min. Lot Width (feet)	60	30
Max. Height (feet)	35	45
<b>Yard and Open Space Requirements</b>		
Min. Front Yard (from R/W)	25	25
Min. Side Yard	5	5*
Min. Rear Yard	10	10
Min. Open Space Area (percent)	60	25**

\* 0 foot side setback on one lot line if designated on subdivision plat

\*\* 25% of the total area of the entire PUD must be open space as defined in the Monroe County Zoning Ordinance Chapter 11

**TABLE 3: Impervious Area Comparison**

<b>Approved Southern Meadows Subdivision (90 lots)</b>		
Roadways, sidewalks, and mult-use trails	203,216	SF
Homes and driveways (90 lots, 3,592 SF average per lot)	323,280	SF
<b>Total Impervious Area</b>	<b>526,496</b>	<b>SF</b>
<b>Total Site Area</b>	<b>1,611,720</b>	<b>SF</b>
<b>Total Impervious Surface Coverage</b>	<b>33%</b>	
<b>Proposed Southern Meadows Subdivision (190 lots)</b>		
Roadways, sidewalks, and mult-use trails	221,570	SF
Homes and driveways (190 lots, 1,580 SF average per lot)	300,146	SF
Amenities (basketball, playground, dog park)	4,330	SF
<b>Total Impervious Area</b>	<b>526,046</b>	<b>SF</b>
<b>Total Site Area</b>	<b>1,611,720</b>	<b>SF</b>
<b>Total Impervious Surface Coverage</b>	<b>33%</b>	



## Architectural Diversity and Design Standards:



### Standards for SOMO Exteriors

In order to offer homes of the highest quality and aesthetic, we will employ the use of:

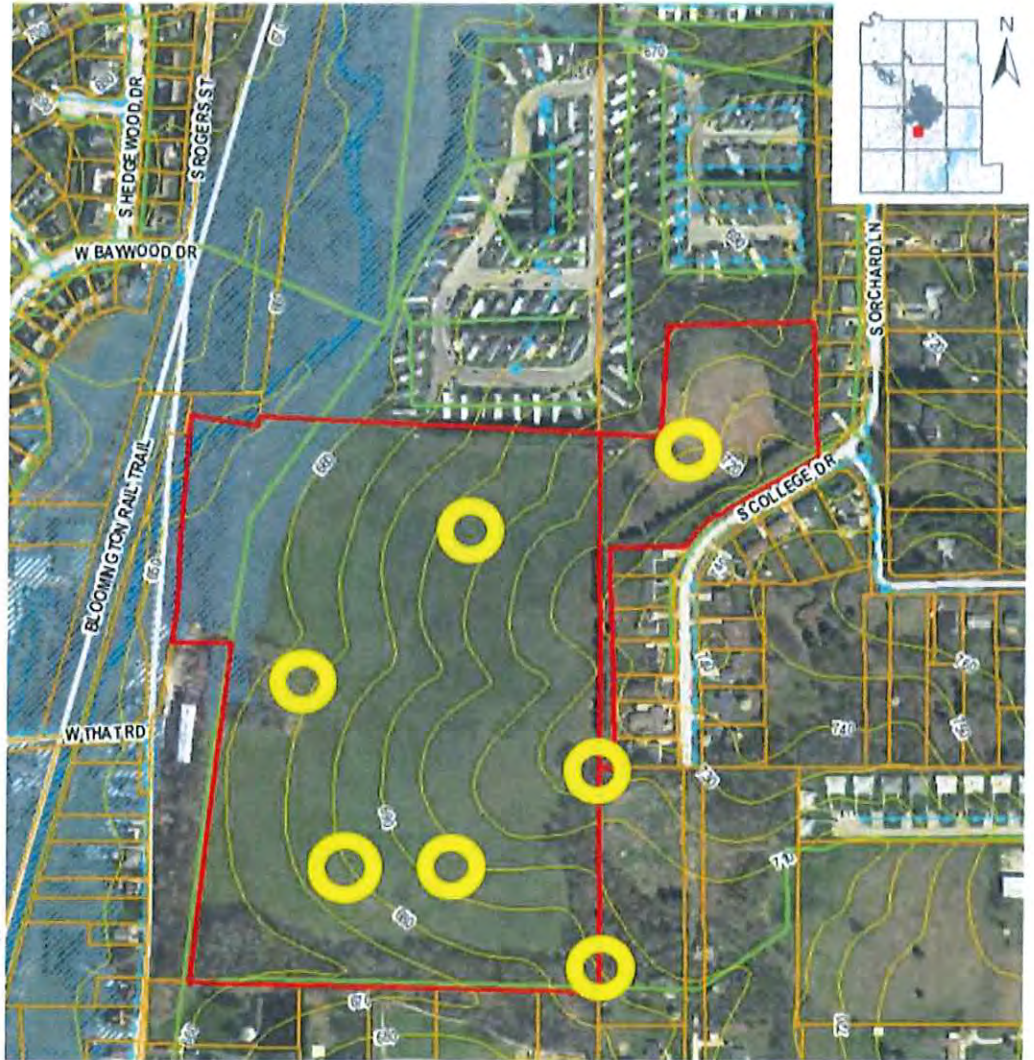
- Vinyl exterior siding, shake, and board and batten; durable, color-fast, time-tested to withstand weather, wind and everyday life.
- Single hung or double hung windows.
- Stone or brick veneers, manufactured to last in both aesthetic and durability. We use only manufactured stone that is a superior product and that sets the standard of excellence.
- Exterior doors, appropriately formed, insulated, and finished with hardware that will ensure lasting quality and protection.
- Asphalt shingles, warrantied, provide the look of class and protection for peace of mind. These shingles provide superior weather protection and boost curb appeal for homes.
- Variety: we will include a variety of materials throughout the SOMO buildings in order to provide aesthetic variety and multiple textures, and to give the neighborhood an organic appeal.

### SITE CONDITIONS

The site is currently vacant. There is FEMA Floodplain on the site, which will be put into a common area (Common Area 53 & 54). There are also 11 known karst areas present on the property (illustrated by the yellow circles, not to scale and may include multiple in one circle). The slope map is shown below following the site conditions map.

#### Site Conditions Map

-  Petitioner
-  Parcels
-  10-Foot Contours
-  Sanitary Pipe
-  Water Pipe
-  Roads
-  FEMA Floodplain
-  Hydrologic Features



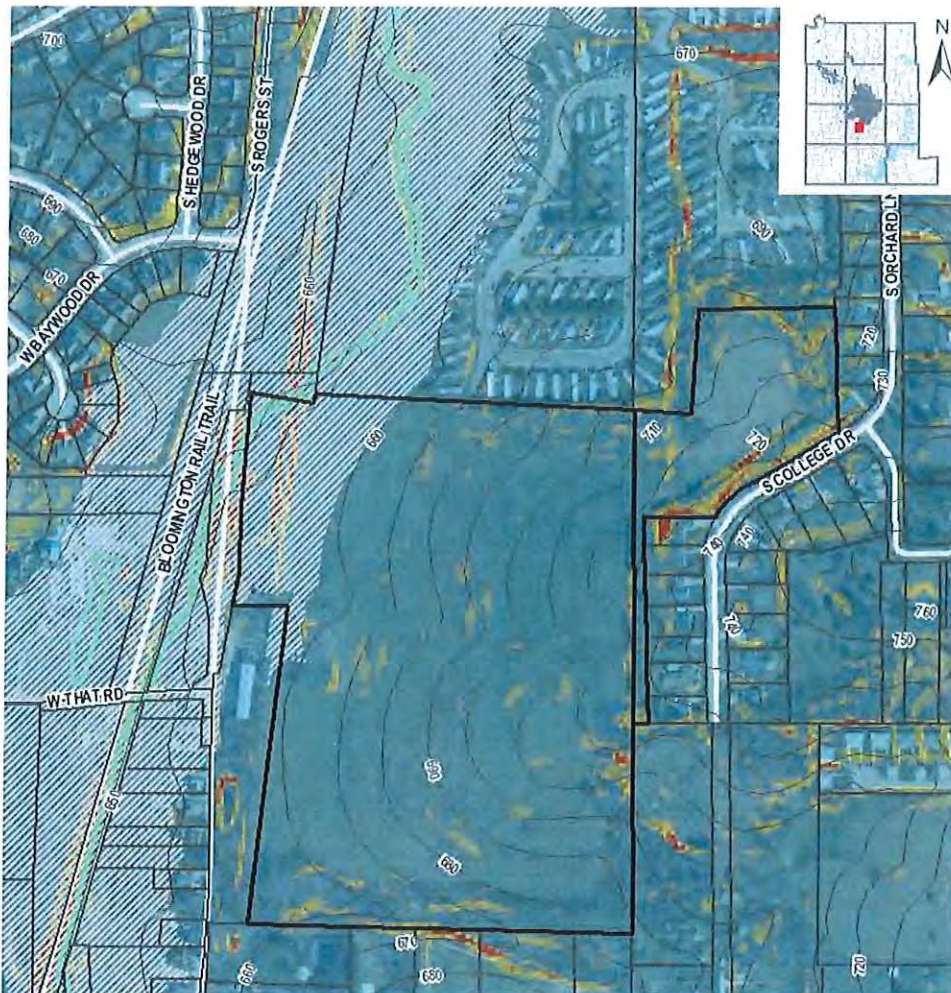
# Slope Map

- Petitioner
  - Parcels
  - 10-Foot Contours
  - Roads
  - FEMA Floodplain
  - Hydrologic Features
- Percent Slope (2010)**
- 0 - 12
  - 13 - 15
  - 16 - 18
  - 19 - 21
  - 22 - 24
  - > 25

0 87.5 175 350 525 700 Feet



Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 7/25/2019



## **INFRASTRUCTURE AND ACCESS**

The petitioner has provided planning staff with a CBU capacity letter and an electric will serve letter. A development plan for the W That Road extension and intersection at S Rogers ST through the Blind Squirrels, LLC property to west is also included with this proposal (Exhibit 5).

- Roads:  
The project will be served by S Rogers St (existing minor collector) via an existing access easement with the adjacent property owner and S College DR (existing local road). New public roadways will be established as shown on the attached site plan (Exhibit 2).
- Sidewalks:  
Minimum 4 feet wide sidewalks will be constructed along all new public roadways as shown on the attached site plan. A new multi-use path along a former rail corridor on the west side of the site will be constructed as part of the PUD. A multi-use path connection to Clear Creek Elementary to the south and the mobile home community to the north will also be constructed as part of the PUD.
- Sanitary Sewers:  
New sanitary sewers will be constructed in the new public roadways to serve the PUD.
- Stormwater Management:  
Stormwater will be managed in three detention areas along the west side of the property in accordance with all Monroe County Drainage Ordinance requirements.
- Water Supply System:  
New water mains will be constructed in the new public roadways to serve the PUD.
- Street Lighting:  
Street lighting as required by the Monroe County Highway Department will be provided and paid for by the HOA.
- Public Utilities:  
Gas, electric, and communications are all available on site

## Monroe County Highway Comments:

By Paul Satterly (PBS), November 12, 2020; Additional Comments Shown in Gray, February 8, 2021						
No.	Document/ Drawing Reference	Reviewed By	Comment	Disposition	Comment Response	Verification
			Document Reviewed:			
			Outline Plan Dated November 4, 2020			
			Plan Review Comments:			
1	Site Plan	PBS	The Highway Department needs more information on the garage sizes and the driveway dimensions. Each unit should have a two car garage and two parking spaces available on the driveway. Parking on the driveway should not interfere with the sidewalks. With the numerous driveways connecting to the roadways, there will be limited space along the streets to provide parking for visitors, delivery vehicles and maintenance vehicles. We have reoccurring parking issues on Daffodil Ct., Monarch Ct. and Somersbe Place due to the lack of parking space along the curb. Parked vehicles often block driveways and mailboxes.	A	I've provided an exhibit that shows the number of parking spaces. Each unit has a one car garage and a minimum of one driveway parking space. However, most units have at least 2 driveway parking spaces (in addition to the one car garage) and some have 4 driveway spaces. There is also ample street parking available as shown. The total parking ratio is 4.5 spaces per unit.	
1a	Site Plan	PBS	The available number of parking spaces may be overstated. Spaces will be eliminated due to fire hydrant conflicts and mailbox conflicts depending on how mailboxes are handled. If mail boxes are located at centralized locations, there will be less parking taken than if each individual home had a mailbox located in front next to the driveway. Please provide details on how mailboxes will be accommodated.	A	I have directed Tom to plan for clustered mailboxes to help with the parking situation. Currently, we can lose 102 spaces to hydrants and mailboxes and still have the 4 spaces per unit requested.	
1b	Site Plan	PBS	Recommend adding perpendicular parking to Irie Court to provide additional visitor parking.	A	I have added 8 perpendicular parking spaces in Irie Court to satisfy this requirement. See the updated parking exhibit.	
2	Site Plan	PBS	Due to the length of the proposed alley, an alley that can accommodate two-way traffic is recommended. The alley typical cross section shall meet Monroe County Highway Design Standards; 18 ft. pavement, 2 ft. rolled curb and gutter and 30 ft. right of way.	A	This was already being shown on the plans.	PBS
3	Site Plan	PBS	A traffic study is required for this development. The intersection of Rogers Street and That Road will need to be analyzed to check for the adequacy of the proposed turn lanes and to check the warrants for all-way stop control. The Blind Squirrel estimated development traffic should be included as part of the traffic study.	A	We have received proposals and are ready to release a consultant on the study. Based on Paul and I's conversation, I think we will wait until after we at least get some positive feedback from plan commission before we spend the money on this.	PBS
3a	Site Plan	PBS	Please include traffic from the proposed White Oak subdivision on Victor Pike as part of the traffic study.	A	This has been included in the traffic study. The consultant is currently addressing the comments received from the highway department on the draft.	
Dispositions: A = Have Incorporated/Will Incorporate; B = Have Clarified/Will Clarify; C = Delete Comment; D = Will Incorporate in Next Submittal						
Reviewer Signature:		Paul Satterly		Date:		November 12, 2020; February 8, 2021
Comment Response By:		Kendall Knoke		Date:		1/6/2021, 03/02/2021

## Monroe County Stormwater Comments:

County MS4 Coordinator is waiting for some details to be worked out before performing a review. SWPPP comments are not required for this petition.

### MS4 Coordinator's Note:

The amount of stormwater runoff entering sinkholes should not change from pre-developed conditions, and will hopefully actually decrease with the curb and gutter infrastructure draining to the detention ponds.

## Monroe County Fire District Comments:

### Kendall Knoke

---

**From:** Rusty Clark <rclark@monroefd.org>  
**Sent:** Wednesday, February 24, 2021 11:51 AM  
**To:** Kendall Knoke  
**Subject:** Southern Meadows

Hello Kendall, it was good to talk with you this morning.  
Per our conversation - the road(s) and hydrants I don't feel will need to change.  
I am glad there will be hydrants. With this new change I feel hydrants will be very important.

As for my suggestions; I have checked with other inspectors.  
These structures becoming Duplexes will need to have a full and complete Firewall.  
That is a wall constructed from the floor, constructed to the bottom of the roof decking. Any holes protruding through this wall will need to be filled with fire rated caulking.  
Further details can be obtained by contacting the Monroe County Building Department.  
There are a few options for these types of walls. One of the options is having two complete walls (as in drywall on both sides of each wall) 1-hour rated for the separation. So this would be two complete walls attached together.

The other suggestions I would give; The outside walls (that face another structure approximately 20" away) of each structure would have OSB or plywood under the siding, insulation board and moisture barrier.

This will provide an added layer of protection for fire extension in the event there is a structure fire.

This was one thing that ultimately led to the numbers of fires you mentioned in a different neighborhood.

*Rusty Clark*  
*812.837.3077*  
*Fire Marshal, Monroe Fire Protection District*  
2130 S. Kirby Rd (Station 29)  
Bloomington, IN 47408

**MCCSC Comments:**

The petitioner submitted an email conversation with Chris Ciolli, then Director of Building Operations with MCCSC from February 2020. Mr. Ciolli confirmed that the design of the proposed multi-use path connection between Southern Meadows and Clear Creek Elementary is acceptable to MCCSC.

