MONROE COUNTY BOARD OF COMMISSIONERS

Date to be heard: **September 2, 2020**

Item for Formal Meeting? ☑ OR Item for Work Session / Discussion ☐

(Ex: Routine items, continuing grants) (Ex: Public interest items, Ordinance changes, new grants and grants that add personnel)

Title of item to appear on the agenda:
Include VENDOR's Name in title if appropriate

Ordinance 2020-08 Holland Pines Rezone

All Grants must complete the following

Is this a grant request? Yes ☐ New Grant to the County? Yes ☐

Grant Type:

Reimbursement/Drawdown ☐ Up Front Payment ☐ County IS Pass Through ☐

Federal Agency:
Federal Program:
CFDA #
Federal Award Number and Year:
Or other identifying number
Pass Through Entity

Amount Received
Federal:
State:
Local Match:
Total Received:

Contracts/Agreements/MOU- Interlocal/Ordinance/Resolution/Grant item:

Fund Name: Fund Number
Amount:

Executive Summary:

The request is to rezone one 5.34 +/- acre parcel, located at 4214 S Derby Drive in Perry Township Section 21 (Parcel # 53-08-21-100-089.000-008) from Estate Residential 1 (RE1) to High Density Residential (HR) Zoning District.

Person Presenting: Tammy Behrman Department: Planning

County Legal Review required prior to submission of this form for all contracts

Attorney who reviewed: David Schilling

Submitted by: Tammy Behrman Date: 8/14/2020

Each agenda request and all necessary documents to the Auditor's Office (Anita Freeman) at: afreeman@co.monroe.in.us AND to the Commissioner's Office e-mail: Commissionersoffice@co.monroe.in.us

ORDINANCE NO. 2020-08

Holland Pines Rezone

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

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

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

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

SECTION I.

The Monroe County Zoning Ordinance is amended to rezone one 5.34 +/- acre parcel, located at 4214 S derby Drive in Perry Township Section 21 (Parcel # 53-08-21-100-089.000-008) from Estate Residential 1 (RE1) to High Density Residential (HR) Zoning District.

SECTION II.

The following conditions of approval shall apply to this petition:

1. 15' wide conservancy easement along west and south property lines (designated on plat).
2. Connections – The project will require a connection of the proposed extension of East Holland Drive through the cul-de-sac in Holland Fields Subdivision to the west of the property. The project will also require applicable sidewalk connections.
3. 0.22 acre minimum lot size adjacent to Derby Drive only (NOT 0.14 acre minimum lot size that 'HR' zone allows). This will not apply to the drainage facility only lot.
4. Developers will take reasonable precautions to preserve existing trees. To this end, when infrastructure installation design is complete (utilities, road improvements, and sidewalks) petitioner will identify those trees with an arborist or other qualified person or agency to create a plan to preserve and/or protect those trees through the completion of the development.

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 2nd day of September 2020.

BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

"Yes" Votes

Julie Thomas, President

Lee Jones, Commissioner

Penny Githens, Commissioner

"No" Votes

Julie Thomas, President

Lee Jones, Commissioner

Penny Githens, Commissioner

Attest:
Catherine Smith, Monroe County Auditor

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 February 18, 2020 the Monroe County Plan Commission considered Petition No. 1909-REZ-09 for a rezone (Ordinance No. 2020-08) 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 I.C. 36-7-4-605(a).

Larry Wilson
Planning Director

2-21-2020
Date

MONROE COUNTY PLAN COMMISSION ADMIN SESSION **February 18, 2020**

PLANNER	Tammy Behrman
CASE NUMBER	1909-REZ-09, Holland Pines Rezone -Final Hearing
PETITIONER	Charles Layne LLC c/o Bynum Fanyo & Associates
ADDRESS	4214 S Derby DR Parcel #: 53-08-21-100-089.000-008
REQUEST	Rezone to High Density Residential (HR)
ZONE	Estate Residential 1 (RE1)
ACRES	5.34 acres +/-
TOWNSHIP	Perry
SECTION	21
PLAT:	n/a
COMP PLAN DESIGNATION	MCUA Mixed Residential MCUA Phase 2: Neighborhood Development (N2)

EXHIBITS

1. REVISED 2/7/2020 Petitioner Letter (2 pages)
2. Petitioner Development Plan draft (2 pages) and road section
3. Capacity Letter –electric service
4. Capacity Letter –water/sanitary sewer service
5. Capacity Letter –natural gas service
6. Neighborhood meeting letter and report (3 pages from former 1907-PUO-02 petition)
7. Design Layout Proposal for Homes
8. Highway Department Comments
9. Letters from Neighbors from former 1907-PUO-02 petition
10. Design Standards Comparison for RE1, MR, UR, & HR zones and Use Table
11. Analysis of HR, MR, UR Zone distribution in the County
12. Letter from Neighbors submitted 2/10/2020
13. Letter from Stephen Farmer

RECOMMENDATION

Staff gives a recommendation of **approval** to the Plan Commission based on findings of fact and subject to the Highway and Drainage Engineer Reports with the following condition:

1. The petitioner agrees to all of the commitments written in the Petitioner Letter (Exhibit 1).

PLAN REVIEW COMMITTEE

Two members of the Plan Review Committee met October 10, 2019. With no quorum met there is no recommendation.

PLAN COMMISSION PRELIMINARY HEARING

At the November 19, 2019 meeting a motion to forward a negative recommendation to the County Commissioners failed to obtain the five votes necessary and only had a vote of 4-3. Approximately 34 citizens attended the petition presentation and eight of them spoke against the petition citing drainage, traffic and character of the area concerns. Staff reviewed and corrected sidewalk information to demonstrate a walking distance between 0.7 and 0.9 miles to the nearest bus stop as opposed to using the direct distance of 0.5 miles. School distance was also updated.

TEXT AMMENDMENT UPDATE

January 15, 2020 text amendment 1909-ZOA-01 was adopted (3-0) under Ordinance 2019-48 to amend Chapter 804 of the Monroe County Zoning Ordinance related to the side setback requirements in the Urban Residential (UR), Medium Density Residential (MR) and High Density Residential (HR) zoning districts to allow for a 0' foot side setback on one lot line if designated on a subdivision plat.

SUMMARY

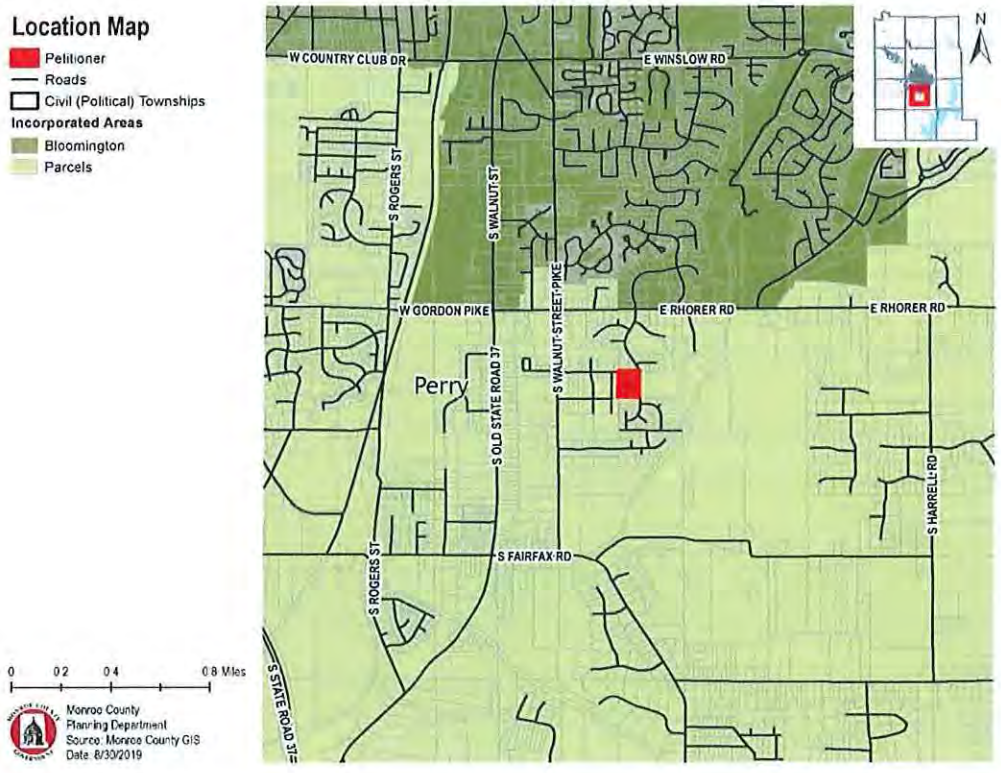
The petition site is 5.34 +/- acres zoned Estate Residential (RE1) allowing for one residence per 1 acre. The petitioner proposes a rezone to High Density Residential (HR) for a residential development with a density allowing for seven residences per acre. As proposed with commitments the density would be closer to 4.2 residences per acre (Exhibit 1 & 2). Should the rezone to HR be approved the petitioner would then be required to file a Preliminary Plat for review by the Plan Commission.

> **High Density Residential (HR) District.** The character of the High Density Residential (HR) District is defined as that which is primarily intended for residential development in areas in urban service areas, where public sewer service is currently available. Its purposes are: to encourage the development of smaller-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 uses permitted in the HR 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 activities proximate to known mineral resource deposits or extraction operations may be buffered by distance.

The petitioner had previously proposed a rezone to a Planned Unit Development (PUD) under an Outline Plan #1907-PUO-02 that laid out a plan that closely resembling the HR zone district design standards with the allowance of a 0' side yard setback to accommodate single family residential with a shared wall. Staff proposed Text Amendment 1909-ZOA-01 to allow for a design standard in our ordinance to allow for a 0' setback to accommodate a townhome design where two single family residences share can a structural wall. It was adopted January 15, 2020.

