

Passed 9-0

Bloomington Common Council Ordinance No. 2026-06 to Amend the City of Bloomington Zoning Maps by Rezoning a 6.3 Acre Property from Residential Urban Lot (R4) and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to Approve a District Ordinance and Preliminary Plan

Whereas, Ordinance 20-06, repealed and replaced the official zoning map within Title 20 of the Bloomington Municipal Code Entitled, "Unified Development Ordinance"; and

Whereas, the Plan Commission has considered this case, ZO2025-12-0018, and favorably recommends that the petitioner, Bloomington Redevelopment Commission, be granted an approval to rezone 6.3 acres from Residential Urban Lot (R4) and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to approve a preliminary plan and district ordinance; and

Whereas, the Plan Commission therefore requests that the Common Council consider this petition.

Be It Ordained by the Common Council of the City of Bloomington, Monroe County, Indiana, That:

Section 1

Through the authority of IC 36-7-4 and pursuant to Chapter 20.02 of the Bloomington Municipal Code, the zoning of the property described below shall be changed from Residential Urban Lot (R4) and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD). The property is further described as follows:

PARCEL G

ALL OF LOT 45 SEMINARY SQUARE AND SEMINARY LOTS, A SUBDIVISION TO THE CITY OF BLOOMINGTON, INDIANA AS RECORDED ORIGINALLY IN DEED BOOK "A" PAGE 55 IN THE OFFICE OF THE RECORDER IN MONROE COUNTY, INDIANA, LYING NORTH OF WYLIE STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING NORTH 89 DEGREES 28 MINUTES 12 SECONDS WEST 14.16 FEET OF THE NORTHEAST CORNER OF SAID LOT, SAID POINT ON THE WEST RIGHT OF WAY LINE OF ROGERS STREET AS PREVIOUSLY DESCRIBED IN DEED RECORD 364, PAGE 240; THENCE SOUTH 00 DEGREES 17 MINUTES 49 SECONDS WEST ON AND ALONG SAID RIGHT OF WAY 338.20 FEET; TO THE APPARENT NORTH RIGHT OF WAY OF WYLIE STREET; THENCE NORTH 88 DEGREES 50 MINUTES 12 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 647.77 FEET TO THE EAST LINE OF AN ALLEY; THENCE NORTH 00 DEGREES 55 MINUTES 21 SECONDS EAST ON AND ALONG SAID ALLEY 331.05 FEET TO THE APPARENT NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 28 MINUTES 12 SECONDS EAST 644.08 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 4.94 ACRES MORE OR LESS.

PARCEL H

A PART OF LOT 52 SEMINARY SQUARE AND SEMINARY LOTS, A SUBDIVISION TO THE CITY OF BLOOMINGTON, INDIANA AS RECORDED ORIGINALLY IN DEED BOOK "A" PAGE 55 AND LOTS 148, 149 AND 150 IN THE DIXIE HIGHWAY ADDITION TO THE CITY OF BLOOMINGTON ALL LOCATED IN THE OFFICE OF THE RECORDER IN MONROE COUNTY, INDIANA:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 52, THENCE SOUTH 00 DEGREES 55 MINUTES 21 SECONDS WEST 158.46 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 03 SECONDS WEST 103.00 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 21 SECONDS WEST 56.07 FEET TO THE APPARENT NORTH LINE OF LOT 131



IN DIXIE HIGHWAY ADDITION RECORDED IN PLAT BOOK 39, PAGE 478 IN THE OFFICE OF THE MONROE COUNTY RECORDER; THENCE NORTH 89 DEGREES 09 MINUTES 16 SECONDS WEST ON AND ALONG THE NORTH LINE OF SAID ADDITION 95.74 FEET TO THE EAST LINE OF SAID ADDITION; THENCE NORTH 00 DEGREES 35 MINUTES 06 SECONDS EAST ON AND ALONG SAID EAST LINE 55.83 FEET TO THE NORTH LINE OF AN ALLEY SHOWN ON SAID PLAT; THENCE NORTH 89 DEGREES 18 MINUTES 03 SECONDS WEST 136.93 FEET TO THE SOUTHWEST CORNER OF LOT 148 IN SAID ADDITION; THENCE NORTH 00 DEGREES 55 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 157.46 FEET TO THE NORTHWEST CORNER OF SAID LOT AND ON THE SOUTH RIGHT OF WAY OF FIRST STREET; THENCE SOUTH 89 DEGREES 28 MINUTES 12 SECONDS EAST ON AND ALONG THE SOUTH RIGHT OF WAY OF FIRST STREET 336.01 FEET TO THE POINT OF BEGINNING, CONTAINING 1.34 ACRES MORE OR LESS.