The petitioner has recently submitted an email conversation with the new Director of Building Operations, Brad Lucas. Mr. Lucas provided the following state with respect to the increase in density following this PUD proposal:

*“We are pleased to serve the children and families that live in our community. We will do whatever needs to be done to give them the best education.”*

**SITE PICTURES**



Photo 1. Facing north; aerial pictometry April 2020

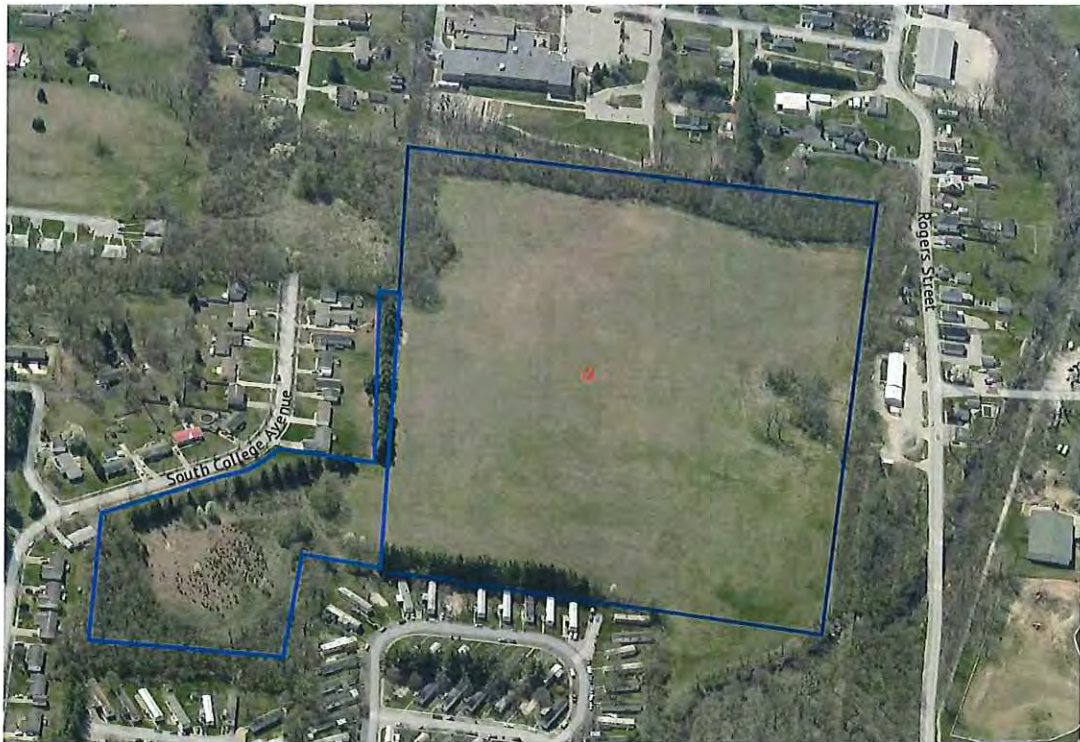
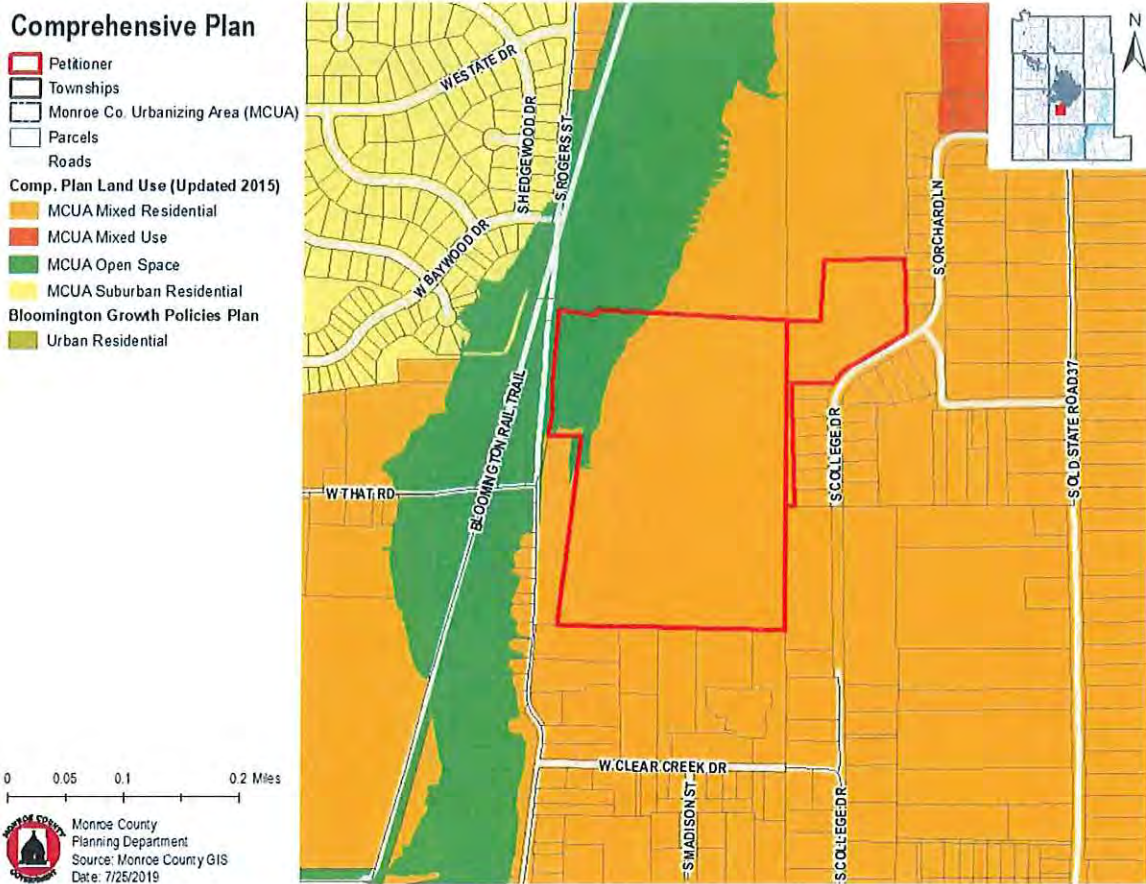


Photo 2. Facing south; aerial pictometry April 2020

**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 paired townhomes is consistent with the MCUA mixed residential district. Nearly the entire buildable portion of the petition site is zoned as MCUA Mixed Residential which specifically supports new housing types adjacent to other mixed-use or commercial areas. Listed below are the design standards for the MCUA Mixed Residential district. Points that are align with the proposed PUD outline plan are highlighted in green. Points that differ from the MCUA districts are highlighted in grey.

**Monroe County Urbanizing Area: Mixed Residential**

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

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

**A Transportation**

- Streets

Streets in mixed residential neighborhoods should be designed at a pedestrian scale. Like

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

- *Bike, pedestrian, and Transit modes*

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

## B Utilities

- *Sewer and water*

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

- *Power*

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

- *Communications*

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

## C Open space

- *Park Types*

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

- *Urban Agriculture*

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

## D Public Realm Enhancements

- *Lighting*

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

- *Street/Site furnishings*

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

## E Development Guidelines

- *Open Space*

Approximately 200 square feet of publicly accessible open space per dwelling unit. Emphasis should be placed on creating well-designed and appropriately proportioned open spaces that

encourage regular use and activity by area residents.

- *Parking Ratios*  
Single-family lots will typically provide 1 to 2 spaces in a garage and/or driveway. Parking for multi-family buildings should be provided generally at 1 to 1.75 spaces per unit, depending on unit type/number of beds. On-street parking should be permitted to contribute to required parking minimums as a means to reduce surface parking and calm traffic on residential streets.
- *Site design*  
Front setbacks should range from 10 to 20 feet, with porches, lawns or landscape gardens between the sidewalk and building face. Buildings should frame the street, with modest side setbacks (5 to 8 feet), creating a relatively continuous building edge. Garages and parking areas should be located to the rear of buildings, accessed from a rear lane or alley. If garages are front-loaded, they should be set back from the building face. Neighborhoods should be designed with compatible mixtures of buildings and unit types, rather than individual subareas catering to individual market segments.
- *Building form*  
Neighborhoods should be designed with architectural diversity in terms of building scale, form, and style. Particular architectural themes or vernaculars may be appropriate, but themes should not be overly emphasized to the point of creating monotonous or contrived streetscapes. Well-designed neighborhoods should feel as though they have evolved organically over time.
- *Materials*  
High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Vinyl and exterior insulated finishing Systems (EIFS) may be appropriate as secondary materials, particularly to maintain affordability, but special attention should be paid to material specifications and installation methods to ensure durability and aesthetic quality.
- *Private Signs*  
Mixed residential neighborhoods should not feel like a typical tract subdivision. It may be appropriate for neighborhoods to include gateway features and signs, but these should be used sparingly and in strategic locations, rather than for individually platted subareas.

**MONROE COUNTY URBANIZING AREA PLAN PHASE I: Growth Projections**

“From 2013-2050, Monroe County can expect annual population growth of approximately 1,300 Persons.”

**2.0 GROWTH PROJECTIONS**

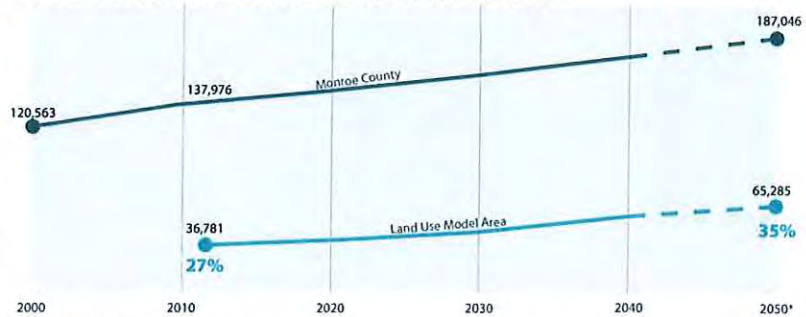
**FROM 2013-2050, MONROE COUNTY CAN EXPECT ANNUAL POPULATION GROWTH OF APPROXIMATELY 1,300 PERSONS.**

The market analysis conducted for the Urbanizing Area utilizes information developed for the Bloomington/Monroe County Metropolitan Planning Organization (MPO), which undertook an update of the 2030 Long Range Transportation Plan (LRTP) during the same period that the Urbanizing Area Plan was developed. The LRTP uses Traffic Analysis Zones (TAZ) as the basic geographic unit of analysis for projecting employment and population growth across the transportation modeling area, in this case, to the year 2040. For consistency with the LRTP, the Urbanizing Area Plan also uses the TAZ-based projections. However, TAZ boundaries generally follow major roadways or natural barriers, and there are numerous areas where the boundaries of the Urbanizing Area do not coincide with the boundaries of Traffic Analysis Zones. For this reason, the land use model area (see Figure 2.0) used to derive growth projections for this plan includes a larger area than the Urbanizing Area itself. This includes small portions of the City of Bloomington and the Town of Ellettsville, although most of the additional land mass is in rural Monroe County, where little development is expected.

**2.0.0 GENERAL POPULATION**

Population and households are expected to increase at a significantly greater rate in the Land Use Model Area than in the rest of Monroe County. This is because the 2030 Long Range Transportation Plan expects more rapid development to occur on undeveloped sites near the I-69 corridor. The resultant effect is that the Land Use Model Area's share of county population grows from 27% in 2013 to 35% by 2050.

FIGURE 2.0: POPULATION, MONROE COUNTY AND URBANIZING AREA, 2000-2040



\*2050 is an extrapolation from 2040  
Source: Greenstreet Ltd, ESRI, U.S. Census Bureau, The Corradino Group

FIGURE 2.1: LAND USE MODEL AREA

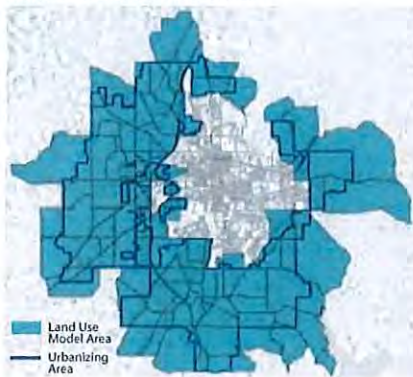


TABLE 2.0: DEMOGRAPHIC SUMMARY

	2013	2050*	Change
<b>Monroe County</b>			
Population	137,976	187,046	35%
Households	54,038	79,347	47%
Employment	79,611	117,333	47%
<b>Land Use Model Area</b>			
Population	36,781	65,285	78%
Households	15,291	29,504	93%
Employment	19,744	29,387	49%

\*2050 is an extrapolation from 2040

Source: Corradino, Greenstreet Ltd.

### 2.0,3 RESIDENTIAL CONSIDERATIONS

Nationally, households with school age children are projected to be only a quarter of all households by 2030. Yet much of the housing supply is targeted to families with kids. The growth in smaller households seen nationally is also occurring in Monroe County as almost 90% of household growth from 2000-2010 was in one- and two-person households and three-person non-family households (i.e. roommates in apartments or rental homes).

The forecasted 36% growth of attached housing units reflects the trend of decreasing household size. With a large base of Millennials and an increasing aging population, Monroe County can expect this housing trend to continue.

TABLE 2.4: NATIONAL GROWTH IN SMALLER HOUSEHOLDS, UNITED STATES, 1970 - 2030

HOUSEHOLD TYPE	1970	2000	2030
WITH CHILDREN	45%	33%	27%
WITHOUT CHILDREN	55%	67%	73%
SINGLE/OTHER HOUSEHOLDS	14%	31%	34%

Source: Arthur C. Nelson, University of Utah

FIGURE 2.3: SMALLER HOUSEHOLDS ARE INCREASING IN MONROE COUNTY, NEW HOUSEHOLD GROWTH, 2000-2012

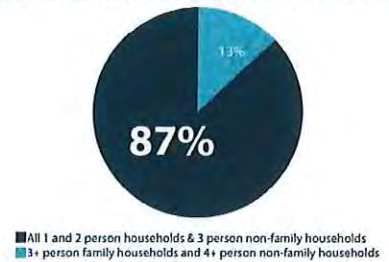
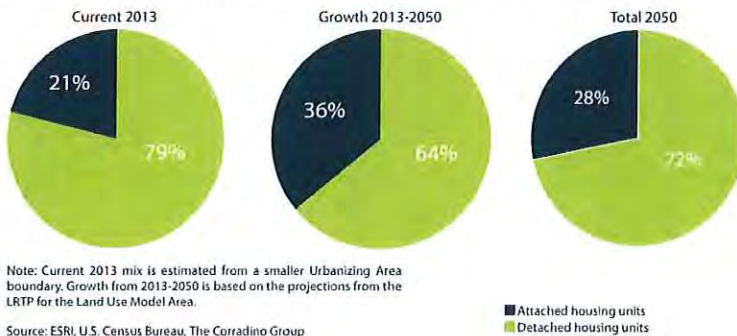


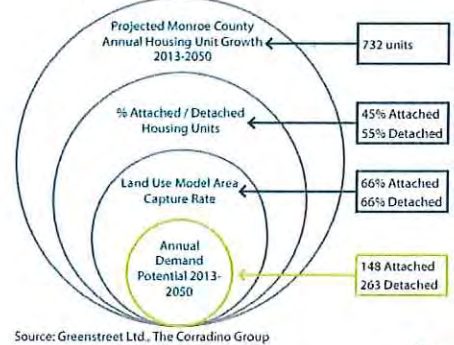
FIGURE 2.4: EXPECTED INCREASE IN MULTI-FAMILY, LAND USE MODEL AREA, 2013-2050



Note: Current 2013 mix is estimated from a smaller Urbanizing Area boundary. Growth from 2013-2050 is based on the projections from the LRTP for the Land Use Model Area.

Source: ESRI, U.S. Census Bureau, The Corradino Group

FIGURE 2.5: RESIDENTIAL DEMAND METHODOLOGY, LAND USE MODEL AREA, 2013-2050




Source: Greenstreet Ltd., The Corradino Group

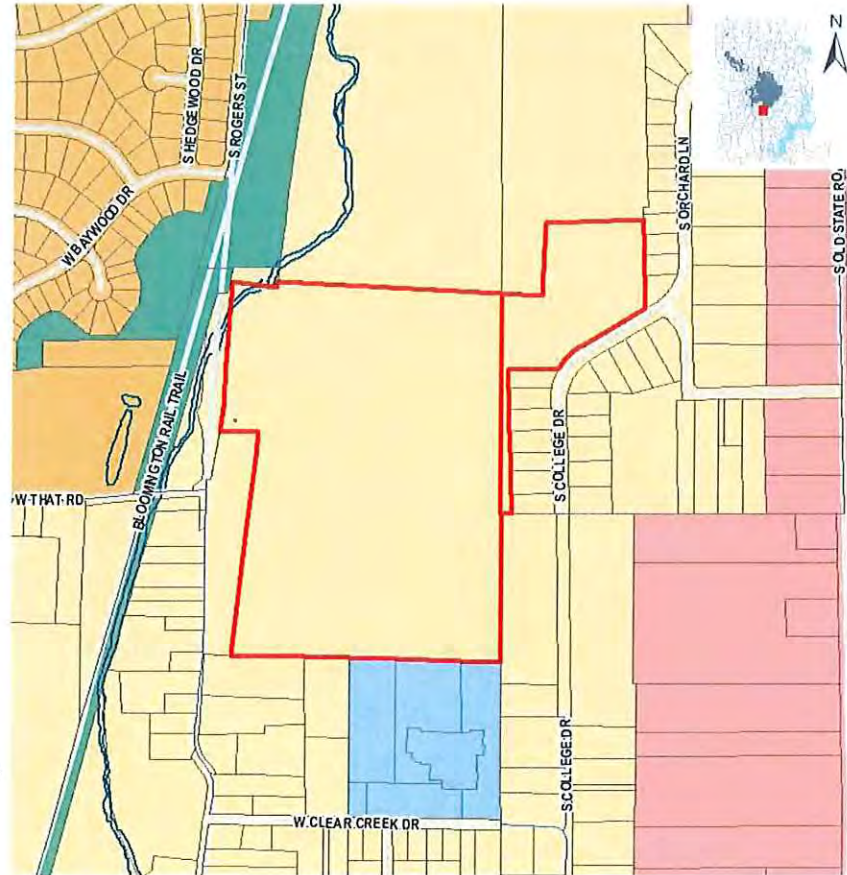
# Monroe County Urbanizing Area Plan Phase II: Neighborhood Districts

Neighborhood Districts are intended to accommodate a wide variety of primarily residential uses, housing types, densities and neighborhood development contexts.