LOCATION MAP

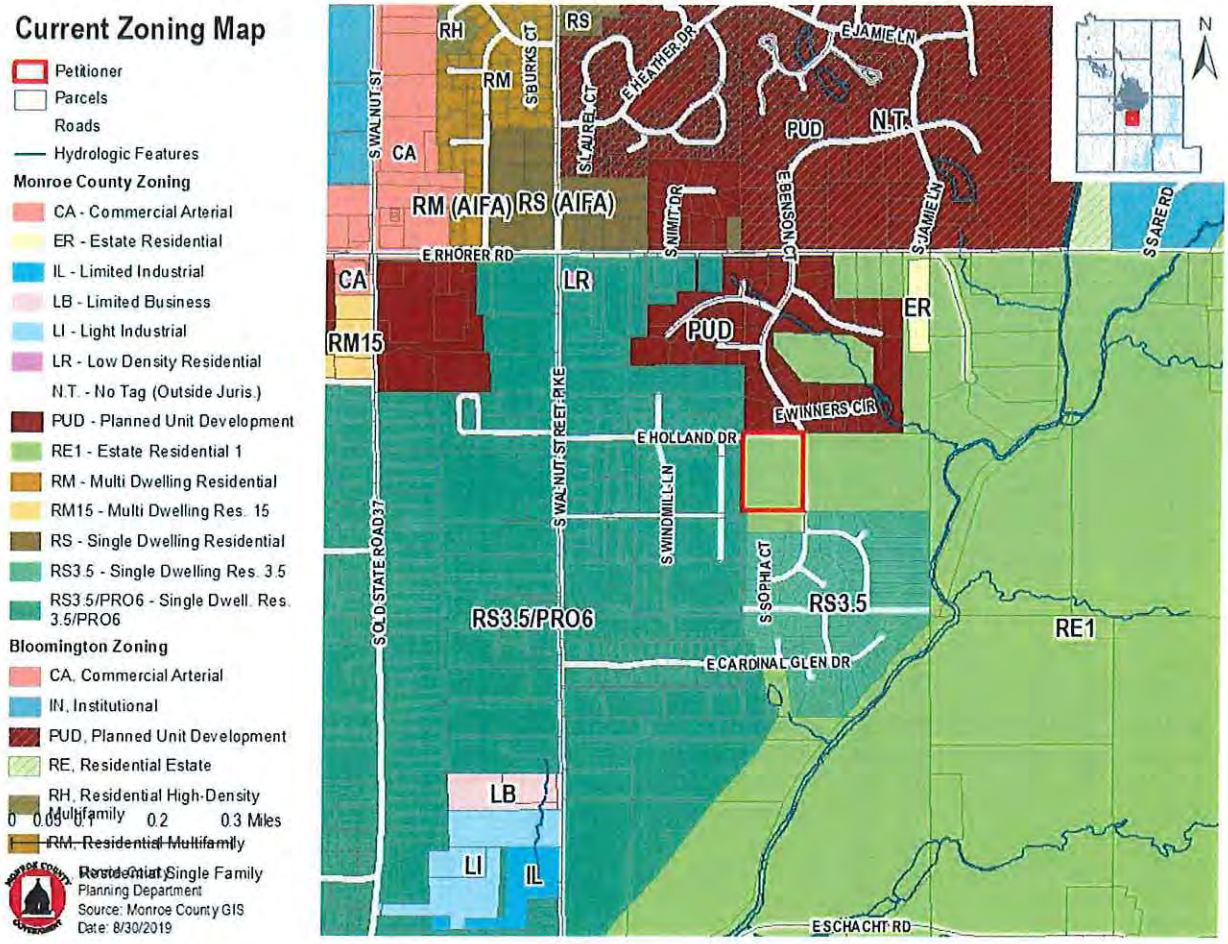
The petition site is located south of the City of Bloomington, with frontage along S Derby Drive in Perry Township in Section 21 at 4214 S Derby DR parcel # 53-08-21-100-089.000-008.



ZONING / USE / DENSITY

The petition site is zoned Estate Residential (RE1). The adjoining parcels to the east and south are also zoned RE1. The parcels to the north are zoned PUD. To the west is Single Family Dwelling 3.5 (RS3.5/PRO6)

The current use for the petitioner's 5.34 acre lot is single family residential and contains one residence. All of the surrounding uses with a quarter mile radius are single family residential.



Below is a Table depicting the surrounding subdivision lot size minimum and maximum in acres. This can give a sense of the density in the area. The proposed lot size for the Holland Pines Rezone petition is also depicted at the bottom in green for comparison. The average proposed lot size using conditions is approximately 0.18 acres.

Subdivision (location)	Minimum Lot Size	Maximum Lot Size
Bridlewood Phase 1 (north)	0.26 acres	0.62 acres
Holland Fields Phase 1 (west)	0.22 acres	0.36 acres
Sutton Place PH 1 (south)	0.22 acres	0.24 acres
Sutton Place PH 2 (southeast)	0.22 acres	0.83 acres
Cardinal Glen PH 1 (far southwest)	0.22 acres	0.26 acres
Cardinal Glen PH 2 (far Southeast)	0.22 acres	0.73 acres
Holland Pines	0.14 acres / 0.22 acres	0.32 acres

SITE CONDITIONS

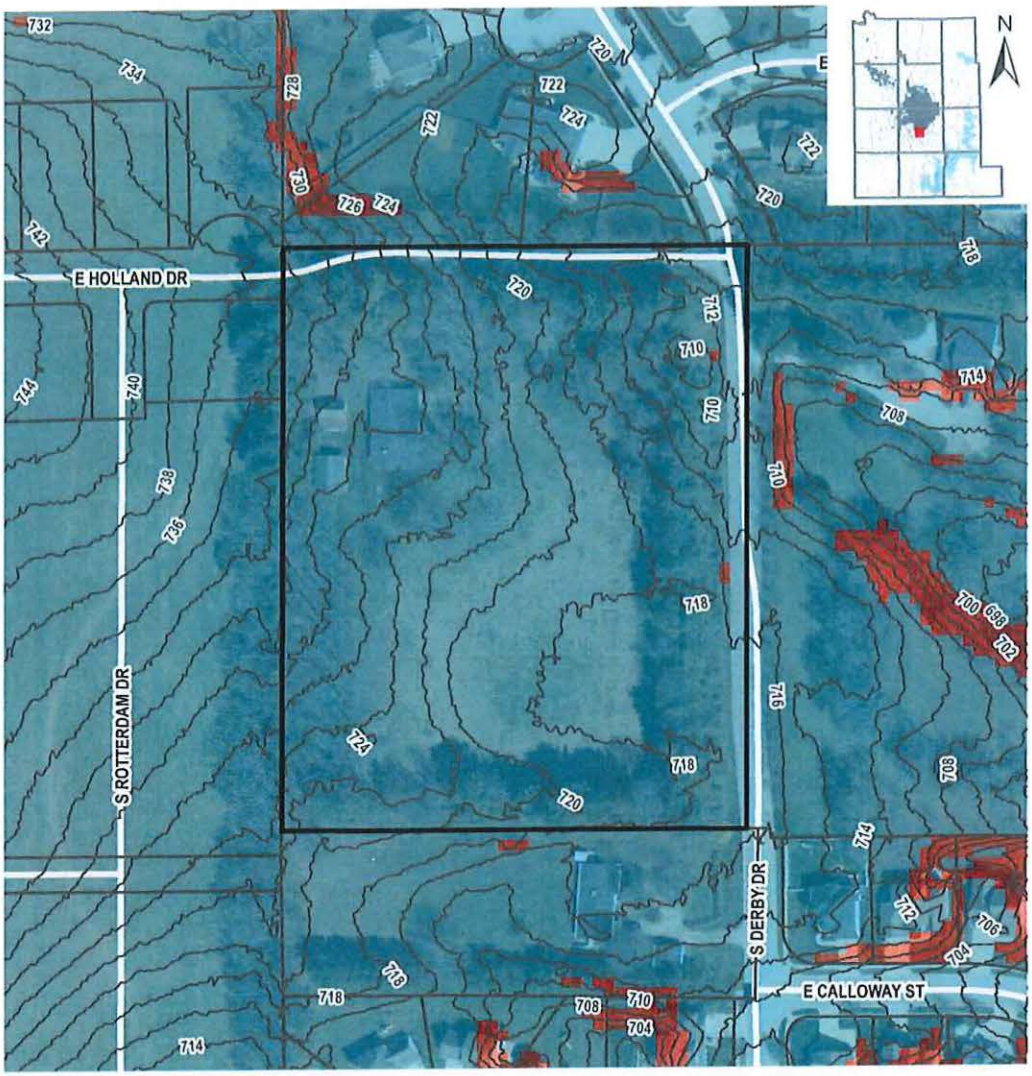
The petition site is currently occupied by a 1,400 sf residence built in 1968, a pole barn (ca. 2008) and detached garage (ca.1978). Much of the 5.34 acre parcel either in woods or a meadow. There are large, mature pine trees along north, east and south property line and a younger well established walnut grove to the west. The property maintains frontage along S Derby Drive, a designated local road that has curb and gutter already in place. Holland Drive stubs into the property in the northwest corner. There are no known karst on the property. The property has access to sewer and water lines. The site drains to Jackson Creek FEMA Floodplain located about 0.2 miles to the east. All slopes are under fifteen percent. The property is within 0.7 to 0.9 miles of grocery store and bus stop. The nearest elementary school is 1.88 miles and middle school is 0.9 miles from the petition site.

Slope Map

- Petitioner
- Parcels
- 2-Foot Contours
- Roads

Percent Slope (2010)

- 0 - 15
- > 15



0 35 70 140 210 280 Feet

Monroe County
Planning Department
Source: Monroe County GIS
Date: 8/30/2019

SITE PICTURES

Figure 1. Facing north; view of frontage along S Derby Drive. Petition site is on the left and has mature pines adjacent to the road and a overhead powerline running along the property.

Figure 2. Facing west; petition site is on the left and S Derby DR is in the foreground. The driveway access runs along the northern property line as well as overhead powerlines. There are several utility easements within this area. This is intended to be the E Holland Dr connector street.