Section 2

This District Ordinance and the Preliminary Plan shall be approved as attached hereto and made a part thereof.

Section 3: Severability.

If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 4: Effective Date.

This Ordinance shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

Passed

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon the 06 day of May, 2026.



Isak Nti Asare
President, Bloomington Common Council

Attestation of Bloomington City Clerk:



Nicole Bolden
Clerk, City of Bloomington

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this 20 day of May, 2026:



Nicole Bolden
Clerk, City of Bloomington

Approval by Mayor

Signed and approved by me upon this upon the 20th day of May, 2026:



Kerry Thomson
Mayor, City of Bloomington

Synopsis

This Ordinance amends the zoning of the property from Residential Urban Lot (R4) and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD).

NOTE: Council adopted the attached reasonable conditions and one written commitment to approval of this PUD on March 25, April 22, and May 6.

Distributed to: Clerk, Council Attorney, HAND, Engineering, Legal, Mayor, and Planning & Transportation.

Bloomington Common Council Reasonable Conditions Form

- Ordinance 2026-06 to Amend the City of Bloomington Zoning Maps by Rezoning a 6.3 Acre Property from Residential Urban Lot (R4) and Residential Multifamily Lot (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to Approve a District Ordinance and Preliminary Plan
- RC 01
- Submitted by Councilmember **Hopi Stosberg**
- **March 16, 2026**

Proposed Reasonable Condition:

1. As permitted under state law, the Allowed Use Table will be amended to reflect the Project Goals listed in the cover letter to create residential lots with attainable home ownership opportunities within a neighborhood of connected street networks consistent with Bloomington's traditional street grid.

Synopsis

This Reasonable Condition 01 is sponsored by Councilmember **Stosberg**. It requires an updated Allowed Use Table to reflect the stated Project Goals and a rational phasing plan.

03/25/2026 Regular Session Action: Adopted March 25, 2026

Bloomington Common Council Reasonable Conditions Form

- Ordinance 2026-06 to Amend the City of Bloomington Zoning Maps by Rezoning a 6.3 Acre Property from Residential Urban Lot (R4) and Residential Multifamily Lot (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to Approve a District Ordinance and Preliminary Plan
- RC 02
- Submitted by Councilmember **Hopi Stosberg**
- **March 16, 2026**

Proposed Reasonable Condition:

1. A rational phasing plan will be created for submission with the final plan to include a short description of each phase, including expected timelines. Phase 1 must include construction of all interior roads, shared greenspace and pedestrian improvements, and utility infrastructure including stormwater management facilities.

Synopsis

This Reasonable Condition 02 is sponsored by Councilmember **Stosberg**. This condition requires the applicant to provide a phasing plan as part of the final plan approval process.

03/25/2026 Regular Session Action: Adopted March 25, 2026

***** Reasonable Condition Form *****

- Ordinance: 2026-06
- Reasonable Condition #: 7B
- Submitted by: Councilmember Flaherty
- Date: April 22, 2026

Proposed Reasonable Condition:

1. All buildings must meet the energy efficiency standards contained in Unified Development Ordinance 20.04.110(d)(2)(B), Option 1, part v.

Synopsis

This reasonable condition requires that buildings in the Planned Unit Development meet one of the energy efficiency options under Option 2 of the Eligibility Criteria for Sustainable Development incentives in the UDO. These include achieving Silver Certification by the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system or similar alternative designations.

While energy efficient construction entails a relatively minor increase in upfront cost, the operational energy savings significantly outweigh this premium with a relatively short payback period and substantial positive net present value for the remaining life of the building. Buildings with LEED (or similar) certifications also frequently lead to a modest sale price premium. These buildings also significantly reduce greenhouse gas emissions over their lifecycle.

Note: This reasonable condition has been updated since its inclusion in the March 25, 2026 council packet. It provides greater flexibility and administrative ease for compliance with energy efficiency standards.