## Neighborhood Development (N2)

### Proposed Zoning Map (2016)

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Proposed Zoning**
-  G2 - Gateway South
-  N1 - Urban Infill Neighborhood
-  N2 - Neighborhood Development
-  OS - Open Space
-  CV - Civic



0 0.0425 0.085 0.17 Miles  
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 7/25/2019

## **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 MCOA Mixed-Residential and MCOA Open Space;
- The property is currently zoned Medium Density Residential (MR);
- The petition site is currently vacant;
- The primary current permitted uses of the site are the permitted uses available to the MR zoning district;
- Adjacent properties are zoned Estate Residential 1 (RE1), Single Dwelling Residential 3.5 (RS3.5/PRO6), and Planned Unit Development (PUD);
- The petitioner is proposing 25% open space for the entire PUD proposal;

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

### **Findings:**

- See Findings (a);
- The site has a maximum gross density of 5.2 units/acre;
- The site has a minimum lot area requirement of 0.05 acres
- The site has a minimum lot width at building line requirement of 30 feet;
- The site has a minimum front yard setback requirement of 25 feet from right-of-way;
- The site has a minimum side yard setback requirement of 5 feet from property line;
- The site has a 0 foot side setback provision on one lot line if designated on a subdivision plat;
- The site has a minimum rear yard setback requirement of 10 feet from property line or alley right-of-way line;
- The maximum building height is as defined in the Monroe County Zoning Ordinance and should not exceed 45 feet;
- The site has a minimum open space requirement of 25% for the entire PUD as defined in Chapter 811 of the Monroe County Zoning Ordinance;
- The landscaping requirements of Chapter 830 are not amended with this PUD proposal;
- The parking requirements of Chapter 806 are not amended with this PUD proposal;
- The site proposes the creation of 190 single family attached townhomes, where each townhome will sit on its own lot with its own yard and will share a wall on one side with its neighbor;
- The PUD proposal deviates substantially from the zoning minimum lot size requirements;
- The PUD proposal does not provide any type of commercial use and is only a request to increase density;
- Based on the submitted plans, a conflict with street tree requirements is likely;

- (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;
- Architectural diversity and standards should be set forth in outline plan to meet the Comp. Plan and

- incorporate a diversity of housing types;
  - The Comprehensive Plan supports a variety of housing types for the MUA Mixed-Residential designation;
  - Adjacent districts to the petition site are a mixture of low, medium, and high density Single Family Residential;
- (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:**

- County Highway has reviewed the petition site and has requested a traffic study to be completed before this petition is heard by the Plan Commission;
  - County Highway requests more information on the garage sizes and the driveway dimensions;
  - County Highway expresses concerns for the availability of street parking given the current roadway proposals;
  - County Highway recommends the inclusion of alleyways that can accommodate two-way traffic;
  - Staff will be reviewing a development plan if approved. In addition, staff has sent the petitioners a first round of comments, which have been addressed;
  - The petition site will be subdivided and the management of common areas will remain under the control of a Homeowner’s Association (HOA) that will be formed as part of the subdivision process;
  - The petitioners will coordinate with the MS4 Coordinator to ensure proper stormwater management facilities are designed and installed;
  - Exhibit 1 states that stormwater will be managed by three detention basins along the west side of the property that will be in accordance with all requirements of the Monroe County Drainage Ordinance;
  - Exhibit 1 states that minimum 4 feet wide sidewalks will be constructed along all new public roadways as shown on the proposed site plan;
  - Exhibit 1 states that a new multi-use path along a former rail corridor will be constructed as part of the PUD;
  - Exhibit 1 states new sanitary sewers will be constructed to serve the PUD;
  - Exhibit 1 states new street lighting required by the Highway Department will be provided and paid for by the HOA that will be formed as part of the subdivision process;
- (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 Joseph Green PUD Outline Plan Amendment 2 (Clear Creek Urban) located adjacent to the west consists of a mixed-use type development that has yet to receive final approval by the Board of Commissioners;
- The petitioner states in their written statement (Exhibit 1) that the development is designed to provide additional housing options in the form of paired townhomes, which will be doubling the density compared to the previously approved Southern Meadows Major Subdivision without increasing the overall footprint;
- The proposed PUD outline plan would retain many aspects of the previously approved Southern Meadows Major Subdivision Preliminary Plat;
- Exhibit 1 states that other proposed improvements include a neighborhood basketball court, playground, and dog park;



- Exhibit 1 states that the feasibility of restoring the old railroad bridge across Clear Creek is being evaluated by the petitioner;

(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

(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);
- A traffic study is requested by the Highway Department to analyze the intersection of S Rogers ST and W That RD and check for the adequacy of the proposed turn lanes;
- The requested traffic study should also incorporate the estimated traffic impact of the Clear Creek Urban PUD proposal;
- Multiple road connections are proposed within the outline plan that will increase interconnectivity between established neighborhoods;
- 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:**

- See Findings under Section (d) & (e);
- The PUD outline plan has open space requirements that will be described legally as unbuildable;
- The PUD outline plan defines open space the same as Chapter 811 of the Monroe County Zoning Ordinance;
- Exhibit 1 states that a sinkhole specialist is evaluating the sinkholes to provide a second opinion to the previous study performed as part of the initial approval of the Southern Meadows Major Subdivision;

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

**Findings:**

- See Findings (a) & (b)

**EXHIBIT 1: Written Statement & PUD Outline Plan**



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

January 8, 2021

Monroe County Plan Commission  
Monroe County Planning Department  
Showers Building North Suite 224  
501 N Morton St  
Bloomington, IN 47404  
Attention: Drew Meyers, Planner

Dear Drew and Members of the Monroe County Plan Commission,

On January 21, 2020, the Monroe County Plan Commission approved a preliminary plat for a 90 lot single family residential subdivision that met the requirements of the MR zoning district on this property known as Southern Meadows Subdivision. Since that time, a new developer (SOMO Development Company - Tom Winger) has purchased the property and the approved preliminary plat. The new developer would like to make some changes to the subdivision that are outlined in the included PUD Outline Plan.

The intent is to construct 190 single family attached dwelling units. These attached dwelling units would share one wall with the neighboring property. These units would be approximately 20 feet wide and would sit on a lot that is a minimum of 30 feet wide. When paired with the neighbor's unit, the structure would be 40 feet wide in total with the width of both lots totaling a minimum of 60 feet. Currently in the MR zoning district the lots must be a minimum of 60 feet wide. Effectively, the density of this development is being doubled because the size of the units is being halved but the overall footprint remains the same as what is currently approved. This PUD also permits lots larger than 30 feet in width and detached single family homes but none are planned at this time.

Many aspects of the previously approved Southern Meadows preliminary plat will remain the same in this PUD. The roadways and sidewalks will remain in the same locations. The proposed water and sanitary sewer will remain in the same locations. The proposed rail trail and offsite roadway improvements will still be built. There will be changes to the grading of the site, the lot sizes and layout, the type of residential construction, slight updates to the proposed storm sewer, slight changes to the layout of the multi-use paths, and the addition of a public alley.

Other proposed improvements include a neighborhood basketball court, playground, and dog park. The feasibility of restoring the old railroad bridge across Clear Creek is being evaluated. A

2755 E Canada Dr Suite 101  
Bloomington, Indiana 47401  
812-336-6536  
smithdgroup.com

Page 1 of 2



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

sinkhole specialist is evaluating the sinkholes to provide a second opinion to the previous study performed as part of the initial approval of the currently approved 90-lot subdivision.

Your careful consideration of this proposal is appreciated. Please do reach out should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kendall Knoke', is written over a light blue horizontal line.

Kendall Knoke  
Smith Design Group, Inc.  
812-336-6536 Ext. 3  
kknoke@smithdginc.com

2755 E Canada Dr Suite 101  
Bloomington, Indiana 47401  
812-336-6536  
smithdginc.com

Page 2 of 2

# Southern Meadows

## Planned Unit Development (PUD) Outline Plan

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Last Updated April 23, 2021

### Legal Description of Property

TRACT 2 OF THE SOUTHCREST MOBILE HOME PARK TYPE "A" ADMINISTRATIVE SUBDIVISION FINAL PLAT, DATED SEPTEMBER 3, 2010 AND RECORDED IN MONROE COUNTY, INDIANA AS INSTRUMENT NUMBER 2010015321 ON OCTOBER 6, 2010 AND IN PLAT CABINET D, ENVELOPE 101, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA AND AS AMENDED IN THE SOUTHCREST MOBILE HOME PARK TYPE 'A' ADMINISTRATIVE SUBDIVISION, PLAT AMENDMENT ONE TO TRACT TWO ON FILE IN THE MONROE COUNTY PLANNING OFFICE.

### Overview

This PUD is intended to allow for the subdivision of property and development of residential single family dwellings in both attached and detached structures in accordance with the Monroe County Zoning Ordinance and the Monroe County Subdivision Control Ordinance, except where modified by this document.

### 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...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.*"

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.* The N2 designation recommends attached townhomes among many other residential housing types.

### Ownership

The project site is the property described in the legal description included in this document. The property is currently owned by SOMO Development Company, LLC and is zoned MR. The proposed project will incorporate the property shown on the included site plan into this PUD. The project includes lots to be bought and sold as shown on the included site plan. Common areas where shown

on the included site plan will remain under the control of a Homeowner's Association (HOA) that will be formed as part of the subdivision process.

## Development Schedule

This project will be constructed in phases. Each phase is described below and shown on the Site Plan. 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.

### *Phase 1 (July 2021-July 2022 anticipated)*

Phase 1 will consist of 26 residential dwelling units, the extension of W That Rd across property currently owned by Blind Squirrels, LLC as shown in the included exhibit, improvements to S Rogers St as shown in the included exhibit, and all required infrastructure including storm water, utilities, and public roadways. Common Areas 1, 2 and 7 will also be platted to meet the open space requirement for PUDs.

### *Phase 2 (January 2022-January 2023 anticipated)*

Phase 2 will consist of 56 residential dwelling units and all required infrastructure including storm water, utilities, and public roadways. Common Areas 1, 2 and 7 will continue to meet the open space requirement for PUDs. During Phase 2, the roadway connection to S College Dr and the improvements to S Old SR 37 as shown in the included exhibit must be constructed.

### *Phase 3 (July 2022- July 2023 anticipated)*

Phase 3 will consist of 42 residential dwelling units and all required infrastructure including storm water, utilities, and public roadways. Common Area 6 will be platted and along with Common Areas 1, 2 and 7 will meet the open space requirement for PUDs.

### *Phase 4 (January 2023-January 2024 anticipated)*

Phase 4 will consist of 24 residential dwelling units and all required infrastructure including storm water, utilities, and public roadways. Common Areas 4 and 5 will be platted and along with Common Areas 1, 2, 6 and 7 will meet the open space requirement for PUDs.

### *Phase 5 (July 2023- July 2024 anticipated)*

Phase 5 will consist of 22 residential dwelling units and all required infrastructure including storm water, utilities, and public roadways. Common Areas 1, 2, 4, 5, 6 and 7 will continue to meet the open space requirement for PUDs.

### *Phase 6 (January 2024-January 2025 anticipated)*

Phase 6 will consist of 20 residential dwelling units and all required infrastructure including storm water, utilities, and public roadways. Common Areas 3 will be platted and along with Common Areas 1, 2, 4, 5, 6 and 7 will meet the open space requirement for PUDs.

## 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:

- Permitted Land Uses:
  - The following residential uses are permitted as currently defined in Chapter 802 of the Monroe County Zoning Ordinance:
    - Single-Family Attached Structure. A group of two (2) or more dwelling units attached by a wall, which is one or more stories in height, with each dwelling unit accessible by its own separate exterior entrance at grade level.
    - Single-Family Detached Structure. A freestanding single-family dwelling unit.
    - Accessory Use. A subordinate use customarily incidental to and located on the same lot with the principal use.
    - Home Occupation. An accessory occupational use conducted in a residential dwelling by the inhabitants that is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. A home occupation is based entirely within the primary residential structure, limited to not more than twenty-five (25) percent of the total square footage of the residential structure, with not more than two (2) employees living off-site, incidental sales of goods permitted, but no external signs identifying the business are permitted.
- Height, Bulk, Area, and Density
  - Maximum Gross Density: 5.2 units/acre for the entire PUD (Gross Density is calculated here as the number of dwelling units divided by the total acreage of the PUD)
  - Minimum Lot Area: 0.05 acres
  - Minimum Lot Width at Building Line: 30 ft
  - Minimum Front Yard Building Setback: 25 feet from right of way line
  - Minimum Side Yard Building Setback: 5 feet from property line (0 foot side setback on one lot line if designated on a subdivision plat)
  - Minimum Rear Yard Building Setback: 10 feet from property line or alley right of way line
  - Maximum Building Height (as defined in the Monroe County Zoning Ordinance Chapter 802): 45 feet
  - Minimum Open Space Area: 25% of the total area of the entire PUD must be open space as defined in the Monroe County Zoning Ordinance Chapter 811 "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" and located in platted common area
  - Monroe County Zoning Ordinance Chapter 803-4 (E) shall apply with the following addition noted in bold below.
    - **Any building or structure constructed after October 2, 2015 must be located within a buildable area. The following shall not be included in the buildable area:**
      - *Special Flood Hazard Area as specified in Chapter 808;*
      - *Wetlands as specified in Chapter 801;*
      - *Slopes 15% or greater as specified in Chapter 825 Area 2 Regulations. However, slopes 15% or greater that did not exist under the natural, undisturbed, pre-civilization condition and*

were created by human activity shall be included in the Buildable Area;

- *Sinkhole Conservancy Areas as specified in Chapter 829;*
  - *Drainage Easements as specified in Chapter 856;*
  - *Riparian Conservancy Areas as specified in Chapter 801;*
  - *Rights-of-way as specified in Chapter 801;*
  - *Easements for access;*
  - *Pole of a flag lot as specified in Chapter 801; and,*
  - *Setbacks as specified by Ordinance.*
- Public Right of Way
    - Public rights-of-way created within the PUD shall require right of way dedication as specified by the Monroe County Thoroughfare Plan, Monroe County Zoning Ordinance Chapter 755 with Appendix A, and the Monroe County Highway Department
  - Architectural
    - Anti-Monotony Standards: Structures shall vary their street facing primary exterior finish materials by 25% from the street facing primary exterior finish materials of adjacent structures facing the same street
    - Materials: Primary exterior finish building materials used on residential dwellings shall consist of any of the following:
      - Horizontal lap siding (e.g., vinyl, cementitious, wood)
      - V-grooved tongue-and-groove siding
      - Wood-grained vertical siding materials in a board-and-batten or reverse batten pattern
      - Cedar or other wood materials
      - Stucco, plaster, or similar systems
      - Stone
      - Split face block, ground face block, or brick
      - Cast or cultured stone
      - Cast in place concrete
      - Earthen structural materials; or
      - Other materials that replicate the look and durability of the above materials
  - Administrative
    - Development Plan submissions shall require staff level approval only and shall not require Plan Commission Review

## Facilities

- Roads: The project will be served by S Rogers St (existing minor collector) via an existing access easement with the adjacent property owner and S College Dr (existing local road). New public roadways will be established as shown on the attached site plan.
- Sidewalks: Minimum 4 feet wide sidewalks will be constructed along all new public roadways as shown on the attached site plan. A new multi-use path along a former rail corridor on the west side of the site will be constructed as part of the PUD. A multi-use path connection to

Clear Creek Elementary to the south and the mobile home community to the north will also be constructed as part of the PUD.

- o Sanitary Sewers: New sanitary sewers will be constructed in the new public roadways to serve the PUD.
- o Stormwater Management: Stormwater will be managed in three detention areas along the west side of the property in accordance with all Monroe County Drainage Ordinance requirements.
- o Water Supply System: New water mains will be constructed in the new public roadways to serve the PUD.
- o Street Lighting: Street lighting as required by the Monroe County Highway Department will be provided and paid for by the HOA.
- o Public Utilities: Gas, electric, and communications are all available on site

### Neighborhood Meeting Report

A neighborhood meeting was held on December 17, 2020 and the neighborhood meeting report is included with the PUD documents.