Figure 3. Facing south: view of existing 1968 built home and yard.

Figure 4. Facing southeast; view petitioner's yard showing mowed area near the house, meadow with much pollinator habitat and the mature pines that border the eastern property line along the road.

Figure 5. Facing south: view of the western property line that contains a well-established walnut grove.

Figure 6. Facing east along the northern property line. Driveway and utility lines are visible. The adjacent neighbor has many mature trees and a privacy fence along the property line.

Figure 7. Facing west: view of the northwest corner of the petition site where E Holland Drive is proposed to extend.

Figure 8. Holland Fields Subdivision Phase 1 where E Holland Drive currently ends in a cul-de-sac. Four foot sidewalks are proposed for the undeveloped lot on the right.

Figure 9. View of the newly built E Holland Drive and the eight foot sidepath that was approved along the northern side of the road. The petition site is in the background by the tree line.

Figure 10. Pictometry view facing north. Holland Fields to the west is not yet built out in the image from 2017.

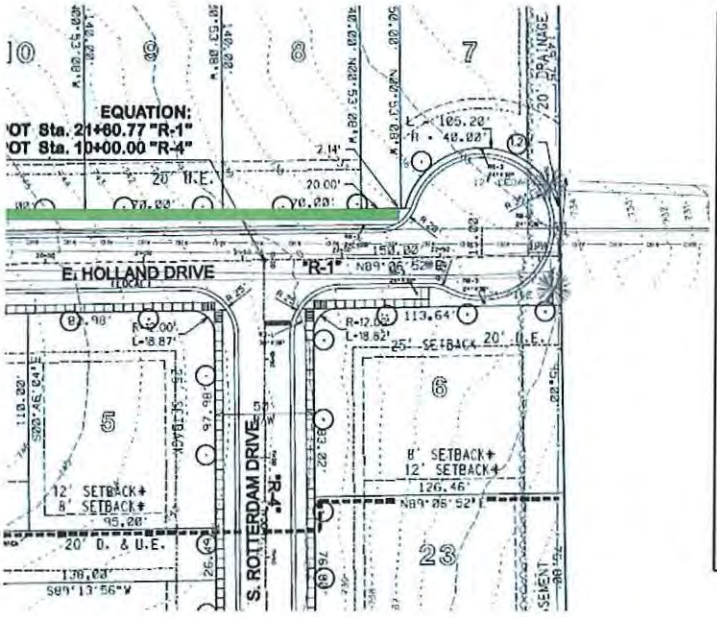
Figure 11. Pictometry view facing SOUTH. Several sidewalks are visible in this image that will connect to the petition site if developed. Holland Fields Phase 1 is on the right and undeveloped in this 2017 image.

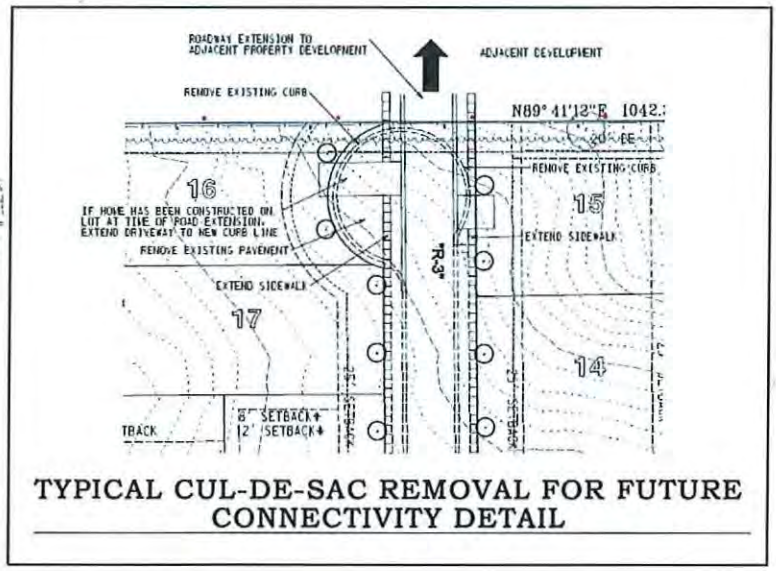
INFRASTRUCTURE AND ACCESS

The site has access to CBU water and sanitary sewer services as well as gas and electric (Exhibits 4, 5, 6). Stormwater infrastructure exists on the stub for Holland Drive and along S Derby DR as evident in a few staff photos above.

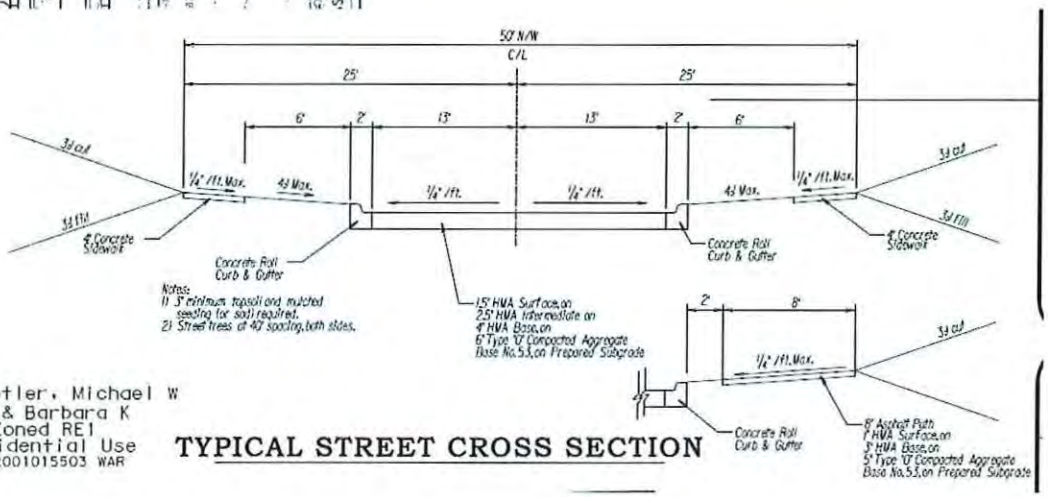
Access to the site is currently from S Derby DR, a local road with a 50' dedicated right of way and an adjacent 10' ingress/egress /utility easement on the petition site. The Outline Plan explains the proposal will connect E Holland Drive through to S Derby Drive along the northern property line. It is unclear if the Highway Department will require a three way stop at this intersection. An additional un-named road will run through the 5.34 acre petition site to connect the new segment of E Holland Drive to S Derby Drive.

Cross Sections for the proposed roads are shown in Exhibit 3. Staff would like for the proposed E Holland Drive to align with the existing cross section found in E Holland DR. The cul-de-sac design found in the approved construction plans for the Holland Fields Subdivision should be incorporated when the connection is made. See the images below for the connectivity design. The eight foot side path should be utilized rather than the 4' sidewalk design (green). Sidewalks will be connected into the existing developed neighborhood as described in the Outline Plan.





TYPICAL CUL-DE-SAC REMOVAL FOR FUTURE CONNECTIVITY DETAIL



etler, Michael W
& Barbara K
Zoned REI
sidential Use
2001015503 WAR

TYPICAL STREET CROSS SECTION

COMPREHENSIVE PLAN DISCUSSION

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

MONROE COUNTY URBANIZING AREA PLAN PHASE I: Mixed Residential

The Comprehensive Plan describes Mixed Residential as follows:

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-emphasis 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

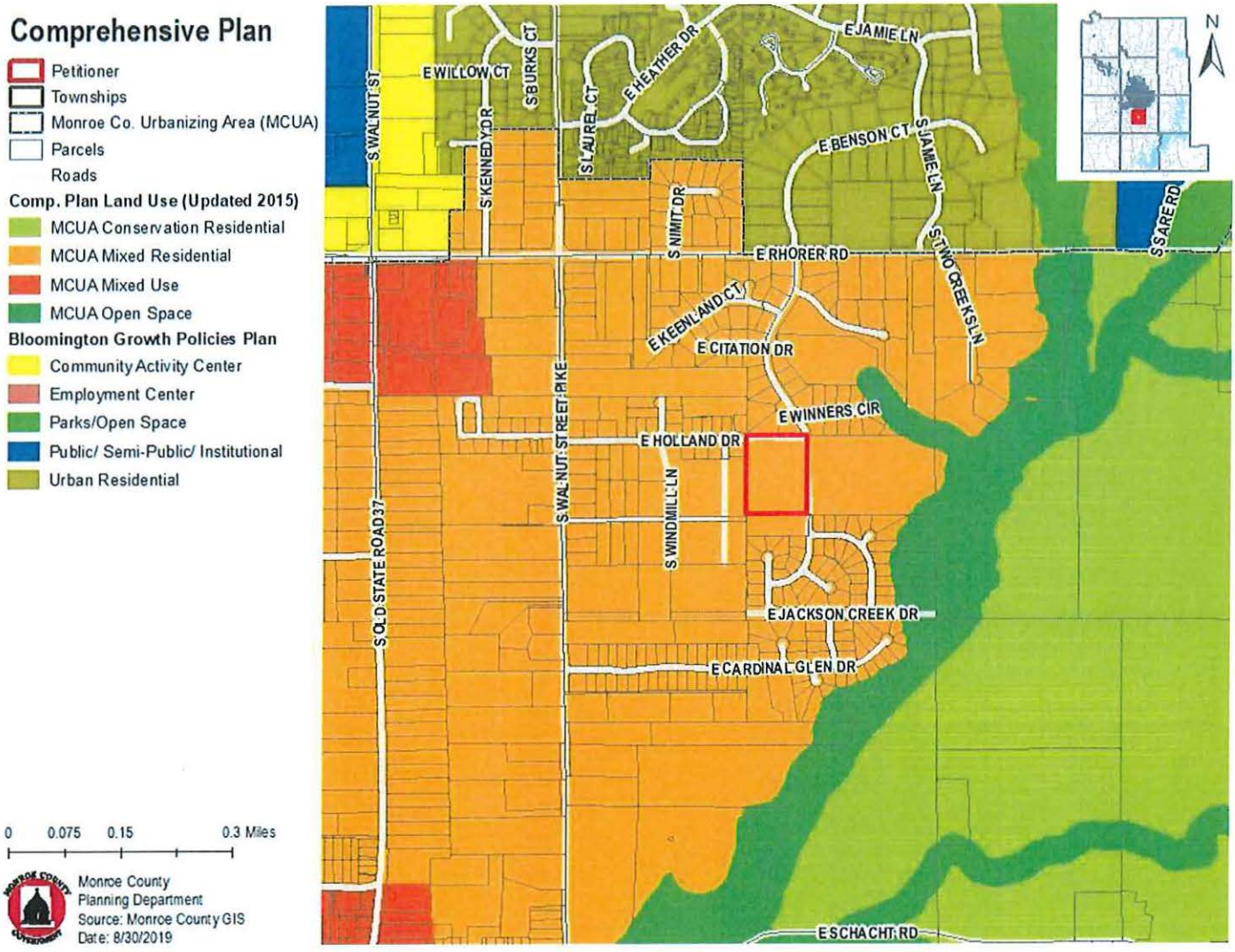
Neighborhoods should be designed with architectural diversity in terms of building scale, form, and style. Particular architectural themes or vernaculars may be appropriate, but themes should not be overly emphasized to the point of creating monotonous or contrived streetscapes. Well-designed neighborhoods 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