04/22/2026 Regular Session Action: Adopted April 22, 2026

***** Reasonable Condition Form *****

Ordinance: 2026-06

Reasonable Condition #: 8C & 9C

Submitted by: Councilmember Flaherty

Date: April 22, 2026

Proposed Reasonable Condition:

1. The PUD Street Standards and Street Sections will be updated to reflect a 6 foot minimum sidewalk width for all streets except Rogers Street and Lanes. Right of way dedication will be increased as necessary to accommodate these changes.
2. The sidewalks bisecting Block 9 in the east-west and north-south directions will be updated to reflect a minimum width of 8 feet. These sidewalks shall be fully within either (a) the public right of way or (b) a pedestrian and bicyclist easement. Right of way dedication will be increased as necessary to accommodate this change. The sidewalk running north-south may be narrowed as necessary to accommodate planned, accessible parking spaces.

Synopsis

This reasonable condition updates the sidewalk minimum width from 5 feet to 6 feet, consistent with Transportation Plan requirements for Neighborhood Residential Streets and UDO requirements for subdivisions and rezones.

This change will increase pedestrian comfort and accessibility, especially for two users of wheeled mobility devices to be able to pass each other on a sidewalk.

Additionally, for the sidewalks running east-west and north-south in the middle of Block 9, the minimum width is updated to 8 feet in order to support an improved pedestrian and bicyclist experience and an urban form in which these sidewalks will be perceived and experienced as a real "front" for the homes.

The Director of Planning & Transportation confirmed via email that none of these changes will reduce the number of developable lots in the Hopewell South PUD.

Note: This reasonable condition has been updated since its inclusion in the April 1, 2026 council packet.

04/22/2026 Regular Session Action: Adopted April 22, 2026

***** Reasonable Condition Form *****

Ordinance: 2026-06

Reasonable Condition #: 10B

Submitted by: Councilmember Flaherty

Date: April 22, 2026

Proposed Reasonable Condition:

1. The PUD Street Standards and Street Sections, including the Wylie Street and Jackson Street cross sections, will be updated as necessary to reflect a Tree Plot minimum width of 5 feet, located between the sidewalk and drive lane, for all portions of right of way located within the PUD.
2. In Block 8, on the north side of Wylie Street, the sidewalk may be immediately adjacent to the street for a portion of the block as necessary to accommodate the existing building, if preserved.
3. Right of way dedication will be increased as necessary to accommodate these changes.
4. Front setbacks along Wylie in Block 9 may be decreased as necessary to accommodate the additional right of way dedication.

Synopsis

This reasonable condition requires all streets included in the Street Standards and Street Sections to include a 5 foot tree plot. The Director of Planning & Transportation confirmed via email that this change will not reduce the number of developable lots in the Hopewell South PUD.

Block 8 would not require a tree plot on Wylie Street for a portion of the block as necessary if the existing building is preserved, since it may render a tree plot physically difficult or impossible to achieve. This is the same approach the city took in improving the infrastructure on 1st Street within Hopewell, where a brief stretch of monolithic sidewalk (i.e., no tree plot) was built on the north side of the street immediately west of Madison Street due to the existing building and steep grade of the land.

Note: This reasonable condition has been updated since its inclusion in the April 1, 2026 council packet, primarily for clarity.

04/22/2026 Regular Session Action: Adopted as amended April 22, 2026

***** Reasonable Condition Form *****

Ordinance: 2026-06

Reasonable Condition #: 12C

Submitted by: Councilmember Flaherty

Date: April 22, 2026

Proposed Reasonable Condition:

1. The Rogers Street cross section will be updated to reflect the design requirements of the Transportation Plan for a General Urban Street, including a 5 foot tree plot and 10 foot sidewalk.
2. In Block 8, if the immediate proximity to the stairwell of the existing building, the width of either the tree plot or sidewalk may be reduced if grading or design elements make it physically challenging to maintain the widths specified in paragraph 1.

Synopsis

The planned right of way dedication of 31 feet from centerline does not need to be updated for this reasonable condition. Rogers Street follows the General Urban Street typology, which includes a 10 foot drive lane, 5 foot bike lane, 5 foot tree plot, and 10 foot sidewalk. The city has already constructed 10 foot sidewalks in the new portion of Rogers Street infrastructure in Hopewell to the north of the PUD location.