EXHIBIT 2: Proposed Site Plan



### SOUTHERN MEADOWS OUTLINE PLAN



TOTAL PUD SITE AREA: 216.4 ACRES  
 OPEN SPACE REQUIRED: 20.4 ACRES

OPEN SPACE PROVIDED	ACRES
STREET OPEN SPACE	2.50
PHASE 1 OPEN SPACE	2.50
PHASE 2 OPEN SPACE	2.50
PHASE 3 OPEN SPACE	2.50
PHASE 4 OPEN SPACE	2.50
PHASE 5 OPEN SPACE	2.50
PHASE 6 OPEN SPACE	2.50
TOTAL	15.00

TOTAL: 15.00 ACRES (6.93% OF SITE)

**LEGEND**

OPEN SPACE	Light Green
STREET OPEN SPACE	Dark Green
PHASE OPEN SPACE	Yellow



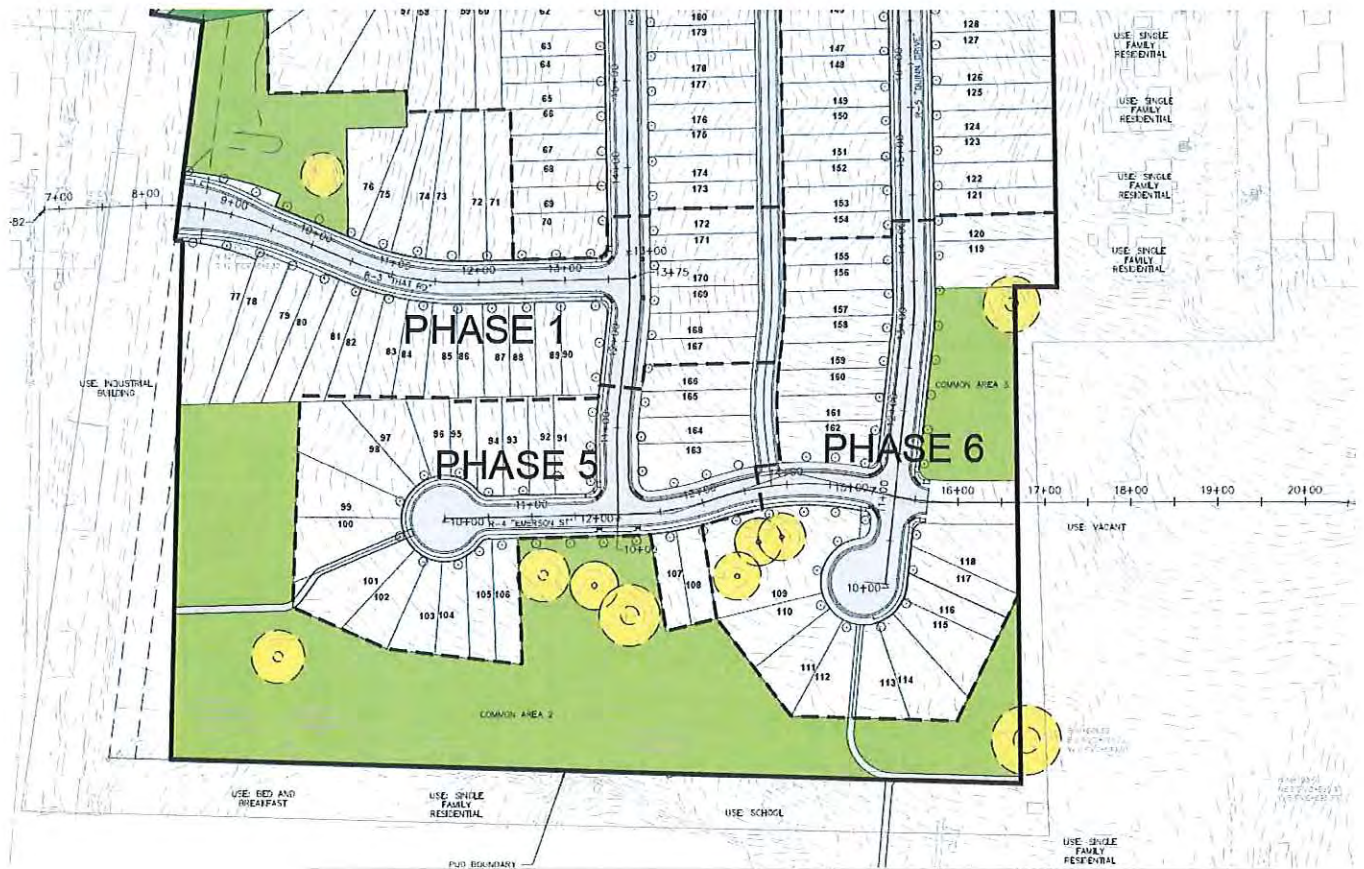
NOT FOR  
CONSTRUCTION

SOUTHERN MEADOWS PUD  
OUTLINE PLAN  
MONROE COUNTY, INDIANA

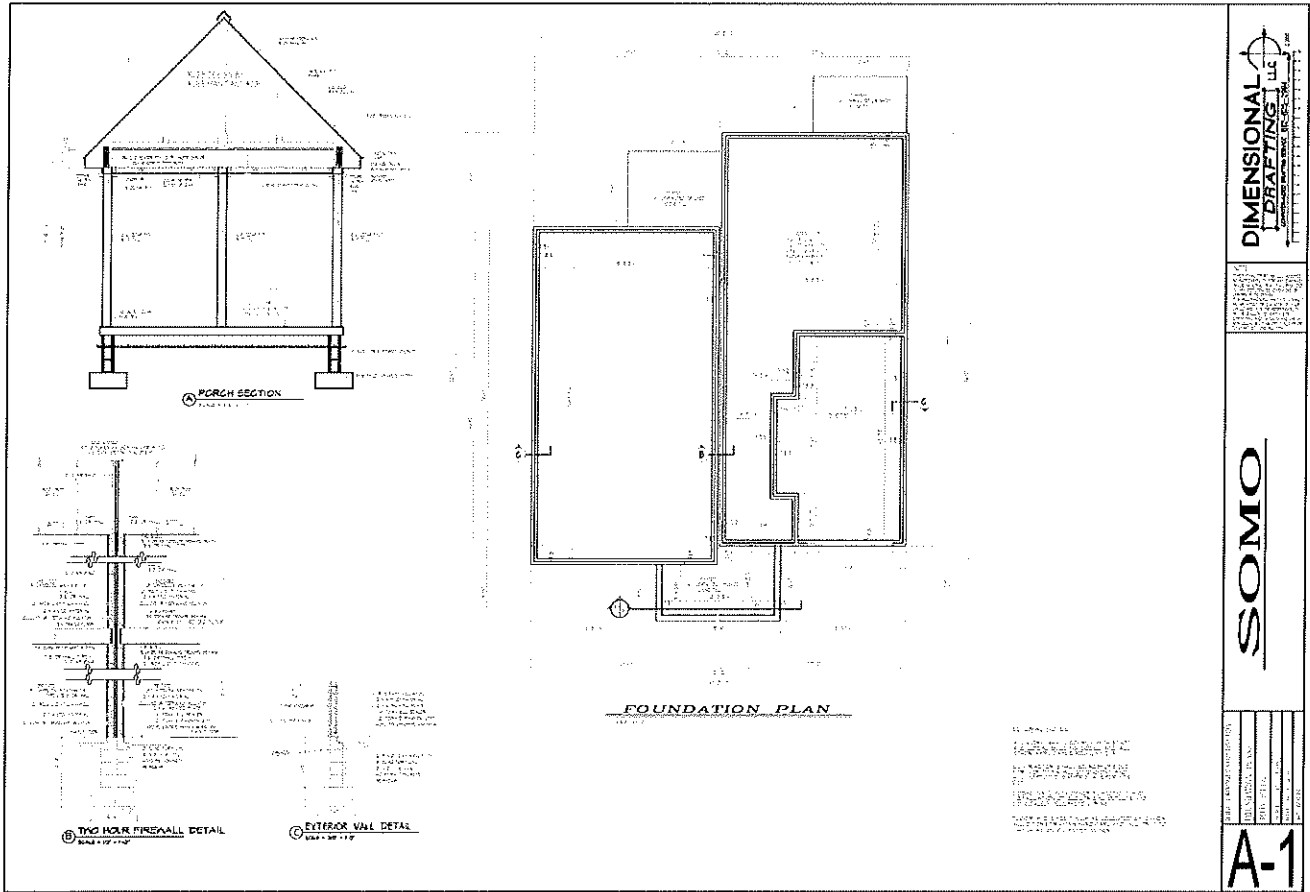
NO. OF LOTS	
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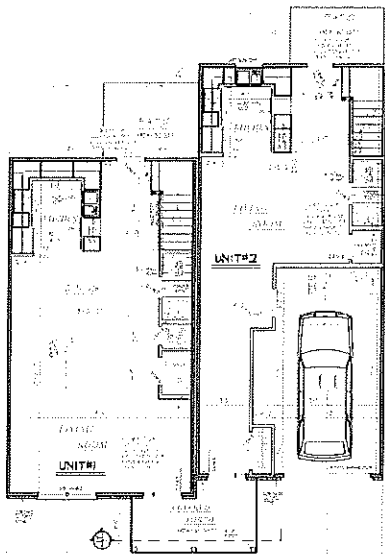




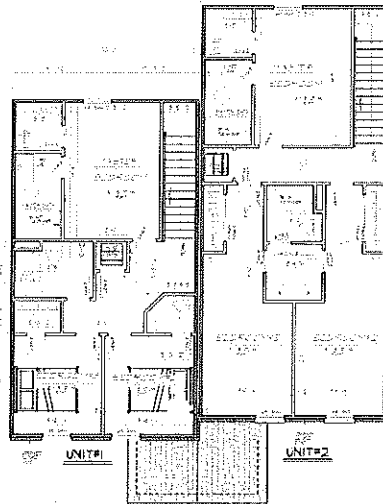


**EXHIBIT 3: Paired Townhome Schematics**





**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

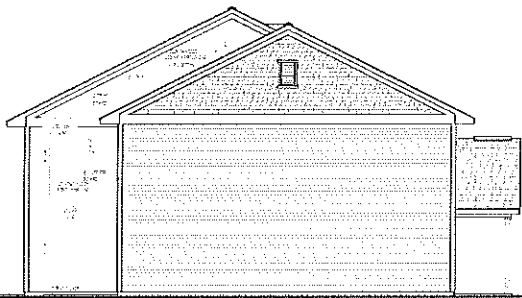
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 DRAFTING LLC**  
 ARCHITECTURAL & ENGINEERING

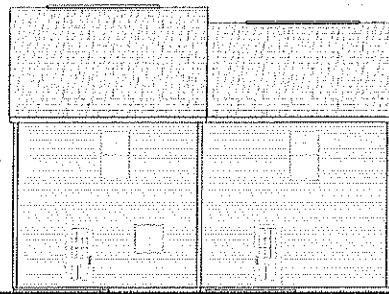
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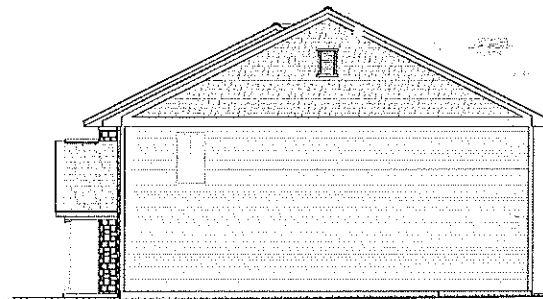
LEFT SIDE ELEVATION



BACK ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

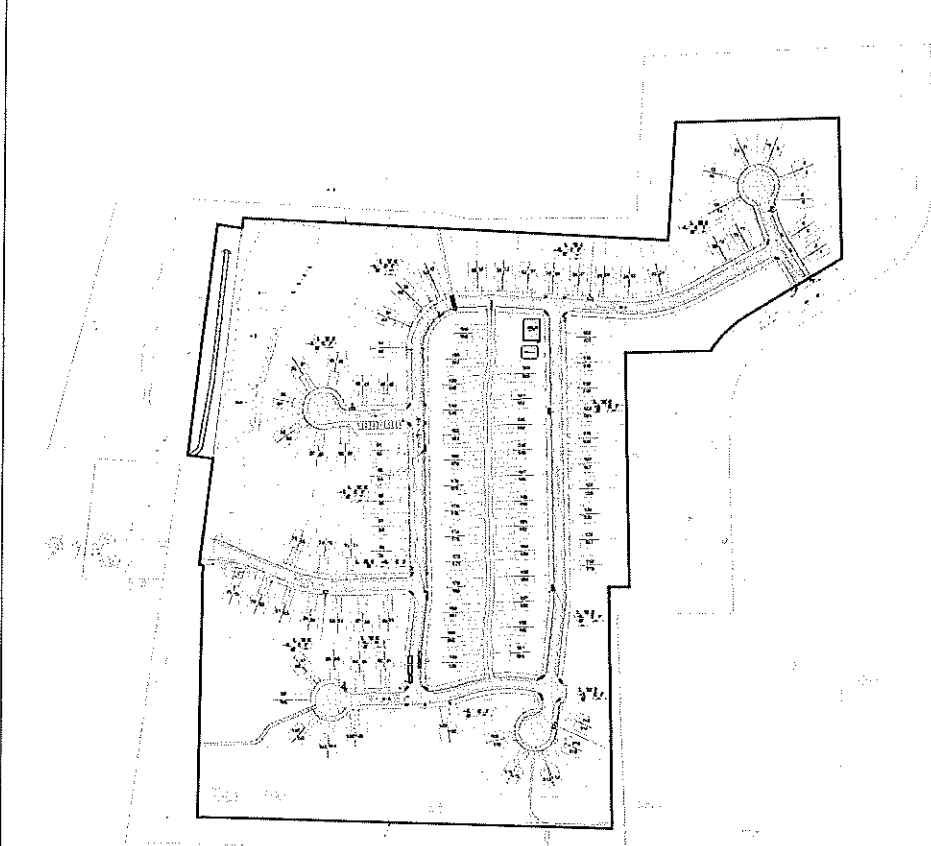
DIMENSIONAL  
DRAFTING LLC  
ARCHITECTURAL DRAFTING & DESIGN

SOMO

DATE	
DESCRIPTION	
DRAWN BY	
CHECKED BY	
SCALE	

A-3

**EXHIBIT 4: Proposed Parking Plan**



**SOUTHERN MEADOWS  
Parking Exhibit**

**Parking Summary**

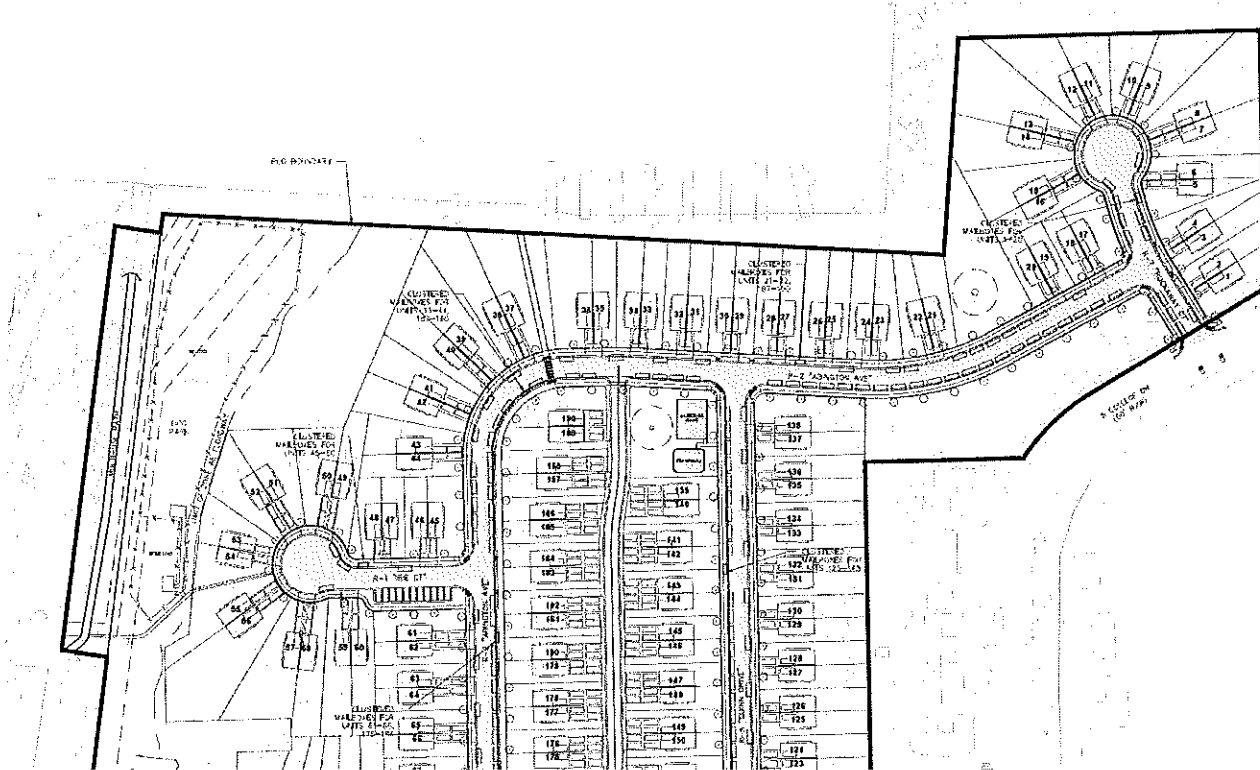
Garage Spaces:	180
Driveway Spaces:	424
Street Spaces:	235
<b>Total Spaces:</b>	<b>840</b>
Spaces Per Unit:	4.5