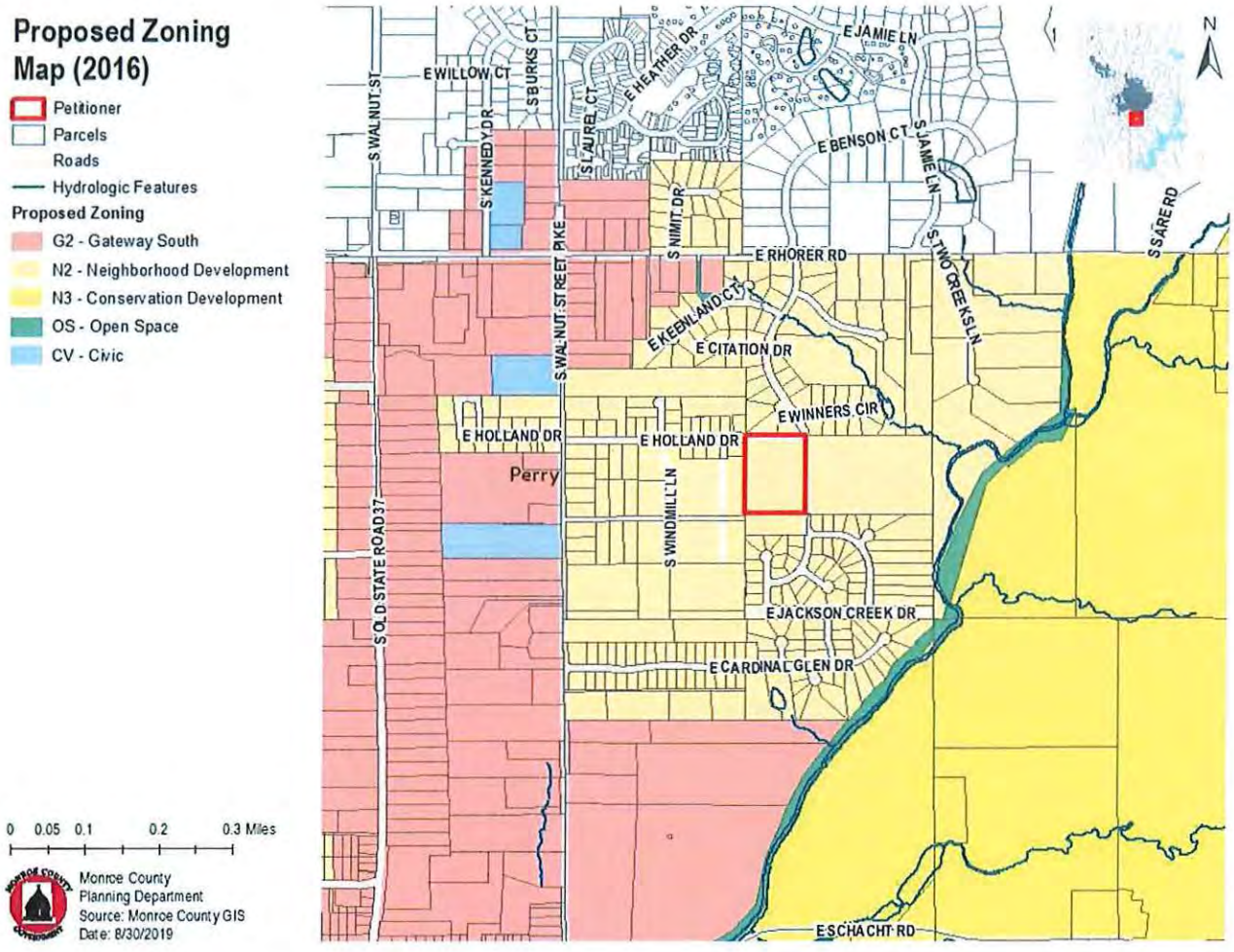
Mixed residential neighborhoods should not feel like a typical tract subdivision. It may be appropriate for neighborhoods to include gateway features and signs, but these should be used sparingly and in strategic locations, rather than for individually platted subareas.


Comprehensive Plan
Petitioner
Townships
Monroe Co. Urbanizing Area (MCUA)
Parcels
Roads
Comp. Plan Land Use (Updated 2015)
MCUA Conservation Residential
MCUA Mixed Residential
MCUA Mixed Use
MCUA Open Space
Bloomington Growth Policies Plan
Community Activity Center
Employment Center
Parks/Open Space
Public/ Semi-Public/ Institutional
Urban Residential
0 0.075 0.15 0.3 Miles
Monroe County
Planning Department
Source: Monroe County GIS
Date: 8/30/2019
N
E WILLOW CT
S BURKS CT
E HEATHER DR
E JAMIE LN
S WALNUT ST
S KENNEDY DR
S LAUREL CT
E BENSON CT
S JAMIE LN
S NIMITZ DR
S SARE RD
E RHORER RD
S TWO CREEKS LN
E KEENLAND CT
E CITATION DR
E WINNERS CIR
S WALNUT STREET PIKE
E HOLLAND DR
S WINDMILL LN
S OLD STATE ROAD 37
E JACKSON CREEK DR
E CARDINAL GLEN DR
E SCHACHT RD

MONROE COUNTY URBANIZING AREA PLAN PHASE II: N2 Neighborhood Development

N2 NEIGHBORHOOD DEVELOPMENT

This district includes several existing residential subdivisions with primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities. Mixed use nodes may be appropriate at key locations within this larger district, consistent with the recommendations of the Mixed Residential land use type designated in the Urbanizing Area Plan.



PUD REVIEW CONSIDERATIONS

According to Section 831-3. Standards for Amendments of the Zoning Ordinance: In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plat Committee shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the site and much of the surrounding area as MCUA Mixed Residential;
- The site is currently has one single family home and residential assessor structures;
- In Mixed Residential areas, the land use category is intended to provide new housing choices to all demographics in order to serve growing market demand for housing. Neighborhoods in these areas 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.
- MCUA Phase II proposed zoning designates this lot as Neighborhood Development (N2), which says, "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";
- N2 states the area is for, "*primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities*;"
- The property is currently zoned Estate Residential 1 (RE1) that allows for 1 acre lots size;

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

Findings:

- The site is currently zoned Estate Residential 1 (RE1);
- The lot is currently occupied by one single family residence including a meadow and forested area;
- The immediately adjoining uses are currently residential or vacant;
- The site drains to the east;
- The site has frontage on S Derby Drive (Local) and the newly created terminus of E Holland Drive (currently private);
- No karst or floodplain is found on the petition parcel;

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

Findings:

- Capacity letters for water, electric and sewer have been provided for the increased density proposal;
- The petition site is surrounded by single family residential use;
- There are adjacent sidewalks in the area;
- There is a bus stop within a mile of the petition site;

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

Findings:

- Values may vary significantly dependent upon future planning and zoning in the area;
- See Findings under (A);

(E) Responsible development and growth.

Findings:

- If the rezone were to be approved, the developer would need to file a preliminary plat to subdivide into the 0.14 acre lots for full review by the staff and the Plan Commission;
- The petitioner intends to create approximately twenty-four 22 single family lots on this site that is currently one single family residence;
- The site has frontage on S Derby Drive (Local) and the newly created terminus of E Holland Drive (currently private);
- The proposed density is seven homes per lot or 0.14 acre lots size;
- The proposed density if proposed commitments are accepted is 4.2 units per lot;
- Stormwater detention will be reviewed more during the preliminary plat petition;
- See Findings under (A) through (D);

EXHIBIT 1: REVISED Petitioner Letter page ½ *UPDATED COMMITMENTS

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

September 26, 2019 REVISED January 24, 2020

Monroe County Planning Department
And Monroe County Plan Commission
501 N. Morton Street, Suite 224
Bloomington, Indiana 47404

SUBJECT: Holland Pines Major Subdivision
Holland Pines Re-Zone

Monroe County Plan Commission or To Whom It May Concern:

On behalf of Charles Layne, LLC, Bynum Fanyo & Associates, Inc. would like to request approval of a re-zone and Major Subdivision. This re-zone would affect the lot addressed as 4214 South Derby Drive in Bloomington, Indiana 47401, located at the southwest corner of the intersection of South Derby Drive and East Holland Drive. This lot contains 5.34 acres and is in the SE quarter of section 21, T8N, R1W, Perry township.

