

RESOLUTION 22-17

TO INITIATE A PROPOSAL TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE) OF THE BLOOMINGTON MUNICIPAL CODE Re: Preparation of a Proposal to Amend Chapter 20.02 “Zoning Districts” and Related Sections To Establish an Overlay District and Related Development Standards for the Hopewell Neighborhood

WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and

WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”); and

WHEREAS, on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and

WHEREAS, on January 14, 2020, the Mayor signed and approved Ordinance 19-24; and

WHEREAS, existing overlay districts have been established in the UDO that prescribe additional development, architectural, and use standards for Downtown Character Overlay Districts; and

WHEREAS, in Resolution 18-06, the Common Council approved the purchase of the legacy site of the IU Health Bloomington Hospital for redevelopment into the new Hopewell neighborhood by the City of Bloomington Redevelopment Commission; and

WHEREAS, the Council considered proposed development standards for the Hopewell neighborhood area as part of Ordinance 22-10, which the Council indicated, through adoption of Amendment 03 to that ordinance, would be more appropriately proposed as part of an overlay zoning district for the area in question; and

WHEREAS, the Bloomington Hospital Site Redevelopment Master Plan Report was issued in January 2021 and envisions 2nd Street as an active community corridor, North/South Streets as neighborhood connectors, an East/West Greenway as a B-Line connection, a well-scaled, walkable neighborhood fabric, diversity and variety of housing types, neighborhood anchors, and active ground floors; and

WHEREAS, to adhere to the Master Plan Report and to the principle of compact urban form, and to provide the opportunity for more housing to meet the housing need indicated in the Bloomington Housing Study of 2020, the current rules in the UDO regarding maximum impervious surface, minimum landscaping, and setback requirements in this area should be revised; and

WHEREAS, pursuant to IC 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it;

WHEREAS, the Common Council wishes to initiate a proposal to amend the UDO to establish an overlay district containing development standards that will guide development of the Hopewell neighborhood; and

WHEREAS, in preparing and considering this proposal, the Plan Commission and Common Council shall pay reasonable regard to:

- 1) the Comprehensive Plan;
- 2) current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Pursuant to IC 36-7-4-602(b), the Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO to establish an overlay district containing development standards in order to guide development of the Hopewell neighborhood.


SECTION 2. Upon passage of this resolution, the Plan Commission shall review and recommend UDO amendments to the Common Council in response to this resolution and the policy guidance below:

The following policy items should be addressed in the proposal:


- The overlay district boundaries as depicted in Exhibit A, attached hereto, should apply to the zoning districts MM, MN, MI, and RM with lots within or adjacent to the area starting from 2nd Street, to Walker Street, to 1st Street, to Jackson Street (unimproved), to Wylie Street, to Rogers Street, to 1st Street, and to Morton Street;
- Subdivision standards should require alleys in this area;
- Increase impervious surface maximums;
- Reduce landscape area;
- Reduce side and rear building setbacks;
- Eliminate minimum parking requirements;
- Require drive access off alleys rather than streets;
- Reduce minimum lot sizes; and
- Require pedestrian-scale development standards for first-floor residential uses.

SECTION 3. If any section, sentence or provision of this legislation, 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 legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.


PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 21 day of September, 2022.


SUSAN SANDBERG, President
Bloomington Common Council

ATTEST:


NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 22 day of September, 2022.

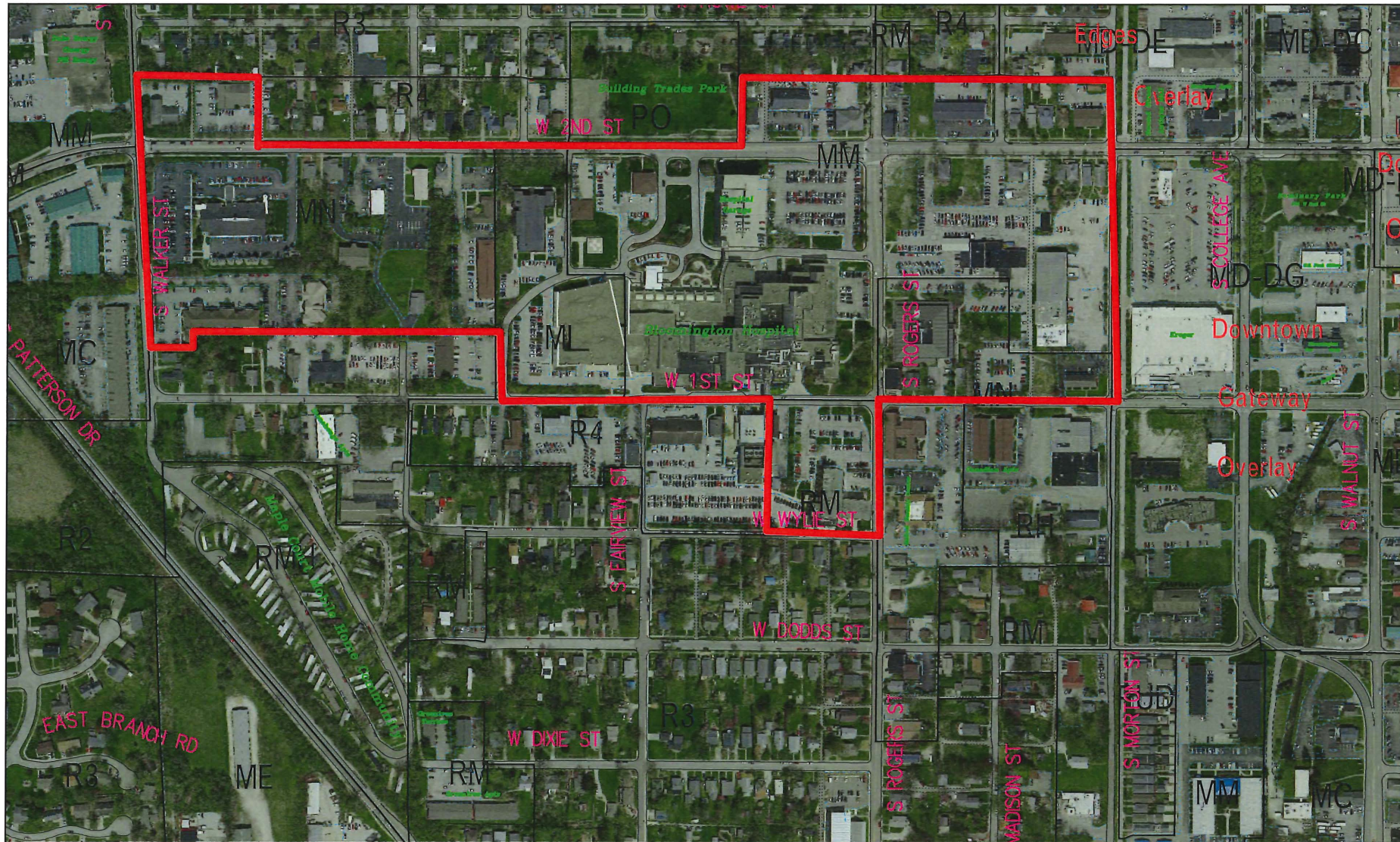

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED by me upon this 22nd day of September, 2022.


JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This resolution initiates a proposal to amend Title 20 (the Unified Development Ordinance or “UDO”) of the Bloomington Municipal Code. The resolution directs that a UDO text amendment proposal be prepared by the Plan Commission to establish an overlay district and related development standards for the Hopewell neighborhood consistent with the guidance contained in the resolution.



15 Sep 22



For reference only; map information NOT warranted.



City of Bloomington



Scale: 1" = 400'