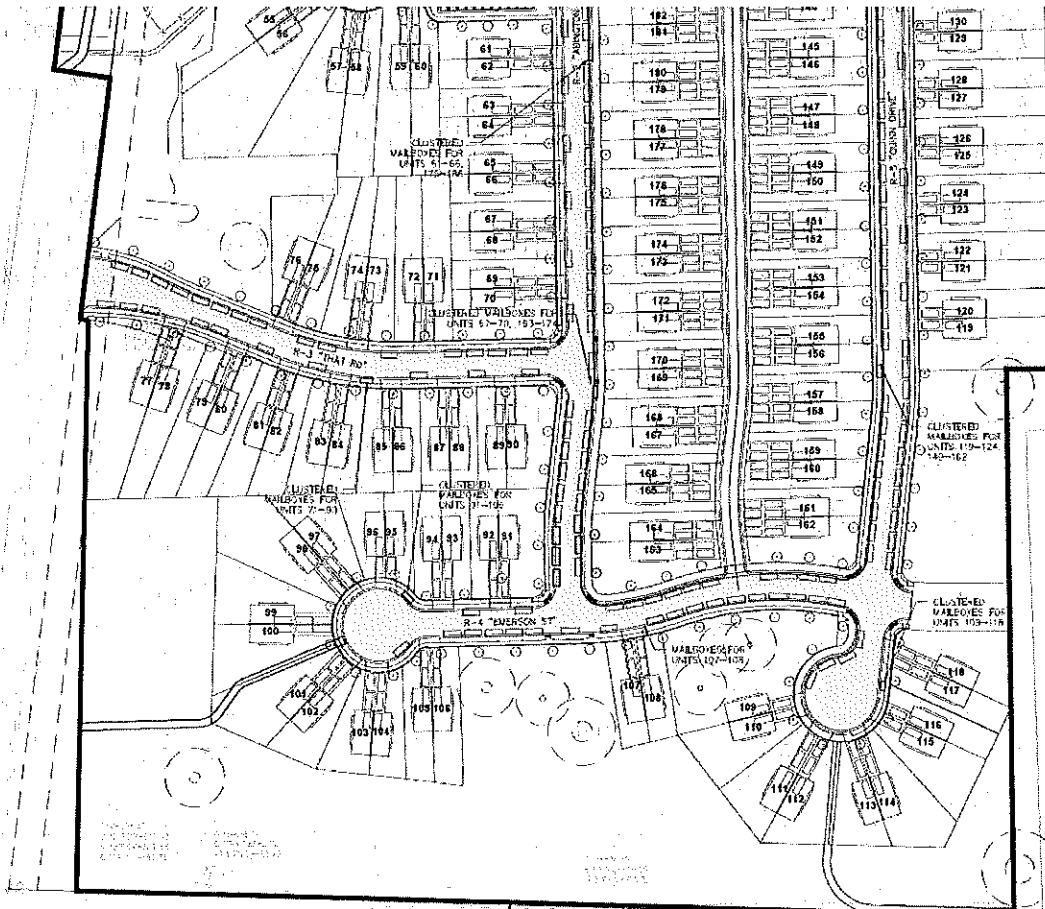
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CONSTRUCTION

SOUTHERN MEADOWS PUD  
OUTLINE PLAN  
MONROE COUNTY, INDIANA

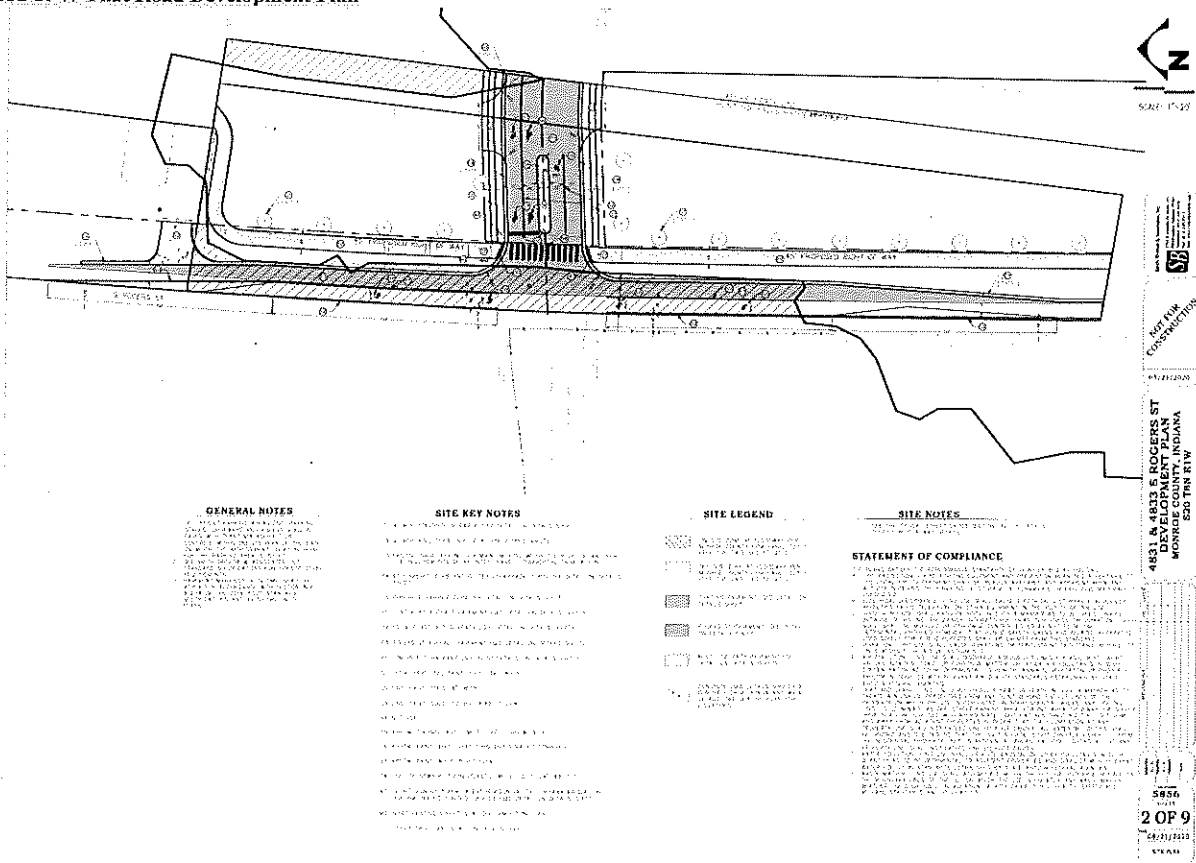
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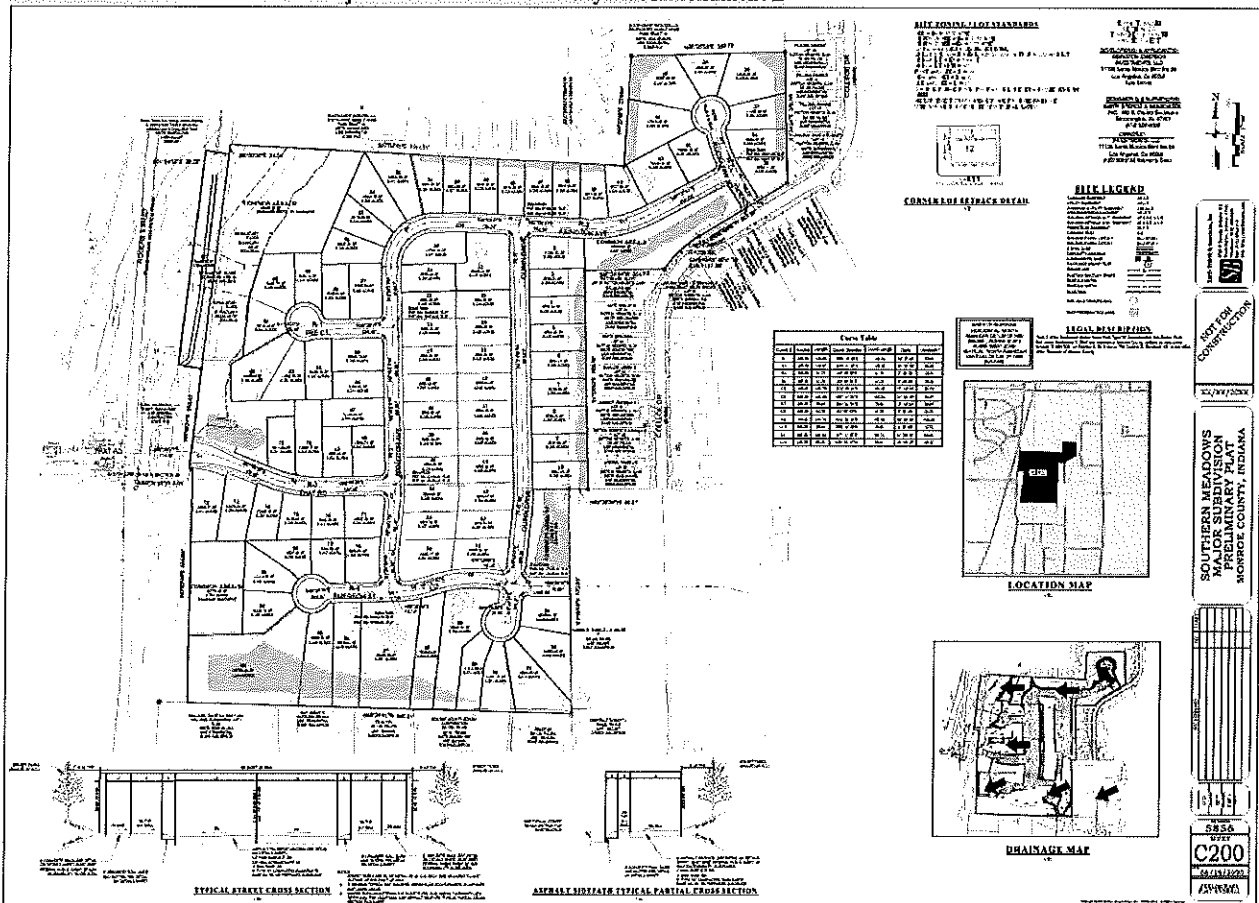


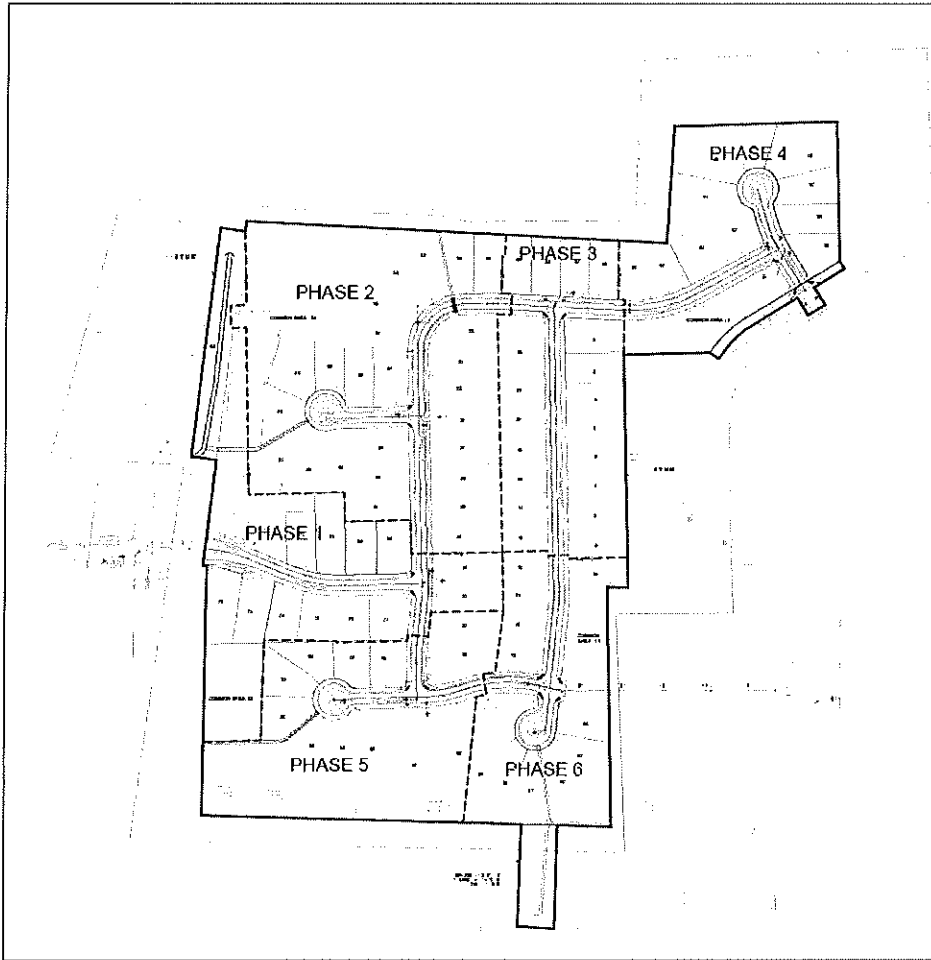


**EXHIBIT 5: W That Road Development Plan**



**EXHIBIT 6: Southern Meadows Major Subdivision Preliminary Plat Amendment I**





**STATEMENT OF COMPLIANCE**

THIS PROJECT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT, CHAPTER 36-3-1, INDIANA. THE PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1	2	3
4	5	6
7	8	9

**GENERAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD PLANS AND FIELD SURVEY.

**PHASING PLAN**

1. THE PHASING PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS: A. THE PHASING PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS. B. THE PHASING PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS. C. THE PHASING PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.



NOT FOR CONSTRUCTION

NO. 00000000

SOUTHERN MEADOWS  
 MAJOR SUBDIVISION  
 PRELIMINARY PLAT  
 MONROE COUNTY, INDIANA

NO.	DATE	REVISION



1/1/2000  
 SHEET  
**C300**  
 1/1/2000

**EXHIBIT 7: VET Environmental Engineering – Karst Study**



**VET ENVIRONMENTAL ENGINEERING, LLC**

2335 West Fountain Drive, Bloomington, IN 47404  
Phone: (812) 822-0400 Fax: (812) 650-3892  
Email: info@vet-env.com

April 21, 2021

Tom Winger  
SOMO Development Company  
1605 South Walnut Street  
Bloomington, IN 47401

**RE: Sinkhole Conservation  
Southern Meadows Subdivision  
4301 South Rogers Street  
Bloomington, Indiana**

VET Environmental Engineering, LLC (VET) was retained in early 2020 by Smith Brehob & Associates, Inc. (Smith Brehob) to evaluate sinkholes located at 4301 South Rogers Street in Bloomington, Monroe County, Indiana (Site) as defined by Monroe County Ordinance, Chapter 829: Karst and Sinkhole Development Standards. The purpose of this evaluation was to determine if sinkholes at the Site will affect proposed development. The Site is composed of two parcels (53-08-20-100-055.002-008 and 53-08-21-200-108.002-008) that total 39.1 acres in area. The proposed development of the Site is as a residential subdivision.

VET performed a desktop reconnaissance coupled with field investigations on January 6 and 17, 2020. Field investigations verified the existence of suspected sinkholes identified during desktop reconnaissance. To conduct the desktop reconnaissance, Smith Brehob provided VET a topographic map that was generated using photography data sufficient to generate one-foot contours. In accordance with Monroe County Ordinance 829-4(A)(1)(a), VET used greater than 7 ½ Minute Series Quadrangle Maps to locate sinkholes and all identified sinkholes were verified by a Professional Engineer (Sara R. Hamidovic MS, PE, CHMM; State of Indiana License Number PE 10910837). Per Monroe County Ordinance 829-4(A)(1)(c), a two-foot contour map is permitted to evaluate the presence of sinkholes. VET utilized a more conservative approach and evaluated the Site using a topographic map with one-foot contours to ensure all sinkholes present at the Site were identified.

*"Compliance that makes sense."*

VET identified nine sinkholes entirely located on the Site that exhibit topographic expression and conducted field confirmation of these features. Two additional sinkholes located along the Site boundary were identified. No other karst features were identified or evaluated as a part of this investigation. However, the Site is within a larger karst region in southern Indiana prone to sinkholes. Surrounding areas typically have a density of approximately four sinkholes per square kilometer (IndianaMAP, 2020). If additional karst features are identified during development, a qualified professional should be retained to further evaluate identified features.

Mapping data from VET's sinkhole evaluation were provided to Smith Brehob for incorporation into Site development plans. The Southern Meadows Major Subdivision Preliminary Plat (**Exhibit 1**) and the Southern Meadows Parking Exhibit (**Exhibit 2**) detail the identified sinkholes and the associated Sinkhole Conservation Easements. All identified sinkholes were mapped, appropriate Sinkhole Conservation Easements applied, and will all be protected during development activities.

VET was retained in early 2021 by SOMO Development Company (SOMO) to provide oversight during grading operations associated with development of the Southern Meadows residential subdivision to ensure no identified sinkholes are impacted during development activities. A VET representative will oversee flagging of identified sinkholes and each respective Sinkhole Conservation Easement. Further, a VET representative will be present during grading operations to ensure no damage to the sinkholes, or the Sinkhole Conservation Easements takes place. If additional karst features are identified, VET is prepared to perform necessary evaluation. Following completion of grading activities at the Site, VET will prepare a report including photo documentation of Site grading and confirmation that the identified sinkholes and Sinkhole Conservation Easements were appropriately protected.