The rezone that is being sought at this property is attached with a plan of the proposed subdivision layout. This rezone is designed to adhere to the rules and regulations of the current zoning standards in the Monroe County, IN zoning ordinance of 'HR' (High Density Residential). However, this is a unique subdivision that requires other commitments to the design and development that fit the existing neighborhood and provide connectivity to the current streets and sidewalks in place. Here are the commitments for this proposed subdivision:

1. 15' wide conservancy easement along west and south property line (designated on plat).

2. Connections - The project will require a connection of the proposed extension of East Holland Drive to the cul-de-sac in Holland Fields Subdivision to the west of the property. The project will also require applicable sidewalk connections.

3. 0.22 acre minimum lot size adjacent to Derby Drive only (NOT 0.14 acre minimum lot size that 'HR' zone allows). This will not apply to the drainage facility only lot.

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

EXHIBIT 1: Petitioner Letter page 2/2

We believe the attached plan and layout achieves these additional commitments above the 'HR' zoning standards.

Also, on behalf of Charles Layne, LLC, Bynum Fanyo & Associates, Inc. would like to request the Plan Commission waive the need for a 2nd hearing and make a determination for a recommendation to the Monroe County Commissioners after the 1st hearing.

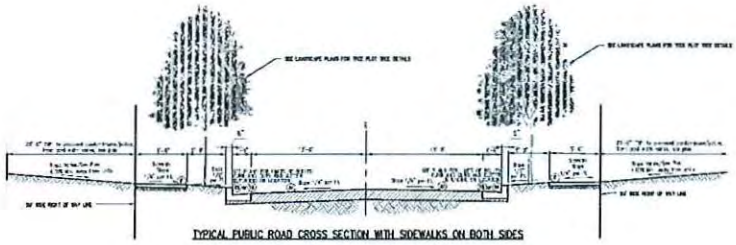
Please let us know if you have any questions or concerns for this proposed Rezone and Major Subdivision on this parcel of land.

Sincerely,

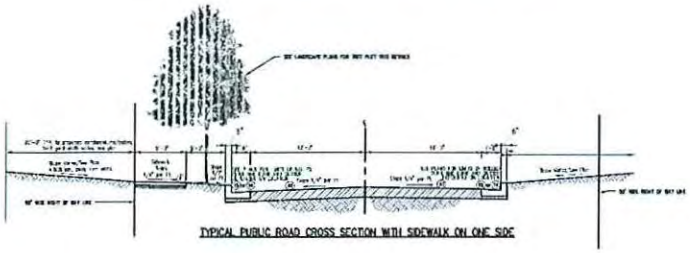
Bynum Fanyo & Associates, Inc.
Daniel Butler, P.E., Project Engineer

Copy: BFA File #401925

EXHIBIT 2: Petitioner Development Plan draft *UPDATED WITH COMMITMENTS



TYPICAL PUBLIC ROAD CROSS SECTION WITH SIDEWALKS ON BOTH SIDES



TYPICAL PUBLIC ROAD CROSS SECTION WITH SIDEWALK ON ONE SIDE

EXHIBIT 3: Letter of Capacity for Electric

DUKE ENERGY

Duke Energy
1100 West Second Street
Bloomington, IN 47403

June 19, 2019

Dishman Enterprise Inc.
PO 36, Clear Creek, IN 47426

To Whom it may concern,

We are pleased to learn of your proposed project, Hostetler Pines, at 4214 Derby Dr.

Duke Energy will provide electric service within Duke Energy's service area boundaries, as prescribed by the tariffs on file with the Indiana Utility Regulatory Commission. Duke Energy will extend electric lines for your development at no cost, so long as the estimated cost to serve does not exceed the estimated revenues generated by your project.

Please call 1-800-774-0246 to set up an Engineering appointment for one of our representatives to meet with you on site.

If I can be of further assistance, please call me at 812-332-1671.

Sincerely,

Seth A. Ferguson
Engineering Technologist II

cc: Nancy Ashlock

EXHIBIT 4: Letter of Capacity for Water / Sewer Service

CITY OF BLOOMINGTON UTILITIES
Engineering Department

June 13, 2019

RE: 4214 S Derby Drive
Bloomington, IN
47401

To whom it may concern:

In response to your request concerning the availability of **Sanitary Sewer and Water Service** to the above referenced location, please be advised that we will be able to provide service to you under our approved terms and conditions of service.

Should you need further information, feel free to contact me at (812) 349-3625.

Sincerely,

Greg Nettleton
Senior Project Coordinator
City of Bloomington Utilities
(812)349-3625

City of Bloomington Utilities • 600 E Miller Dr • PO Box 1216 • Bloomington IN 47402-1216 • Phone (812) 349-3660 • Fax (812) 331-5961

EXHIBIT 5: Letter of Capacity for Gas Service

VECTREN
A CenterPoint Energy Company

6/25/2019

Kerry Dishman
Dishman Construction LLC

Re: 4214 S. Derby Dr.
Bloomington, IN

Dear Kerry:

Please be advised that the proposed development, 4214 S. Derby Dr. in Bloomington, IN. is located within the gas service territory of Vectren Energy Delivery of Indiana, Inc. ("Vectren").

The preliminary discussion regarding the above referenced project has determined that Vectren has the capacity and facilities to provide adequate service to this proposed property; subject to our standard policies and procedures. Under Vectren's Terms and Conditions Applicable to Gas Service, Vectren shall locate the point to which the service connection will be made, and subject to other provisions of Vectren's Terms and Conditions, shall furnish, install and maintain all piping up to and including the meter set.

Once a new service request has been received, Vectren's engineering department will commence the design and engineering work necessary to extend service to the proposed site and will provide cost estimates to you. Vectren looks forward to working with you to finalize a mutually acceptable proposal for the provision of gas service in Bloomington, IN.

Sincerely,

Kim Kelly
Lead Account Manager
Vectren A CenterPoint Energy Company
317-736-2915

EXHIBIT 6: Neighborhood meeting letter and report Page 1/3

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 15, 2019

Monroe County Planning Department
and Monroe County Plan Commission
501 N. Morton Street, Suite 224
Bloomington, Indiana 47404

SUBJECT: Holland Pines Major Subdivision
Holland Pines Outline Plan

Monroe County Plan Commission or To Whom It May Concern:

This letter serves as a synopsis of the neighborhood meeting that was held last on August 13, 2019 at 6:00pm at the Monroe County Convention Center here in Bloomington. We have attached the neighbors that were invited via a letter in the mail and the sign-in sheet of those who came to the meeting.

The meeting started with a short presentation that included the following order and notes:

1. The proposal – 25 lots that include 24 paired homes/condominiums. Dedicated ROW for extension of East Holland Drive and South Holland Pines Drive.

2. Traffic implications:
    a. Extension of East Holland Drive to South Derby Drive
    b. 3 to 6 driveways connecting to South Derby Drive plus South Holland Pines Drive connection to South Derby Drive
    c. Very low amount of traffic generated with this development. Traffic would have opportunity to go onto South Derby Drive or East Holland Drive.

3. Preservation of existing features on-site
    a. 10' existing vegetation buffer along south and west property lines to be preserved
    b. At a minimum conserve 20 trees at 12" or less at larger diameters.
    c. Many pines along South Derby Drive should come down with the development
    d. 25% green space minimum on-site

4. Sidewalk connections
    a. Connection to existing sidewalk along South Derby Drive north of site.
    b. Connection to existing sidewalk along East Holland Road west of site.
    c. No all-purpose path connection along East Holland Drive being proposed.

5. Phasing of development
    a. All infrastructure under 1 phase with exception of sidewalks along each lot length and surface coat of asphalt.
    b. Paired Condominiums will be constructed as market demands.

6. Stormwater runoff
    a. Introducing 3 stormwater detention facilities on-site

528 NORTH WALNUT STREET BLOOMINGTON, INDIANA 47404
812-332-8030 FAX 812-339-2990

b. Current low spot in South Derby Drive in front of site. Possible current flooding issues in South Derby Drive.
c. Extension of East Holland Drive and South Holland Pines Drive to contain adequate stormwater inlets to be directed to ponds introduced.

There was then different questions and concerns brought up from neighbors:

1. HOA to be introduced with this project for just this new subdivision?
   Response: Yes. There is currently no HOA for neighborhood along South Derby Drive.
2. Could there be a way to flip driveways or reduce number of driveways that connect to South Derby Drive?
   Response: Yes. Maybe have side loaded garages with the driveways on the very south and north sides of the units adjacent to South Derby Drive connect to East Holland Drive and South Holland Pines Drive instead. Maybe bring center garages from paired condominiums adjacent to South Derby Drive together for one connection to South Derby Drive. Also, connections to South Derby Drive will act as traffic calming for through traffic on South Derby Drive.
3. Could there be a three way stop sign placed at the new intersection of Southern Derby Drive and East Holland Drive?
   Response: That would be a decision for the Monroe County Highway Engineer.
4. Additional concern for current stormwater runoff that travels south and east of our property.
   Response: We will be reducing runoff rates from current conditions to the south and east. We will be calculating amount of off-site runoff along with our development to detain appropriate run-off rates.
5. Will this development reduce property values around it?
   Response: This development will have a similar price per square foot as the surrounding homes even though the overall prices for each home will be $300,000-$350,000. This should not diminish current values around the development. However, we encouraged neighbors to discuss with experts or real estate agents that could verify this statement for this area.
6. HOA to be introduced will be taking care of what in the new subdivision?
   Response: We have drafted a CCR document that will govern the HOA. This is available for review for anyone who would like.
7. Will construction traffic be coming and going from East Holland Drive or South Derby Drive?
   Response: We will plan on showing the construction entrance on the plans from East Holland Drive. However, this will be a decision by the Monroe County Public Works Department.
8. Snow removal is not occurring on South Derby Drive.
   Response: We will note this but encourage neighbors to let the Monroe County Highway Department know this.
9. Could there be extra trees and vegetation shielding the view from South Derby Drive from the paired condominiums adjacent to South Derby Drive?
   Response: We are trying to save some existing trees along South Derby Drive and will have street trees along South Derby Drive introduced. Otherwise, we believe these structures will not contain eye sore architecture. These will only enhance the views along South Derby Drive.
10. Could there be no all-purpose path constructed along the north side of the new extension of East Holland Drive?
    Response: We are not proposing this now especially because we are connecting the sidewalk from East Holland Drive on the south side of the road extension. Also, because there is

no all-purpose path along South Derby Drive currently, so this may be an option to leave this out.