The physical dimensions of Block 8 along Rogers Street can support this change, including where the existing building is located. This was confirmed via email with both the City Engineer and the Director of Planning & Transportation. A small portion of the building may be close to the sidewalk, which is common in urban settings including at the current Bloomington Police Department headquarters. Additionally, flexibility is granted to allow variation in tree plot or sidewalk width as needed to accommodate the existing building.

Note: This reasonable condition has been updated since its inclusion in the April 1, 2026 council packet. It simplified and clarified the reasonable condition and updated it to align with the right of way dedication already planned in the PUD.

04/22/2026 Regular Session Action: Adopted April 22, 2026

Bloomington Common Council Reasonable Conditions Form

- Ordinance 2026-06 to Amend the City of Bloomington Zoning Maps by Rezoning a 6.3 Acre Property from Residential Urban Lot (R4) and Residential Multifamily Lot (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to Approve a District Ordinance and Preliminary Plan
- RC 14
- Submitted by Councilmember **Hopi Stosberg**
- **April 20, 2026**

Proposed Reasonable Condition:

1. The Petitioner will work with the City of Bloomington Engineering and Planning and Transportation Departments to design the Lanes with a target speed of 10 miles per hour, utilizing design elements intended to create a low-speed and high comfort environment for vulnerable road users.

Synopsis

This Reasonable Condition 14 is sponsored by Councilmember **Stosberg**. It requires Lanes be designed for a vehicular speed of 10 miles per hour.

4/22/2026 Regular Session Action: Adopted April 22, 2026

Bloomington Common Council Reasonable Conditions Form

- Ordinance 2026-06
- RC 17 (Alternative to RC 4B)
- Submitted by Councilmember Piedmont-Smith
- **DATE:** May 6, 2026

Proposed Reasonable Condition:

1. At least 35% of all dwelling units in the Hopewell South PUD shall be designated as Permanently Affordable (PA), with a goal of 50% of all dwelling units.

Definition: Permanent Affordability is defined as the greater of (a) a period of 99 years or (b) the lifespan of the relevant building, during which the dedicated properties within the PUD will be restricted to being rented or sold at amounts affordable to eligible households as defined by the Housing and Urban Development (HUD) Average Median Income (AMI) levels (see below). Affordability restrictions shall not expire upon the sale or transfer of the property or structure.

Eligibility: A minimum of 15% of total dwelling units will be reserved for households earning at or below 90% AMI, and a minimum of 20% of total dwelling units will be reserved for households earning at or below 120% AMI.

Types and quality of units: The mix of PA units (bedrooms, square footage) must be as proportionate as possible to the market-rate units in the PUD, and the PA units must be functionally equivalent in construction quality and exterior appearance to the market-rate units.

2. Compliance with the PA requirements shall be secured through any legal mechanism, or a combination of mechanisms.
3. Permanent affordability mechanisms shall be structured to remain enforceable independently of ongoing public subsidy. However, the use of public subsidy to establish, preserve, extend, or deepen permanent affordability shall be permitted, provided that affordability restrictions remain in effect for the duration required under this condition.
4. The petitioner shall report back to the Common Council every six months from the date of passage of Ordinance 2026-06 for five years, regarding the methods and progress on implementation of the PA requirements.

Synopsis

This Reasonable Condition 17 is sponsored by Councilmember **Piedmont-Smith**. It revises Reasonable Condition 16 and incorporates some language from Reasonable Condition 15.

May 6, 2026 Regular Session Action: Adopted May 6, 2026

- Ordinance: 2026-06
- Written Acknowledgment #1
- Submitted by: Councilmember Flaherty and Redevelopment Commission
- Date: April 22, 2026

Proposed Agreed Energy Efficiency Housing Standards:

1. All homes shall be designed using pre-approved plans modeled to achieve energy performance equivalent to a Home Energy Rating System (HERS) score of 65 or better.
2. Construction documents shall incorporate best-practice air sealing, duct placement within conditioned space, and high-efficiency, all-electric systems. Building inspections shall confirm compliant installation to details.

Synopsis

This is a written acknowledgment from the Bloomington Redevelopment Commission that memorializes the City's intent to utilize the Home Energy Ratings System (HERS) and to incorporate best practices for energy efficiency in design and construction documents.

05/06/2026 Regular Session Action: Adopted May 6, 2026