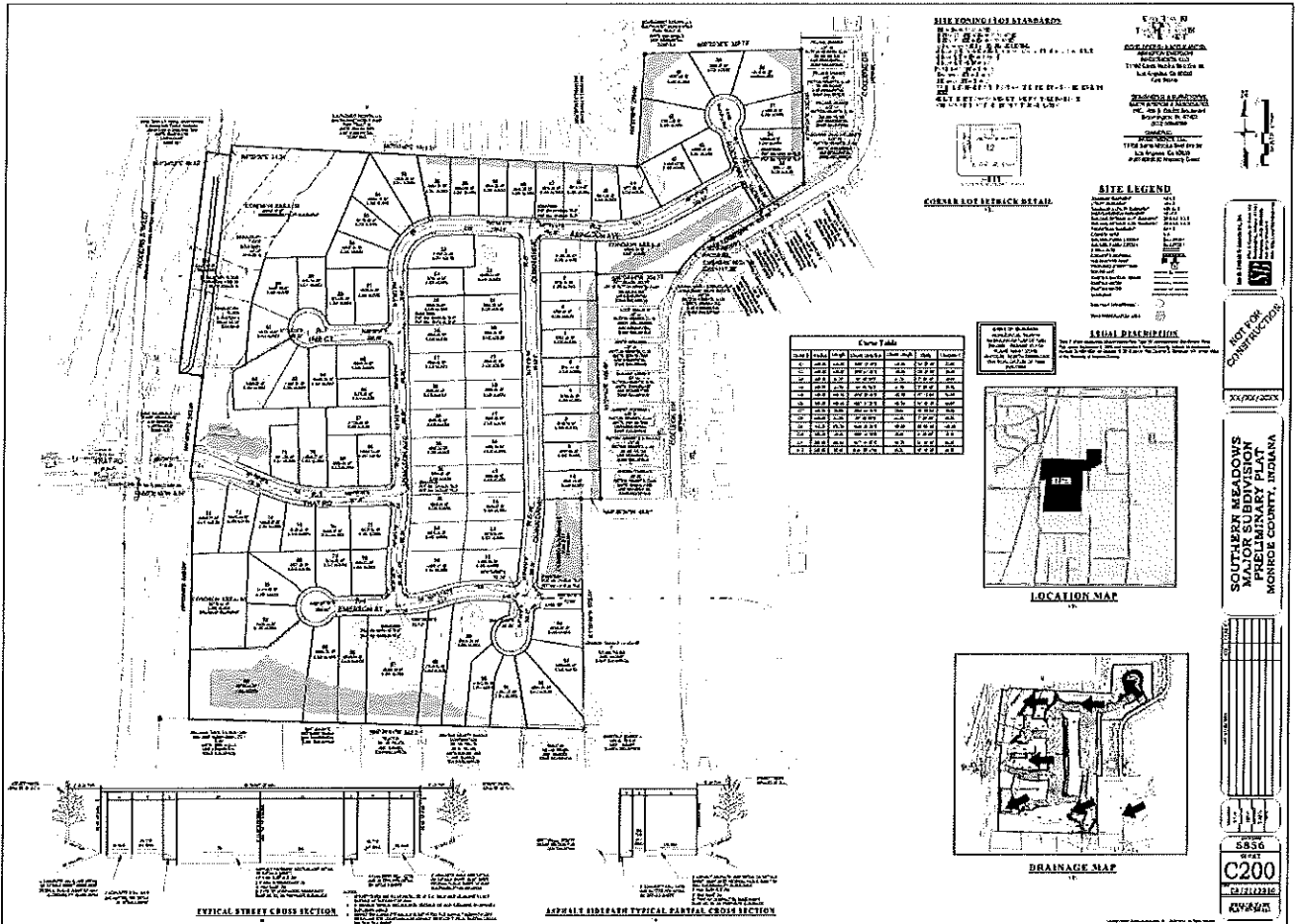
If you have questions or concerns regarding this document, please contact the VET office at (812) 822-0400.

Respectfully submitted,

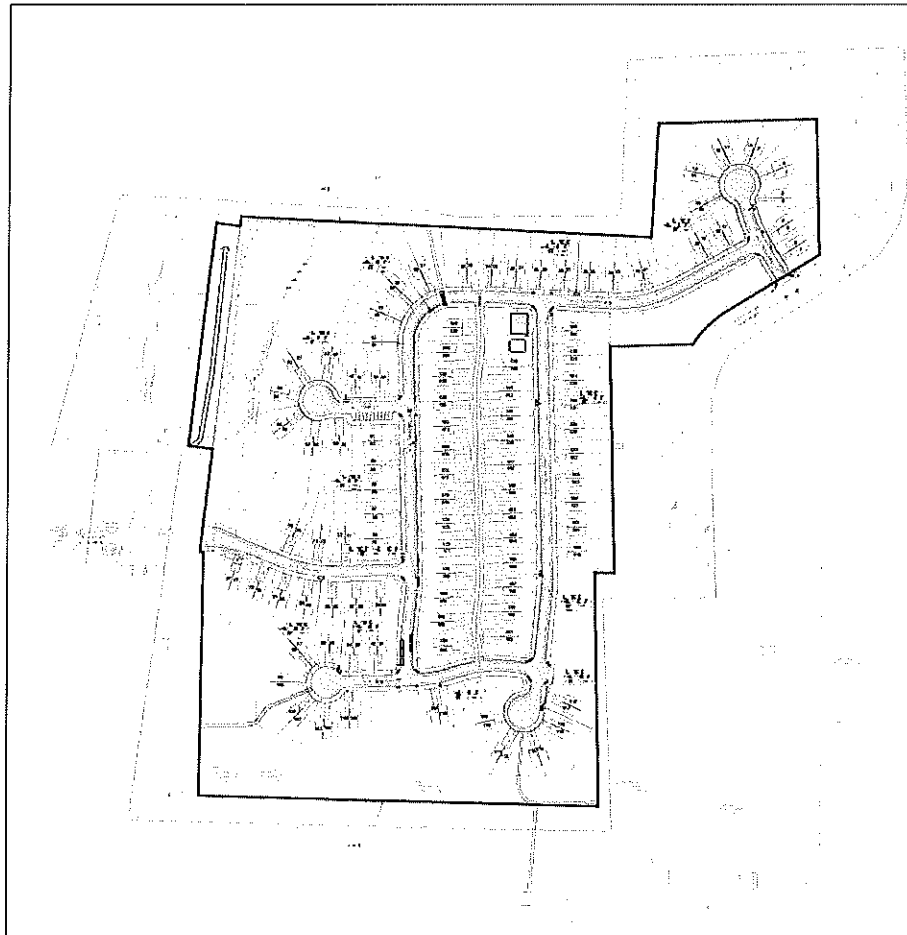


Sara R. Hamidovic, MS, PE, CHMM  
President/CEO  
Principal Engineer

*"Compliance that makes sense."*



**SOUTHERN MEADOWS**  
Parking Exhibit



**Parking Summary**

Garage Spaces:	190
Driveway Spaces:	424
Street Spaces:	235
<b>Total Spaces:</b>	<b>849</b>
Spaces Per Unit:	4.5



RESIDENTIAL CONSTRUCTION

8/20/2012

SOUTHERN MEADOWS PUD  
MONROE COUNTY, INDIANA

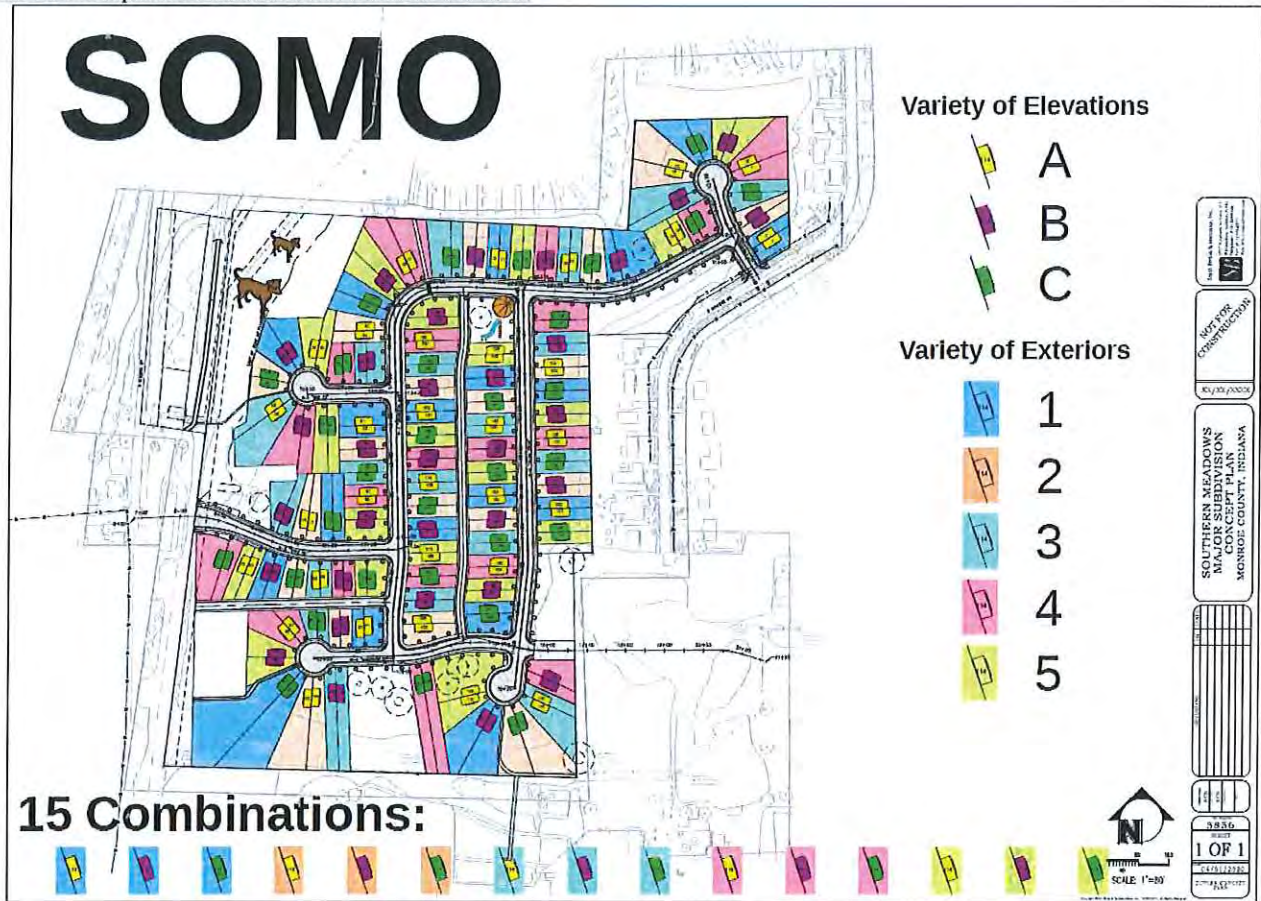
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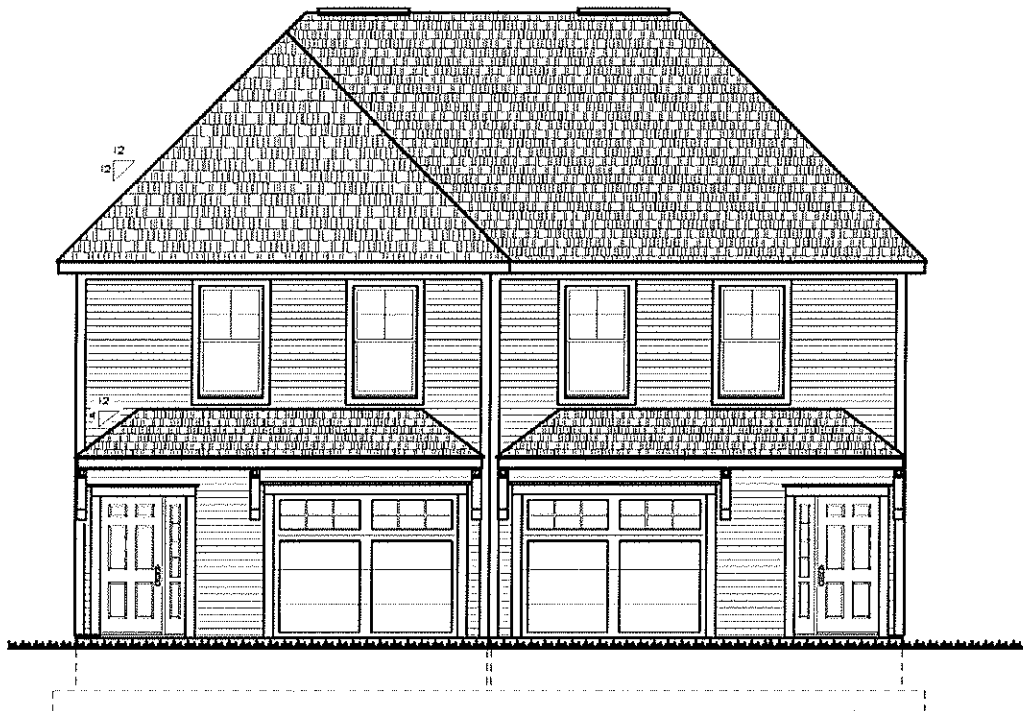
EXHIBIT 9: Proposed Architectural and Aesthetic Variation







**FRONT ELEVATION OPTION "B"**



**FRONT ELEVATION OPTION "C"**



SOMO 1



SOMO 2



SOMO 3



SOMO 4





SOMO 5

**EXHIBIT 10: Southern Meadows Ordinance**

**ORDINANCE # 2021-\_\_\_\_\_**

**SOUTHERN MEADOWS PLANNED UNIT DEVELOPMENT, OUTLINE PLAN**

An ordinance to adopt the Southern Meadows 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 Southern Meadows Planned Unit Development;

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 favorable recommendation;

Whereas, on August 24, 2020 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 meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, and accepted public comment on the proposed Amendments during its during its meeting on the \_\_\_ day of \_\_\_\_\_, 202\_\_;

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;

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

Section I:

The Southern Meadows Planned Unit Development, Outline Plan will rezone the parcel commonly known as Southern Meadows Major Subdivision located in Monroe County, Indiana and legally described as Tract 2 of the Southerest Mobile Home Park Type "A" Administrative Subdivision Final Plat, dated September 3, 2010 and recorded in the Office of the Recorder of Monroe County, Indiana as Instrument Number 2010015321 on October 6, 2010 and in Plat Cabinet D, Envelope 101, in the Office of the Recorder of Monroe County, Indiana and as amended in the Southerest Mobile Home Park Type "A" Administrative Subdivision, Plat Amendment One to Tract Two on file in the Monroe County Planning Office from Medium Density Residential to a Planned Unit Development called Southern Meadows PUD as further detailed and explained in the Southern Meadows Planned Unit Development, Outline Plan which is attached hereto in the Plan Commission packet and incorporated herein as Exhibit A. The Southern Meadows Planned Unit Development, Outline Plan 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 Southern Meadows Planned Unit Development, Outline Plan must comply with and implement the standards, covenants and representations contained in the Southern Meadows Planned Unit Development, Outline Plan attached hereto as Exhibit A. The parcel number is 53-08-20-100-055.002-008 and is located in Perry Township.

Section II:

The following conditions of approval shall apply to this petition:

1. All residential lots in the subdivision are required to submit engineered site plans before issuance of the Improved Location Permits.
2. Before Certificate of Occupancy, each lot must submit engineered as-built plans of the developed lot for approval by the MS4 Coordinator.
3. Petitioner must indicate lowest adjacent grade for lots 10, 22, 43, 44, 55, 64, 71, 72, 84, 86, 88, 89, 90, 91, 93, 96 on the preliminary and final plats. Changes made

to the platted lowest adjacent grade can be approved administratively through the Monroe County Drainage Board.

4. Borrow sites throughout the subdivision can be permitted no matter the phasing.
5. Abandoned Railroad bed to be used as a trail should be placed in fee simple lot and built out as part of the subdivision.
6. Commitment between Blind Squirrels and AEL must be recorded following preliminary plat approval and prior to final plat recording.
7. Petitioner to submit written commitments for off-site work to be conducted with approval of this project.
  - a. Multi-use trail to Clear Creek Elementary from Southern Meadows subdivision (per the approved preliminary plat).
  - b. Connection to That Road (per the approved plans submitted).
  - c. Highway Department approved off-site improvements to S. Rogers St. and S. Old State Road 37 (per the approved plans submitted).
  - d. Multi-use trail along S. Rogers St. terminating at the south end of the Blind Squirrels LLC property (per the approved plans submitted).
8. Developer commits to grant SCA per Ch. 829 should new sinkholes surface prior to lot development. A geotechnical engineer must be present on the site during initial mass grading of any phase, especially during road and detention pond construction. If an issue arises, the petitioner's engineer will be required to notify staff and provide any alternate plans.
9. Drainage details of flood way crossing at west entrance and remaining drainage calculations are to be approved by the MS4 Coordinator prior to issuance of any grading permits.
10. Remaining drainage calculations are to be approved prior to preliminary plat approval.
11. Developer agrees to construct roadway connection to S College Dr as part of Phase 2 as shown on the PUD Outline Plan.

### Section III.

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

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

BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

"Yes" Votes

"No" Votes

Julie Thomas

Julie Thomas

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Lee Jones

---

Lee Jones

Penny Githens

Penny Githens

**EXHIBIT 11: Southern Meadows HOA Commitment**

**COMMITMENT REGARDING THE USE AND DEVELOPMENT OF THE  
REAL PROPERTY AND IMPROVEMENTS COMMONLY KNOWN AS  
SOUTHERN MEADOWS MAJOR SUBDIVISION**

This Written Commitment (hereinafter "Commitment"), made by **SOMO Development Company, LLC** (hereinafter "Owner"), the Owner of the Real Estate commonly known as Southern Meadows Major Subdivision (hereinafter the "Real Estate") consisting of approximately thirty-seven and two one-hundredths (37.02) acres and located in Monroe County, Indiana. This Commitment shall be upon the recitals, terms and conditions contained herein.