11. Could there be a no rental clause in the CCRs for the new subdivision HOA?
Response: We will consider having something official in the CCR document even though there is no desire for these to be rented once owned. The desire is for each lot to be owner occupied from the outset and in perpetuity.

Sincerely,
Bynum Fanyo & Associates, ~~Inc.~~

Daniel Butler, PE, Project Engineer

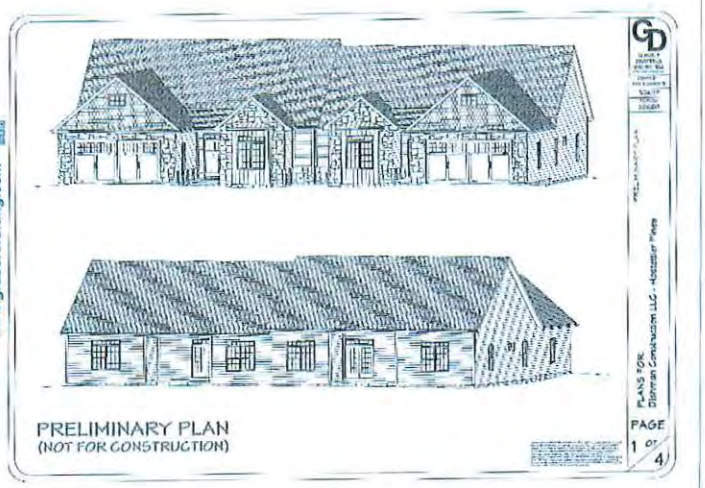
Hostetler Pines Subdivision

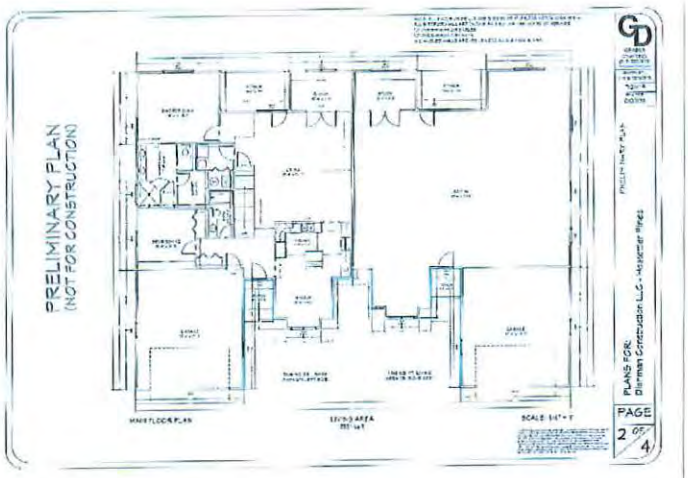
Neighborhood Meeting Sign-In – 08/13/19

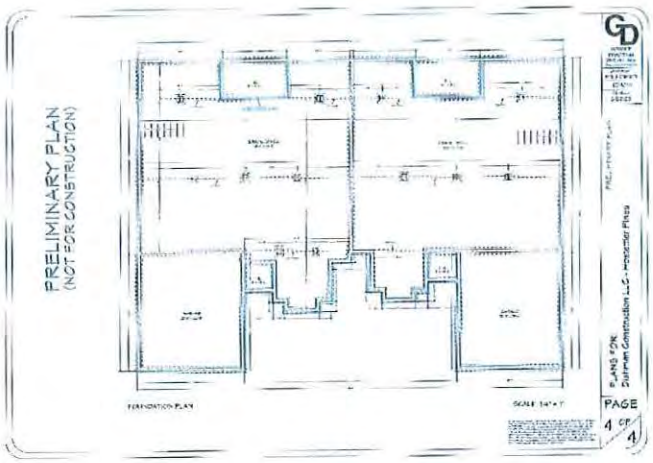
Name and Address please

1. Terry & Deanne Hays 1119 E Calloway St
2. Caroline McCart 4184 S. Derby Dr.
3. Wade M Mast 4415 S. Derby Dr.
4. Adam Chester 4431 S Carberry Ct.
5. Michelle McCart Derby Drive
6. Paula Chapman 4166 S. Derby Drive
7. Steve & Pat Farmer 4215 S Derby Dr
8. Don Rodda 1120 E Keenland
9. Sylvia Kovacs 4169 S Derby Dr
10. Heidi Reiter 4001 S. Manowar Ct.
11. Mike Paskash 4440 S. Sophia Ct.
12. Angela Martin 1162 E Citation
13. Patrice Madura Ward-Steinman 1159 E Winners Cir
14.
15.

EXHIBIT 7: Design Layout Proposal for Homes







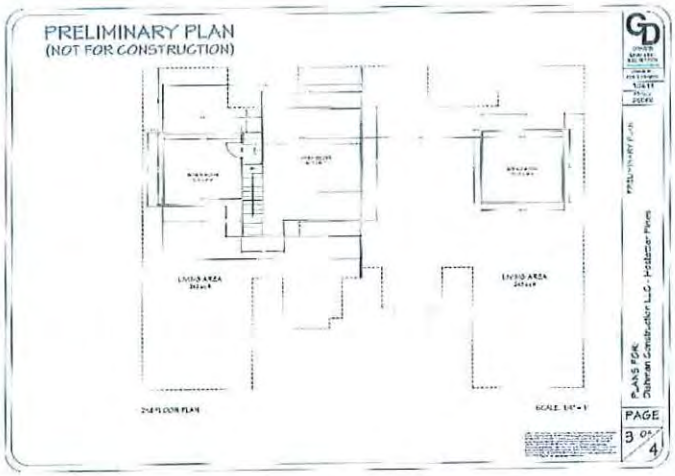


EXHIBIT 8: Highway Department Comments

From: Paul Satterly
Sent: Monday, August 12, 2019 4:24 PM
To: Tammy Behrman
Subject: RE: Hostettler Pines PUD 1907-PUO-02

Tammy,

With 24 units and 10 trips per unit, total traffic generated by this development would be about 240 vehicle per day.

For the peak hour in the morning and evening, there would be approximately 24 vehicles per hour generated by the development.

24 vehicles per hour equates to about one vehicle every 2.5 minutes which is not very significant. This development will have little to no impact on the traffic in the existing subdivisions along Derby Drive.

The connection to Holland Drive will allow motorists right turn access to northbound Walnut Street Pike instead of having to turn left onto Rhorer Road from Derby Drive to get to northbound Walnut Street Pike. The right turn at Walnut Street Pike will be safer and easier than the left turn at Rhorer Road from Derby Drive.

Paul

Paul B. Satterly, P.E.
Highway Engineer
Monroe County Highway Department

From: Paul Satterly
Sent: Friday, August 9, 2019 10:15 AM
To: Tammy Behrman
Subject: RE: Hostettler Pines PUD 1907-PUO-02

Tammy,

The roadway should meet the following requirements:

- Roadway pavement width of 26 ft.
- 2 ft. rolled curb and gutter
- No trees planted within the right of way.
- 6.5" asphalt pavement on 6" of No. 53 compacted aggregate base.

Thanks,

Paul

Paul B. Satterly, P.E.
Highway Engineer
Monroe County Highway Department

EXHIBIT 8: Two Letters from neighbors during the former PUO petition

Derby Drive Neighborhood
Bloomington, IN 47401

September 23, 2019

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

Dear Members of the Monroe Country Plan Commission,

On behalf of the undersigned single-family homes located in the Derby Drive Neighborhood, this letter serves as a request for our concerns to be heard regarding the Hostetler Pines (*aka* Holland Pines) Outline Plan and Major Subdivision addressed as 4214 South Derby Drive. Approximately 90 homes in the combined Bridlewood and Sutton Place subdivisions, plus others nearby, will be affected by this building project, and we, the undersigned homeowners, have been discussing concerns since we first received notice from Bynum Fanyo & Associates on July 11, 2019.

Our concern is regarding the building of 25 lots (12 duplexes) on 5.34 acres that will be squeezed between our single family homes and which will negatively impact road safety, quality of life, home values, drainage, and green space. Many of us attended the Bynum Fanyo & Associates information meeting held at the Convention Center on August 15 to fully understand their Outline Plan and intentions.

First, the increased density on Derby Drive under the Outline Plan is a safety concern for those of us with children. The visibility from Holland Drive to Derby Drive is already problematic and the proposed plan will exacerbate that issue. Moreover, Derby Drive has suffered from a lack of county maintenance. Repairs of destructive potholes, despite multiple calls from us to fix them, and snow removal, have been sorely inadequate over the years. In addition, there are currently only two ways in and out of the Derby Drive neighborhood which is a critical fire district access problem. Therefore, it is essential that this project be connected through to Walnut Street Pike at the beginning of the project, and that the roads be adequately maintained.

In addition, the destruction of the mature pine trees that line 4214 Derby Drive and replacing them with six driveways and two access roads is unsafe due to the hill and curve in the road. Also, the loss of the greenspace will be a detriment to our community since it is used for shaded exercise and it supports wildlife. We respectfully ask that every tree that is removed from the east border of this property be replaced by more trees. Our hope is that the developer and planning commission will consider the neighborhood suggestion to flip the proposed six driveways to the north and south, or to the west, but away from Derby Drive. This will allow space for more landscaping and help with storm water drainage. Those of us who have lived in this neighborhood for forty to fifty years know the specific storm water drainage and flooding concerns. We are willing to speak to these specific issues directly.

Many of us are also concerned with lowered home values due to these multi-family homes being built in a neighborhood of all single-family homes worth much more money than the proposed duplexes. And worse, many high density units evolve into rentals, which would greatly diminish our neighborhood. While the developer intends for the duplexes to be owner-occupied, there is no guarantee that this will be the case.

We, the undersigned Derby Drive neighbors respectfully request that our concerns be heard at the Monroe County Plan Commission meeting on October 15, 2019.

Sincerely,

The Derby Drive Neighbors:

Patrice Madura Ward-Steinman, 1159 E Winners Cir, 812-824-3505, pwardste@indiana.edu

Debbie Atlas, 1172 E Winners Cir
Martina Barnas & Cecilia Brisuda, 1194 E Winners Cir
Kelly Brinkley, 4413 S Sophia Ct
Mark & Jill Burris, 1135 E Calloway St
Ken Buzzard, 4155 Derby Dr
Caitlyn & Kendall Byers, 1173 Secretariat Ct
Adam & Julie Chester, 4431 S Carberry
Christine & Delbert Campbell, 4429 S Derby Dr
Paula Chapman, 4166 S Derby Dr
Andrew & Angie Chickedantz, 1122 East Calloway St
Justin Darty, 1115 E Calloway St
David & Angela Duncan, 4178 S Derby Dr
John & Christy Dustin, 1135 E Secretariat Ct
Steve & Pat Farmer, 4215 S Derby Dr
Deanna Guthrie, 4154 S Derby Dr
Brad & Tess Heim, 780 E Keenland Ct
Christian Heyerdahl, 824 Keenland Ct
Steve Houghton, 1199 E Winners Cir
Jason & Karen Jackson, 1193 E Winners Cir
Mark Jaime, 4000 S Derby Dr
Katie & Jason Kennard, 4406 S Derby Dr
Jim & Elaine Kennedy, 892 E Keenland Ct
Sylvia & Vilmos Kovacs, 4169 S Derby Dr
Shanker Krishnan, 1161 E Winners Cir
Scott Law, 917 E Keenland Ct
Eric Lund, Derby Dr and Calloway St
Angela & Evan Martin, 1162 E Citation Dr
Nicole Martins & Andrew Weaver, 1123 E Calloway St
Wade & Janice Martz, 4415 S Derby Dr
James and Judy Mathias, 1126 E Calloway St
Jason & Sarah Mathis, 4098 S Manowar Ct
Carolyn McCart, Derby Dr
Michi & Jeff McClaine, 1179 E Winners Cir
Carol & Ron Mood, 1100 E Citation
Jamie & Chuck Morris, 4412 S Derby Dr
Erik Nelson, 4412 Derby Ct
Mike Paskash, 4440 Sophia Ct
Bobby Patel, 4012 S Derby Dr
Heidi & Ron Reiter, 4001 S Manowar Ct
Howard Rightsell, 4148 S Derby Dr
Don Rodda & Victoria Land-Rodda, Keenland Ct & Derby Dr
Kevin & Marissa Van Rooy, 700 E Keenland Ct
Jennifer Shelby
Brady Singleton, 1066 E Keenland Ct
Olivia Smith, 1130 E Calloway St
Tiffany Stanton, 989 E Keenland Ct
Mike & Zoe Teague, 1114 E Calloway St
Jenny & Matt Tracy, 701 E Keenland Ct
Trent & Natalee Williams, 1121 E Calloway St
Erik & Stephanie Willis, 4420 S Sophia Ct
Ge Yan, 1167 E Secretariat Ct
Yifan Zhang & Yu Liu, 4000 S Manowar Ct

September 24, 2019

Monroe County Planning Department
and Monroe County Plan Commission
501 N Morton St, Suite 224
Bloomington, IN 47404

My name is Stephen Farmer; my wife and I live at 4215 S Derby Drive and hereby express some concerns about the proposed development at 4214 S Derby Drive, petition number 1907-PUO-02.

We are not opposed to this project in general. If this is the type of development the county deems desirable and the developer wants to build on his property, that is the property owner's right. However, existing property owners deserve to have their concerns not just heard but taken into consideration and their properties protected. We have spoken with members of the highway and planning departments and would like to thank them for their courtesy and insight.

We have three areas of concern and possible solutions: safety, storm water drainage, and neighborhood compatibility.

1. Safety
   Derby Drive is the main road connecting three subdivisions to Rhorer Road and Walnut Street Pike. The current plan adds six driveways within an approximately 275 feet straight stretch of Derby Drive, with a blind turn in the road at the north end. Vehicles entering Derby Drive from lots 1, 2, 3, 4, 5, and 6 would have to back out onto the street into the path of vehicles exiting the blind curve. Some of those drives could be re-designed to approach the streets within the proposed development.

2. Storm Water Drainage
   The construction of Bridlewood and Derby Drive (the previously private gravel driveway) dramatically increased the amount and speed of runoff on to our property to the extent that some erosion has already begun. Runoff from the proposed project will drain onto our property and further increase erosion. Any increase in the amount and speed that the water reaches our property is unacceptable. Lots 1-6 and their driveways will drain immediately onto Derby Dr and then directly onto our property. We understand that a drainage design might appear to take care of this issue but what actually gets built or what a future property owner might do will not necessarily match that design. We believe that lots 3 and 4 should become an additional storm water detention area and green space. Storm water inlets into this detention area should be placed on Derby Drive to collect water from lots 1, 2, 5, and 6. The driveway for lot 1 should, come from Hostettler Dr and the driveway for lot 6 from Holland Drive extension. This needs to be done to handle our drainage concerns. It also helps with the safety concern (two new driveways versus six new driveways on Derby Drive) and if done correctly could help blend the project into the existing neighborhoods.

3. Neighborhood Compatibility
   The proposed housing is not compatible with the existing homes in the area. The proposed lots are approximately half the size of any other lots in the nearby neighborhoods, in fact the adjacent lots on three side of the proposed project are over one acre each. Nowhere else along Derby Drive is there a concentration of driveways such as that proposed by this plan. Again, we do not object to the proposed type of housing, but some attempt to blend in with existing

homes should be made. The additional green space from converting lots 3 and 4 would help the existing wildlife that currently call these five acres home.

The current design compared to the first drawing we saw has shifted the roads and housing to the east. We understand this was requested by the planning department to preserve a grove of walnut trees. Moving the housing to the east is not what we would want but saving the trees is to be commended.

Sincerely,

Stephen P. Farmer

4215 S Derby Drive
Bloomington, IN 47401
812-360-5277
Sfarmer.gds@comcast.net

EXHIBIT 10 Design Standards Table and Use Table

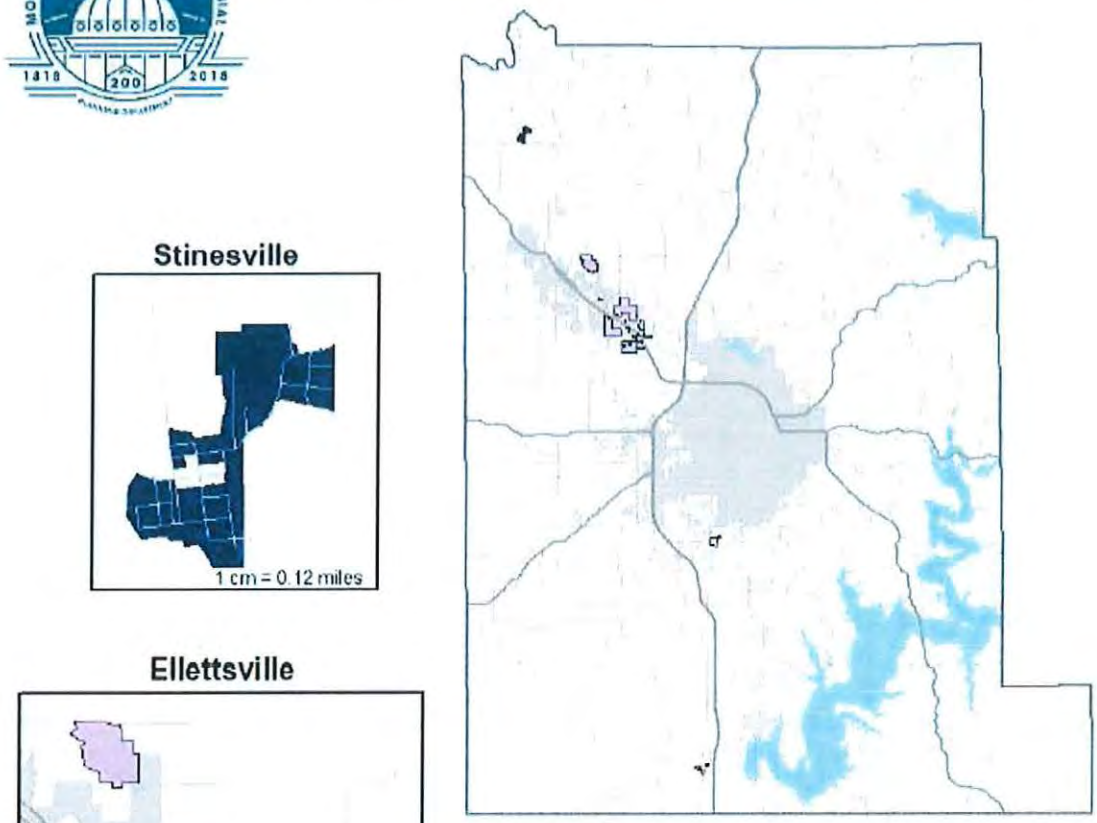
Design Standards Comparison Table

Requirement	Low Density Residential LR	Medium Density Residential MR	High Density Residential HR	Urban Residential UR	Estate Residential 1 Chapter 833 RE1
Gross Density	3	4.8	7.3	7.3	1
Minimum Lot Area (acres)	0.34	0.21	0.14	0.14	1
Minimum Lot Width at Building Line	75	60	50	50	100
Minimum Required Setbacks (feet)					
Front Yard Fronting on any Local Street	25	25	25	25	25
Side Yards	10	5	5	10	20 (+4' addtl story)
Rear Yard	25	10	10	10	50
Minimum Open Space Area	40	40	40	40	80
Maximum Height (feet)	35	35	35	45	45