**RECITALS**

WHEREAS, Owner has petitioned the Monroe County Plan Commission, under Case Number 2011-PUO-04 for approval to amend the zoning map from Medium Density Residential to a Planned Unit Development to be known as Southern Meadows PUD;

WHEREAS, Owner's PUD outline proposes construction of paired townhome structures each of which would have up two units, with each unit having its own lot;

WHEREAS, the Monroe County Plan Commission has requested a commitment from Owner and to the Monroe County Board of Commissioners (hereinafter the "Commissioners") related to the responsibilities of the Homeowners' Association that will ultimately be responsible for the maintenance of certain common areas and common area facilities to be located upon the Real Estate following development of the Real Estate pursuant to Owner's proposed PUD outline; and

WHEREAS, Owner has agreed and committed to provide this Commitment subject to final plat approval of Owner's PUD outline;

NOW, THEREFORE, Owner hereby commits to undertake the actions herein memorialized with respect to the development of the Real Estate pursuant to Owner's PUD outline, along with its maintenance thereafter, and as agreed by Owner with respect to Case Number 2011-PUO-04.

TERMS AND CONDITIONS OF COMMITMENT

1. Real Estate. The Real Estate subject to this Commitment is commonly known as Southern Meadows Major Subdivision located in Monroe County, Indiana and legally described as Tract 2 of the Southcrest Mobile Home Park Type "A" Administrative Subdivision Final Plat, dated September 3, 2010 and recorded in the Office of the Recorder of Monroe County, Indiana as Instrument Number 2010015321 on October 6, 2010 and in Plat Cabinet D, Envelope 101, in the Office of the Recorder of Monroe County, Indiana and as amended in the Southcrest Mobile Home Park Type "A" Administrative Subdivision, Plat Amendment One to Tract Two on file in the Monroe County Planning Office.
2. Statement of Commitment. With respect to the development of the Real Estate, along with its maintenance thereafter, pursuant to Case Number 2011-PUO-04, Owner hereby commits as follows:
  - A. Development of Real Estate. Subject to final plat approval of Owner's PUD outline, the Real Estate will be developed by Owner to include paired townhome structures each of which would have up two units, with each unit having its own lot consistent with Owner's PUD outline, along with certain common areas and common area facilities (hereinafter the "Common Area").

- B. Common Area. The Common Area may include, among other things, such things as karst features, storm water detention and/or retention areas, storm water drainage areas and storm water facilities which Common Area will be monitored and maintained by a homeowners' association pursuant to covenants, conditions and restrictions which Owner shall cause to be recorded concurrently with or subsequent to the platting of the Real Estate which CCR's shall attach to and run with the Real Estate. The Common Area will ultimately be owned by the homeowners' association or by the lot owners of the lots to be located upon the Real Estate following its development by Owner wherein ownership of each such lot shall also include ownership of an undivided fractional interest in all common and limited common areas as shown on the recorded plat(s) of the Real Estate.
- C. Covenants, Conditions and Restrictions. Owner will cause the Declaration of Covenants, Conditions and Restrictions of the Townhomes at Southern Meadows (hereinafter the "Declaration") to be recorded concurrently with or subsequent to the platting of the Real Estate. The Declaration shall contain, among other things, the following terms and conditions:
- (1) Homeowners' Association. The Declaration shall indicate that SOMO Townhomes Homeowners' Association, Inc, or a similarly named Indiana not-for-profit corporation (hereinafter the "Association"), shall be incorporated pursuant to the laws of the State of Indiana.
  - (2) Membership in the Association. The Declaration shall indicate that membership in the Association shall be appurtenant to lot ownership in the



Southern Meadows PUD and may not be separated from the ownership of any lot located upon the Real Estate.

- (3) Maintenance of Common Area. The Declaration shall indicate that the Association shall be responsible for, among other things, monitoring and maintaining the Common Area in accordance with any applicable best management practice plan to be established and adopted by Owner and subject to approval by the Commissioners (or a designee of Commissioners) (hereinafter "BMPP").
- (4) Cost of Maintaining Common Area. The Declaration shall indicate that the Association shall be responsible for the cost of maintaining the Common Area.
- (5) Funding for Cost of Maintaining the Common Area. The Declaration shall indicate that each individual lot owner upon the Real Estate, as a member of the Association, shall be responsible for payment of regular and special assessments (hereinafter "Assessments") which Assessments may be used to pay for the costs and expenses of maintaining and repairing the Common Area.
- (6) Enforcement of Assessments. The Declaration shall indicate that the Association shall have the right to enforce the collection of Assessments by filing notices, liens and/or by civil litigation collection efforts to obtain judgments should any individual lot/lot owner become delinquent with respect to their individual Assessment obligations.

- (7) Budgeting. The Declaration shall indicate that the Association shall, on an annual basis, prepare, approve and distribute a pro forma operating statement (hereinafter the "Budget") which Budget shall include estimated revenue and expenses necessary to maintain and repair the Common Areas.
- (8) Reserve Account. The Declaration shall indicate that the Association's Budget shall include funding for a reserve account which reserve account will be dedicated to funding replacement or major repair of the Common Area.
- (9) Initial Funding of Reserve Account. Owner will advance funding to frontload the reserve account and the Declaration will provide that the Association's Budget shall make provisions for periodic additions to the reserve account from a portion of the Assessments. Initial funding of the reserve account shall be in an amount reasonably required for maintenance and repair of the Common Area based upon reasonable recommendations of Owner's design and accounting consultants.
- (10) Commissioners' Right of Maintenance and Repair. The Declaration shall indicate that in the event that the Association fails to perform maintenance and repair for the Common Area pursuant to any applicable BMPP that the Commissioners (or a designee of Commissioners) may cause such maintenance and repair to be performed (hereinafter "Commissioners Work"). Prior to the initiation of any Commissioners Work, the Commissioners shall provide ten (10) days advance written notice to the

Association which notice shall provide the Association with an opportunity to cause the then-needed maintenance and repair work to be performed.

- (11) Reimbursement for Cost of Commissioners Work. All costs and expenses incurred during the course of any Commissioners Work in accordance with any applicable BMPP may be jointly and severally assessed against the Association and the individual lots/lot owners located upon the Real Estate.
- (12) Commissioners Right of Enforcement. The Declaration shall provide that the Commissioners shall have all rights and powers of enforcement as contained in the Declaration and granted to the Association to enforce and collect Assessments related to the maintenance and repair of the Common Area including filing notices, liens and/or by civil litigation collection efforts to obtain judgments should any individual lot/lot owner become delinquent with respect to their individual Assessment obligations.
- (13) Easements. The Declaration shall provide that in the event that any Commissioners Work should become necessary that the Commissioners (or a designee of Commissioners) shall have the same rights and interests in and to any easements and/or access rights available to the Association for the purpose of inspection, maintenance and repair of the Common Area.
- (14) Receivership. In the event that the Association fails to maintain a functioning Board of Directors, functioning committees and/or

professional management and in the event that any Commissioners Work should become necessary, the Association hereby consents and stipulates to the appointment and empowerment of a receiver to cause the performance of the Association's responsibilities related to the maintenance and repair of the Common Area.

3. Modification or Termination of Commitment. The commitments contained herein may be modified or terminated by the Monroe County Plan Commission subject to applicable law and proper notice to all interested parties.
4. Enforcement of Commitment. The commitments contained herein may be enforced jointly and/or severally by: (a) Monroe County; (b) The Monroe County Plan Commission; (c) The Monroe County Board of Commissioners; (d) Interested Parties as defined by applicable zoning law; and/or (e) Any person who is specifically injured by a violation of this Commitment. In pursuing enforcement of the commitments contained in this Commitment the prevailing party may be awarded any costs, expenses (including reasonable attorney fees) and/or damages authorized by applicable law.
5. Recordation and Approval Contingency. Owner hereby authorizes the Monroe County Planning Department to cause this Commitment to be recorded in the Office of the Recorder of Monroe County, Indiana upon final approval of Owner's PUD outline, identified in Case Number 2011-PUO-04, by the Monroe County Commissioners. Owner acknowledges that Monroe County's approval of Case Number 2011-PUO-04 is conditioned upon and subject to the recordation of this Commitment and any other conditions, terms and/or conditions in the Monroe County Plan Commission's records

pertaining to Case Number 2011-PUO-04 which records are incorporated into this Commitment by reference herein.

6. Memorialization in Declaration. The terms, conditions and commitments contained herein shall be memorialized in the recorded Declaration encumbering the Real Estate which Declaration is further described in Section 2(C) of this Commitment. The Owner shall submit a copy of the record-stamped Declaration to the Monroe County Planning Department following its recordation with the Recorder of Monroe County, Indiana.
7. Effective Date. This Commitment shall become effective upon the approval of Owner's PUD outline identified in Case Number 2011-PUO-04, by the Monroe County Commissioners and shall continue until terminated or modified in accordance with applicable law.
8. Miscellaneous Terms and Conditions. This Commitment shall be subject to the following miscellaneous terms and conditions:
  - A. Voluntary Act. Owner acknowledges and represents that Owner makes and executes this Commitment, thereby making the commitments contained herein, as a free and voluntary act of Owner. In addition, Owner acknowledges and represents that Owner has reviewed and fully understands the recitals, terms and conditions of this Commitment.
  - B. Governing Law. This Commitment and the recitals, terms and conditions contained herein will be governed by and construed in all respects in accordance with the applicable laws of the State of Indiana and the County of Monroe County, Indiana.

- C. Successors and Assigns. This Commitment shall be binding on Owner, on Owner's successors and on subsequent owners of the Real Estate. In addition, this Commitment shall be referenced as a deed covenant upon any and all future transfers of the subject Real Estate and the obligations made by way of this Commitment and ownership of the Real Estate shall not be separable.
- D. Construction. Owner represents that Owner has participated in the preparation of this Commitment and that no legal or equitable principles that might require the construction and/or interpretation of this Commitment or any provision herein for or against the party drafting this Commitment will apply hereto in any construction or interpretation of this Commitment.
- E. Severability. If any term or provision of this Commitment is held or found to be invalid, illegal or unenforceable, the remaining terms and provisions of this Commitment which are not held or found to be invalid, illegal or unenforceable shall remain in full force and effect.
- F. Time of Essence. Owner represents and acknowledges that time is of the essence as to this Commitment and the commitments contained herein and that the failure to timely comply with any recital, term or condition contained herein shall be a violation of this Commitment.

IN WITNESS WHEREOF, the Owner has executed this Commitment on the \_\_\_\_\_  
day of \_\_\_\_\_, 2021.

OWNER  
SOMO Development Company, LLC

By: \_\_\_\_\_  
Tom Winger, Managing Member

STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF MONROE    )

Before me, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at which time Tom Winger, as Managing Member of SOMO Development Company, LLC, personally appeared and acknowledged the execution of the above and foregoing Commitment to be a voluntary act and deed.

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Residing in Monroe County, Indiana

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

*Gregory Scott Lauer*  
\_\_\_\_\_  
Gregory Scott Lauer

This Instrument Prepared By: Gregory Scott Lauer, Attorney at Law, Bloomington, IN

**EXHIBIT 12: Petitioner Data – Indiana Association of Realtors**

**Local Market Update for February 2021**  
 A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

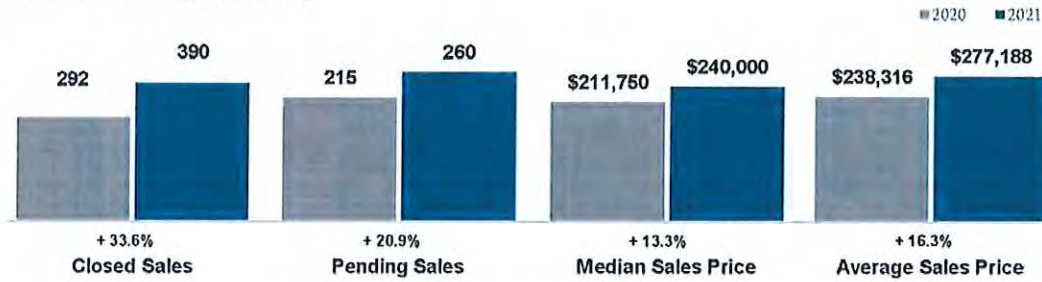


**Monroe County**

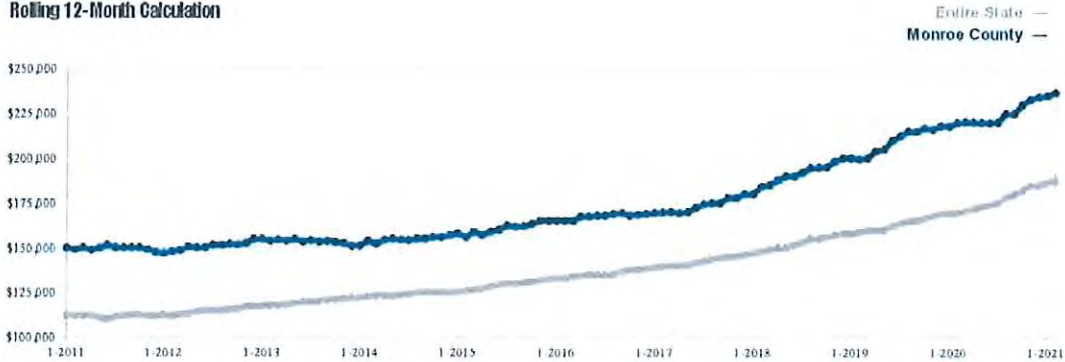


Key Metrics	December through February			March through February		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	449	350	-22.0%	2,292	2,026	-11.6%
Closed Sales	292	390	+33.6%	1,853	1,876	+1.2%
Median Sales Price	\$211,750	\$240,000	+13.3%	\$219,900	\$236,750	+7.7%
Percent of Original List Price Received*	96.9%	98.2%	+1.3%	97.9%	98.3%	+0.4%

**December through February**



**Median Sales Price**  
 Rolling 12-Month Calculation



\*Percent of Original List Price Received is based on the number of sales that have been reported to the Multiple Listing Service (MLS) and are available for public viewing. It does not include sales that are not reported to the MLS or sales that are not available for public viewing.

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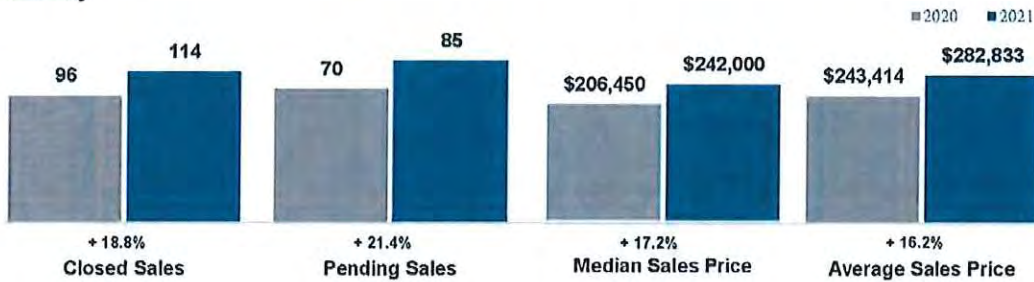


# Monroe County

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
New Listings	186	128	- 31.2%	186	128	- 31.2%
Closed Sales	96	114	+ 18.8%	96	114	+ 18.8%
Median Sales Price	\$206,450	\$242,000	+ 17.2%	\$206,450	\$242,000	+ 17.2%
Percent of Original List Price Received*	96.5%	98.1%	+ 1.7%	96.5%	98.1%	+ 1.7%
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--
Inventory of Homes for Sale	421	285	- 32.3%	--	--	--

\*Does not include the list price for any properties being converted.

## January



## Median Sales Price Rolling 12-Month Calculation



Source: Indiana Association of Realtors, based on data from the Indiana Multiple Listing Service (MLS). Data is preliminary and subject to change.

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# Jobs in Monroe County

## Recent Hires

**Cook Group** 300 People

**Catalent** 1200 People

## Open Job Listings in County

### **Bloomington Economic Development Corporation**

Estimates that there are more  
than 1,000 open job listings  
in Monroe County

**Catalent** 267 open listings

All data from the Bloomington Economic Development Corporation, the President of Cook Group and the respective websites of Cook Group, Catalent Pharmica, Baxter, and Crane; Research dates April 8 & 9, 2021

# MONROE COUNTY

## New Residential Real Estate Listings

### Year-to-Year Comparison Report

#### Last 2 Years

January 2019 - Present

Current Period	4,230 Units
One Year Prior	5,719 Units
Decrease	- 1,489 Units
	- 26%

#### Last Year

January 2020 - Present

Current Period	2,324 Units
One Year Prior	3,802 Units
Decrease	- 1478 Units
	- 39%

**Dwindling Supply = High Demand and Higher Prices**

\*\* All data from the IR MLS; Prepared by Licensed Managing Broker  
Statistics for: Area (Minor)=Monroe, Class=RE, MF, LL, CM, RR, FR, CL, Date Range 01/01/2019-12/31/2020, Grouping Selector=3; As Of: 4/8/2021  
Statistics for: Area (Minor)=Monroe, Class=RE, MF, LL, CM, RR, FR, CL, Date Range 01/01/2020-12/31/2021, Grouping Selector=3; As Of: 4/8/2021

# BENEFITS OF HOME OWNERSHIP

## 1. Price appreciation

The last two years, Monroe County has seen an appreciation rate of 9.14% (IRMLS). To take this into account, if a homebuyer buys a house for \$200,000, at this rate, the value of their home after 5 years will be \$309,706. If a homebuyer buys a house for \$250,000, at this rate, the value of their home after 5 years will be \$387,132.