USES			CONDITIONS
Residential Uses	MR	HR	Condition
Accessory Apartments	P	P	26
Accessory Use	P	P	5
Historic Adaptive Reuse	P	P	15; 44
Home Occupation	P	P	16
Manufactured Home Park	P	P	22.39
Single Family Dwelling	P	P	1
Temporary Dwelling	P	P	3; 53
Two Family Dwelling	P	P	2
Public and Semipublic	MR	HR	Condition
Accessory Use	P	P	13
Cemetery	P	P	
Governmental Facility	P	P	7;40
Group Home Class I	P	P	
Religious Facilities	P	P	22
Telephone and Telegraph Services	P	P	32
Utility Service Facility	P	P	31
Water Treatment Facility	P	P	
Business and Personal Services	MR	HR	Condition
Bed and Breakfast	P	P	8
Real Estate Sales office Or Model	P	P	9
Tourist Home or Cabin	C	C	48
Manufacturing, Mining	MR	HR	Condition
Construction Trailer	P	P	17

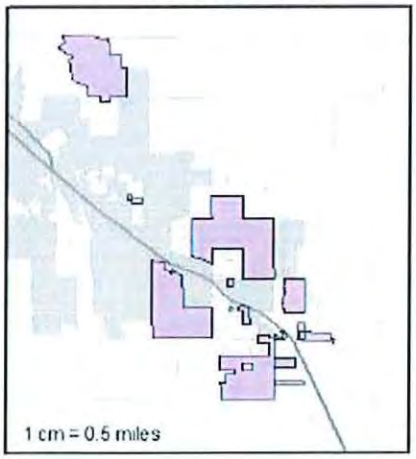
EXHIBIT 11: Analysis of HR, MR, UR Zone distribution in the County

Location of MR, HR, UR Zoning Districts



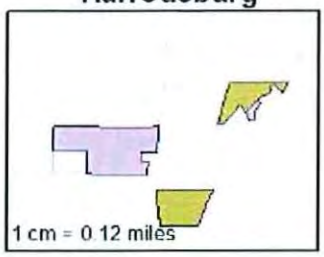
Stinesville

Ellettsville



S College Ave

Harrodsburg



Legend

- HR - High Density Residential
- MR - Medium Density Residential
- UR - Urban Residential
- Lakes
- Corporate Boundaries

Zone	# of Parcels	Acreage	Percent of Total Acreage
HR Min Lot Size 0.14	161	47.63	0.02%
MR Min Lot Size 0.21	1,303	668.78	0.26%
UR Min Lot Size 0.14	4	8.63	0.00%
Total	**1,468**	**725.05**	**0.28%**

EXHIBIT 12: Letter from Neighbors submitted 2/10/2020

Derby Drive Neighborhood
Bloomington, IN 47401

February 10, 2020
Monroe County Planning Department
And Monroe County Plan Commission
501 N. Morton Street, Suite 224
Bloomington, IN 47404

Dear Members of the Monroe County Plan Commission,

Thank you for your careful attention to the ongoing concerns of the Derby Drive Neighborhood regarding the proposal for the Holland Pines Major Subdivision addressed as 4214 South Derby Drive. We are aware of the petitioner's (Bynum Fanyo & Associates) recent revisions to the proposal as presented at the Administrative Meeting on February 4. We want to express our appreciation of the petitioner's efforts to compromise in light of our objections that were expressed at the November 19th hearing. In particular, the change from 6 duplexes facing Derby Drive to 3 single family homes of .22 acre is an example of such an effective compromise.

However, there are still neighborhood concerns with the revised plan, and we appreciate the opportunity to have our individual voices heard at the hearing on February 18:

- Several neighbors are still staunchly opposed to the proposed rezone from Estate Residential 1 to High Density Residential. We bought homes in this neighborhood due to its rural, quiet, spacious, tree-laden, wildlife-viewing aesthetic. The proposed duplex development simply does not fit our single-family residential environment and will negatively affect the quality of life we chose for ourselves and our families. We request that a compromise to establish a lower density level, such as Medium Density Residential, be considered.

- Regarding the trees, the revised proposal suggests the preservation of 15 trees, but that number is a miniscule fraction of the number of trees that are there now. We strongly desire a better commitment to conserve the trees lining Derby and Holland Drives. We request a clearer explanation of the types and locations of trees that will be preserved, and most certainly more than 15. We understand that some trees have been compromised due to the telephone cables, but many others are healthy and beautiful, and provide a habitat for wildlife. We suggest that an independent tree expert determine which trees are healthy and worthy of preservation.

- We are still concerned with the unresolved issue regarding the fact that many high density units evolve into rentals, which would greatly diminish our neighborhood. While the petitioner has expressed the intention for the duplexes to be owner-occupied, we request a commitment to this intention through wording in the proposed HOA document.
- Finally, the wording in the revision states that Holland Drive will extend "to" the cul-de-sac, but we assume this is a typographical error, and should read "through" the cul-de-sac

in order to continue on to Walnut Street Pike. We seek clarification and commitment on this critical matter.

We, the 55 undersigned Derby Drive neighbors, respectfully request that our concerns be heard at the Monroe County Plan Commission meeting on February 18, 2020.

Sincerely,

The Derby Drive Neighbors:

Patrice Madura Ward-Steinman, 1159 E Winners Cir, 812-824-3505, pwardste@indiana.edu
Debbie Atlas & Eric Rodkin, 1172 E Winners Cir
Martina Barnas & Cecilia Brisuda, 1194 E Winners Cir
Kelly Brinkley, 4413 S Sophia Ct
Mark & Jill Burris, 1135 E Calloway St
Ken Buzzard, 4155 Derby Dr
Caitlyn & Kendall Byers, 1173 Secretariat Ct
Christine & Delbert Campbell, 4429 S Derby Dr
Paula Chapman, 4166 S Derby Dr
Adam & Julie Chester, 4431 S Carberry
Andrew & Angie Chickedantz, 1122 East Calloway St
Justin Darty, 1115 E Calloway St
David & Angela Duncan, 4178 S Derby Dr
John & Christy Dustin, 1135 E Secretariat Ct
Steve & Pat Farmer, 4215 S Derby Dr
Deanna Guthrie, 4154 S Derby Dr
Brad & Tess Heim, 780 E Keenland Ct
Christian Heyerdahl, 824 Keenland Ct
Steve Houghton, 1199 E Winners Cir
Jason & Karen Jackson, 1193 E Winners Cir
Mark Jaime, 4000 S Derby Dr
Katie & Jason Kennard, 4406 S Derby Dr
Jim & Elaine Kennedy, 892 E Keenland Ct
Bahtiyor Khodjaev, 1111 E Secretariat Ct
Sylvia & Vilmos Kovacs, 4169 S Derby Dr
Shanker Krishnan, 1161 E Winners Cir
Scott Law, 917 E Keenland Ct
Eric & Kristen Lund, 1107 E Calloway St.
Angela & Evan Martin, 1162 E Citation Dr
Nicole Martins & Andrew Weaver, 1123 E Calloway St
Wade & Janice Martz, 4415 S Derby Dr
James and Judy Mathias, 1126 E Calloway St
Jason & Sarah Mathis, 4098 S Manowar Ct
Carolyn McCart, Derby Dr
Michi & Jeff McClaine, 1179 E Winners Cir
Carol & Ron Mood, 1100 E Citation
Jamie & Chuck Morris, 4412 S Derby Dr
Erik Nelson, 4412 Derby Ct

Mike Paskash, 4440 Sophia Ct
Bobby Patel, 4012 S Derby Dr
Howard Rightsell, 4148 S Derby Dr
Heidi & Ron Reiter, 4001 S Manowar Ct
Don Rodda & Victoria Land-Rodda, Keenland Ct & Derby Dr
Jennifer Shelby, 1098 Keenland Ct.
Jerry B. Simpson, 4400 S. Derby Dr
Brady Singleton, 1066 E Keenland Ct
Olivia Smith, 1130 E Calloway St
Tiffany Stanton, 989 E Keenland Ct
Mike & Zoe Teague, 1114 E Calloway St
Jenny & Matt Tracy, 701 E Keenland Ct
Kevin & Marissa Van Rooy, 700 E Keenland Ct
Trent & Natalee Williams, 1121 E Calloway St
Erik & Stephanie Willis, 4420 S Sophia Ct
Ge Yan, 1167 E Secretariat Ct
Yifan Zhang & Yu Liu, 4000 S Manowar Ct

Exhibit 13

Tammy Behrman

From:	outlook_A5CBA1F624690C2C@outlook.com on behalf of outlook_A5CBA1F624690C2C@outlook.com <sfarmer.gds@comcast.net>
Sent:	Sunday, March 1, 2020 1:32 PM
To:	countyadminstrator@co.monroe.in.us
Cc:	Tammy Behrman
Subject:	Holland Pines Rezone Ordinance 2020-08

March 1, 2020

To the Monroe County, Indiana, Commissioners

Re: Holland Pines Rezone Ordinance 2020-08

My name is Stephen Farmer. My wife Patricia and I live at 4215 S Derby Drive, which is located directly east of the proposed Holland Pines project. We have previously submitted two letters to the Planning Department about the Holland Pines project. In these letters we stated our concerns about safety, drainage, and compatibility with existing neighborhoods. In one of the letters we suggested possible solutions to our concerns. This developer has not only listened to our suggestions but has made changes to the design that not only incorporate our suggestions, but improve upon them, specifically regarding neighborhood compatibility.

While It would be ideal for the Holland Pines property to remain the wildlife habitat that it is, we realize that this is not realistic. It appears that the proposed County Development Ordinance designates our affected neighborhood as N1 (Neighborhood Growth), which would allow more dense housing. We would rather have this proposed development by a developer who listens to our concerns than gamble on what another developer might build if/when the property is rezoned in the future to Neighborhood Growth(N1).

Best Regards,
Stephen Farmer

Sent from Mail for Windows 10