<u>2021 Home Value</u>	<u>Appreciation at 9.14%</u>	<u>2026 Home Value</u>
\$200,000	—————>	\$309,706
\$250,000	—————>	\$387,132

## 2. Credit Builder

Building credit and improving credit is one of the most desirable wishes. A mortgage, on your payment history, is the largest portion (35%) of one's FICOscore. When payments are made consistently, the FICOscore will undoubtedly go higher. This will allow for financial freedom for the homeowner.

## 3. Tax Benefits

As a homeowner (compared to renting), you can deduct your property taxes and mortgage interest from your annual income taxes. Typically, if you are a new homebuyer, most of your money you pay on mortgage will go to interest.

## 4. Equity Builder

Home equity is one of the most exercised ways to build long-term wealth. Instead of paying monthly rent, a mortgage payment decreases what you owe, while at the same time gaining home value. Overtime, home equity alongside your home's appreciation rate, will allow upward mobility.

**EXHIBIT 14: Letters of Support & Remonstrance**

**Letters of Support –**



COOK GROUP INCORPORATED  
750 DANIELS WAY,  
P.O. BOX 1608  
BLOOMINGTON, IN 47402-1608 U.S.A.  
PHONE: 812.331.1025 FAX: 812.331.8990  
WWW.COOKGROUP.COM

January 11, 2021

Tom Winger  
Winger Construction Inc.  
1605 S. Walnut Street  
Bloomington, IN 47401

Subject: Southern Meadows Project

Dear Tom,

Thank you for sharing the information about the Southern Meadows at Clear Creek (SOMO) project here in Monroe County. I can tell you on behalf of the Cook organization and our many current and future employees, projects like this are critical to the success of our community.

Many of our employees are young and just starting their careers. They are excited to begin the journey of starting a family and owning a home. However, many are also discouraged because they fear they will not be able to find a place to start. We surveyed 1000 of our local employees to better understand their housing interests. Over 70% of those surveyed said they would be interested in purchasing a home (either by moving from a rental or moving from an existing home). Of those 70% more than half believed they would not be able to find a home in Monroe county because of recent price increases. They also described their desires for the property. They would like to be able to own rather than rent, have a home with 1, 2 or 3 bedrooms and a yard.

Affordable and available housing in a community is one of the foundational elements that must be in place if we want to enable upward mobility for all. Your proposed project is important because it meets the needs of those we surveyed, but also because it will increase the availability of new housing stock that is desperately needed in our community. Thank you for your vision and willingness to take on a project like this. Many developers will only choose to focus on high end homes. Your commitment is commendable, and much appreciated.

Please consider this our endorsement and support for the approval of this project.

Thank you,

A handwritten signature in black ink, appearing to read "Pete Yonkman".

Pete Yonkman, President



February 8, 2021

Tom Winger  
Winger Construction Inc.  
1605 S. Walnut Street  
Bloomington, IN 47401

Subject: Southern Meadows Project

Dear Tom:

Thank you for sharing the information about the Southern Meadows at Clear Creek (SOMO) project in Monroe County. As you are aware, the Bloomington Economic Development Corporation (BEDC) is dedicated to the retention, development, and attraction of quality jobs in Monroe County.

When new or existing companies are looking to invest in Monroe County, they review quality of life factors that impact their employees. This includes adequate workforce housing options for their current and future employees - with adequate housing defined by factors that include housing quality, cost, and quantity.

Housing supply has been a concern for many BEDC members and employers across Monroe County. Our community is facing a well-documented housing shortage, as shown by recent housing studies completed for the [Regional Opportunities Initiative](#) and the [City of Bloomington](#).

Overall, we support the expansion of local housing supply for our area workforce. Housing developments like SOMO can help us to address these community wide challenges. This can be an exciting addition to Monroe County.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Pearl".

Jennifer Pearl  
President  
Bloomington Economic Development Corporation  
1720 N Kinser Pike, Suite 001, Bloomington, IN 47404  
Cell: 812.320.1003

**Building Association of South-Central Indiana**  
**3901 E. Hagan St., Suite H**  
**Bloomington, IN 47401**



February 10, 2021

Tom Winger  
Winger Construction Inc.  
1605 S. Walnut St.  
Bloomington, IN 47401

Tom:

On behalf of the Building Association of South-Central Indiana (BASCI), thank you for introducing us to the Southern Meadows at Clear Creek (SOMO) development. We are excited about the prospect of such an impactful project in our community.

Our association is frequently approached by employers and residents, both current and potential, for help finding build-ready single-family home lots. The absence of planned and thoughtful development in recent years has created a shortfall in supply – which drives up the cost of existing homes and scattered lots to a range that is unaffordable to most homeowners. Employers that are seeking to locate or expand in our community express frustration that their employees cannot find affordable housing or parcels. When these businesses choose to grow elsewhere, employment opportunities for our local residents leave as well.

Access to affordable housing and build-ready lots are essential to the future health of our community. Study after study determines that safe housing improves the health, mental wellness and education. Workforce housing provides the vehicle to reduce homelessness and crime. An ample supply of quality housing stock is critical for our resident's entry into the housing market and their ability to move up and down within it as their needs change.

We are thankful for your leadership and initiative to address this critical need for our community.

Sincerely,

  
Terry Davis  
President, BASCI

  
Jason Bell  
Executive Director, BASCI



BBOR serving Monroe, Owen and Greene Counties  
320 W. 8th Street Suite 121  
Bloomington, IN 47401  
(812) 339-1301

January 13, 2021

Tom Winger  
Winger Construction Inc.  
1605 S. Walnut Street  
Bloomington, IN 47401

Subject: Southern Meadows Project

Dear Tom,

Thank you for sharing the information about the Southern Meadows at Clear Creek (SOMO) project here in Monroe County. On behalf of the Bloomington Board of REALTORS, projects like this are critical to the success of our community.

Currently our community is suffering from a significant shortage of housing causing a variety of issues. One of which is the increased costs of available homes limiting opportunities for individuals to purchase homes and build wealth. Affordable and available housing in our community is one of the foundational elements that must be in place if we want to enable upward mobility for all and minimize social injustices caused by the wealth disparity.

Your proposed project is a huge need in our community. The Bloomington Board of Realtors endorses this project and looks forward to the benefits it will provide our community.

Sincerely,  
Kristen Weida  
Association Executive  
BBOR



NEW letter of support -



April 8, 2021

Winger Construction  
Tom Winger  
4051 N Centennial Dr  
Bloomington, IN 47404

Dear Tom,

As a local community bank, we are proud to represent those seeking home ownership. We feel the benefits of home ownership outweighs renting.

Rent has historically been less than a mortgage payment. That has changed over the years. We often find that borrowers that have been renting and come to us for a home purchase, pay less in their total mortgage payment than they had been paying for rent. Rent will typically increase over time, while a fixed-rate mortgage payment remains the same.

Having a mortgage is a good way to build your credit. Mortgages help your credit score by improving your mix of revolving debt to installment debt (which includes the mortgage) and account for about 10% of your score. Most landlords do not report rent payments to the credit bureaus.

Home ownership can offer a greater sense of privacy, typically due to a higher standard of workmanship and materials used.

The most important factor for home ownership – the home is truly theirs. The homeowner gets to live in a home that fits their personal style, make improvements as their needs change and to increase property value.

Homes typically appreciate in value over time. A local Realtor stated that at one time property appreciation was 3%, but in Monroe County it had grown to 10%. (see graph below for Indiana rates). When the property appreciates in value, the equity the homeowner has increases.

***Over time, owning a home is the greatest source of inter-generational wealth in the country!***

*Janet L Burks*  
Mortgage Loan Originator  
NMLS#527747  
[jburks@farmersandmechanicsfederal.com](mailto:jburks@farmersandmechanicsfederal.com)  
3535 W 3<sup>rd</sup> St  
Bloomington, IN 47404-4848  
812-332-4473 (Office)  
812-345-3296 (Cell)

225 E Main Street • PO Box 269 • Bloomfield, IN 47424-269 • (812) 384-4473  
3535 W 3<sup>rd</sup> Street • Bloomington, IN 47404-4858 • (812) 332-4473  
1224 N State Road 45 • Bloomfield, IN 47424-6076 • (812) 792-4473



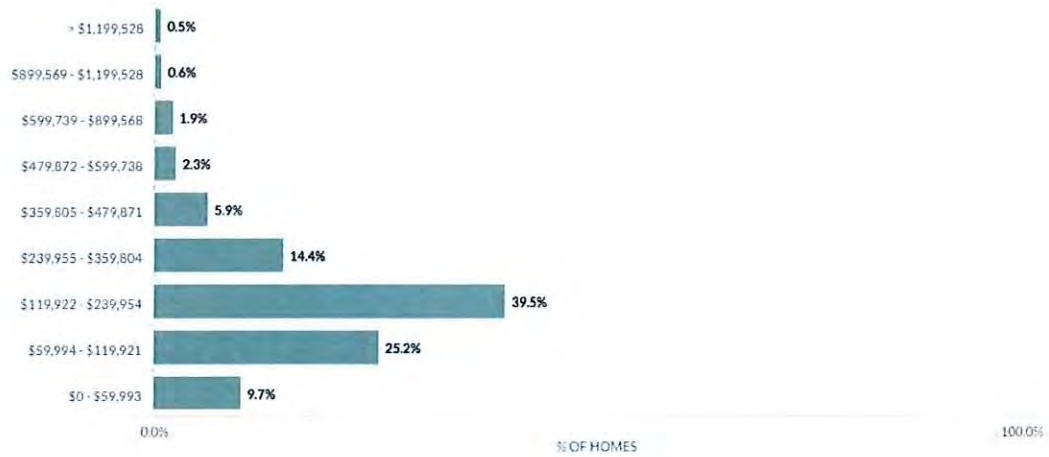
[www.farmersandmechanicsfederal.com](http://www.farmersandmechanicsfederal.com)



## Top Ten Highest Appreciating IN Cities Since 2000

1. Topeka
2. Montgomery
3. Crane
4. Odon
5. Bloomington
6. Culver
7. Pekin
8. Shoals
9. Birdseye
10. Kingman

## INDIANA HOME PRICES









225 E Main Street • PO Box 269 • Bloomfield, IN 47424-269 • (812) 384-4473  
 3535 W 3<sup>rd</sup> Street • Bloomington, IN 47404-4858 • (812) 332-4473  
 1224 N State Road 45 • Bloomfield, IN 47424-6076 • (812) 792-4473



[www.farmersandmechanicsfederal.com](http://www.farmersandmechanicsfederal.com)

Member  
FDIC

# INDIANA APPRECIATION RATES ①

TIME PERIOD	TOTAL APPRECIATION	AVERAGE ANNUAL RATE	COMPARED TO AMERICA*
Latest Quarter: 2020 Q3 - 2020 Q4	2.25% ↑	9.33% ↑	
Last 12 Months: 2019 Q4 - 2020 Q4	6.93% ↑	6.93% ↑	
Last 2 Years: 2018 Q4 - 2020 Q4	13.18% ↑	6.39% ↑	
Last 5 Years: 2015 Q4 - 2020 Q4	31.24% ↑	5.59% ↑	
Last 10 Years: 2010 Q4 - 2020 Q4	39.04% ↑	3.35% ↑	
Since 2000: 2000 Q1 - 2020 Q4	65.44% ↑	2.46% ↑	

\* 10 is highest

Graphs provided by:

## INDIANA REAL ESTATE MARKET & APPRECIATION

[Source & Methodology](#)

**Analytics built by:** [Location, Inc.](#)

**Raw data sources:** American Community Survey (U.S. Census Bureau), U.S. Department of Housing and Urban Development, Federal Housing Finance Agency.

**Date(s) & Update Frequency:**

- Home Values, Rents: Reflects Q4 2020. Updated quarterly.
- Setting, Housing Stock, Homeownership: 2019 (latest available). Updated annually.

**Methodology:** NeighborhoodScout uses over 600 characteristics to build a neighborhood profile... [Read more about Scout's Real Estate Data](#)

225 E Main Street • PO Box 269 • Bloomfield, IN 47424-269 • (812) 384-4473  
 3535 W 3<sup>rd</sup> Street • Bloomington, IN 47404-4858 • (812) 332-4473  
 1224 N State Road 45 • Bloomfield, IN 47424-6076 • (812) 792-4473



[www.farmersandmechanicsfederal.com](http://www.farmersandmechanicsfederal.com)



Letters of Remonstrance –

**Rebecca Payne**

---

**From:** Jacqueline Nester Jelen  
**Sent:** Thursday, March 4, 2021 11:41 AM  
**To:** Alice Hawkins  
**Cc:** Drew Myers; Rebecca Payne  
**Subject:** RE: Clear Creek Development

Thanks Alice – we will get your comments into the packet for the 3 petitions.

Thank you,

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

**From:** Alice Hawkins [mailto:[alicehawk@c-hawk.net](mailto:alicehawk@c-hawk.net)]  
**Sent:** Wednesday, March 3, 2021 9:32 PM  
**To:** Jacqueline Nester Jelen <[jnester@co.monroe.in.us](mailto: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](mailto: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](mailto:jnester@co.monroe.in.us)  
Phone: (812) 349-2560

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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](mailto:jnester@co.monroe.in.us)>  
Cc: Carol Edmonds <[edmondsbc@gmail.com](mailto: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:** Ellen Siffin [<mailto:earthfirstfortheadvancement@outlook.com>]  
**Sent:** Monday, March 22, 2021 8:45 AM  
**To:** Jacqueline Nester Jelen <[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)>  
**Subject:** Morning Jackie

I dropped off these two comments by hand since for whatever reason this email was not sending email.  
Here's the other one, in case it didn't make it to you.  
Thanks, Ellen

To the Members of the Monroe County Planning Commission

As a resident of Monroe County, I write to oppose the requests to allow such high-density zoning for Southern Meadows PUD case # 2011-PUC-04 and The Trails (formerly White Oak) PUD CASE # 1012-PUC-06 (4691 S. Victor Pike)

The following reasons contributed to my opinion: Quality of life in the country being compromised for the current residents and future residents, the relaxation of being in nature that Clear Creek Trail and Bloomington Rail Trail affords city residents, although not exactly Shinrin-yoku 'forest bathing' it's still refreshing exercise. The increased traffic on roads and at intersections which weren't designed for such load, light pollution, destruction of wildlife habitat (including the habitat of creatures underneath the earth) cutting down of older growth trees which are significant CO<sub>2</sub> sinks (unlike small newly planted trees, unsightly urban sprawl, and the tremendous amount of polluted storm water these densities would drain into Clear Creek and Jackson Creek, both of which are already flood prone

While reading the advertising for the 44-acre piece of ground (on which the White Oak PUD sits) I read that if adopted, the intended zoning ordinance would designate this property as NL, allowing 5.8 units an acre or on this parcel, a total of 255.2 units by right.

In Draft Module 1, Chapter 828.2 Summary Table of Review Bodies, it says PUD SECTION 831.1D (Public) Hearing (to be held) by the Planning Commission and the Board of Commissioners. So, what is 'by right'?

There is larger issue to be considered regarding Southern Meadows and White Oak PUD's, as well as the re-crafting of the County Zoning Ordinance to allow 'urbanizing development' in rural Monroe County and that is the Planetary Climate Emergency we are in.

I urge you all to watch this incredibly well-done video, produced by Barry Hartley, narrated by Richard Gere, and translated into 20 languages. Climate Feedback Loops (more global warming as a result of the warming itself) are clearly explained in the Introduction, with segments on Forests, Atmosphere, Permafrost, and the Albedo Effect. The Scientists speaking in these short videos are introduced, and credited.

[www.feedbackloopsclimate.com](http://www.feedbackloopsclimate.com)

George Woodwell, Senior Scientist, founder, and Director Emeritus of Woods Hole Climate Research Center, who has been studying climate change for 50 years, says in order to slow, stop, and reverse global warming we have to re-green the earth. Starting Now. He says we simply can't go on with 'business as usual' or we will reach tipping points, from which there is nothing human beings can do to reverse the climate damage.

For starters, by allowing large fields to remain as farmland, and large trees to live out their lives, we in Monroe County would be contributing to the necessary green earth to help remedy global warming.

I see no cost-benefit analysis studies for the impact of allowing these massive high-density developments. All I see is:

The desirability of the proposed plan to the County's physical development, tax base, and economic well-being. 831.3 Review Considerations point G Module 1 draft.

Over time, what funds will be required to maintain infrastructure and services? If too much is put onto HOA's they may simply not have the money to be able to meet the state and county demands.

Without forward thinking, by 2050, life as we know it will be dramatically difficult, even life threatening. Please, stop the too high density of these two PDU's and future PUD's. Please stop the rezoning of rural Monroe County for high density urban development. Please preserve what nature we have remaining. Our children, grandchildren, and great grandchildren and those beyond, in fact all sentient creatures, deserve all of our efforts, working together, starting now, to insure they have a future.

Simon Lewis, professor of Global Change Science at University College London and University of Leeds pointed out recently:

**Nature doesn't do bail outs.**

Ellen Siffin