

# **City of Bloomington, Indiana Common Council Legislative Packet**

Containing legislation and materials related to Wednesday, March 4, 2026 Regular Session at 6:30pm in Council Chambers (#115), City Hall

Office of Common Council

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Address: 401 N. Morton Street, PO Box 100, Bloomington, IN 47404

# City of Bloomington, Indiana Common Council Agenda and Notice: Regular Session

6:30 PM, Wednesday, March 4, 2026  
Council Chambers (#115), Showers Building  
401 N. Morton Street, Bloomington, IN 47404  
The meeting may also be accessed [remotely](#).<sup>1</sup>

## 1. Roll Call

## 2. Agenda Summation

## 3. Minutes for Approval

- A. July 30, 2025 Regular Session
- B. November 5, 2025 Regular Session
- C. December 3, 2025 Regular Session
- D. December 10, 2025 Deliberation Session
- E. December 15, 2025 Special Session

## 4. Reports (a maximum of twenty minutes is set aside for each part of this section)

- A. Council members
- B. The Mayor, City Clerk, City Offices, and City Boards and Commissions
  - City Controller Geoff McKim - Status of Annual Financial Reports
  - Planning Director David Hittle - House Enrolled Act 1001
- C. Council Committees
- D. Public\*

## 5. Appointments to Boards and Commissions

- A. Memo from Clerk Bolden

## 6. Legislation for First Readings

- A. 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 (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to Approve a District Ordinance and Preliminary Plan  
**\*\*Common Council intends to discuss and take public comment on this legislation during this meeting\*\***

## 7. Legislation for Second Readings and Resolutions

- A. Resolution 2026-04 - A Resolution Establishing Immediate Transparency, Limits, And A Public Review Process For Automated License Plate Reader Technology In Bloomington

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<sup>1</sup> <https://bloomington.zoom.us/j/81731160293?pwd=EEuURii7IIWoBlqwlaNdaWF9UxdNtN.1>

Meeting ID: 817 3116 0293; Passcode: 194083

**8. Additional Public Comment\* (a maximum of twenty-five minutes is set aside for this section)**

**9. Council Schedule**

**10. Adjournment**

Bloomington City Council meetings can be watched on the following websites:

- [Community Action Television Services \(CATS\)](#)<sup>2</sup>
- [City's YouTube Channel](#)<sup>3</sup>

[Materials for this meeting](#)<sup>4</sup> are available on Council's website.

\*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods, but not both. Speakers are allowed up to three minutes.

The City is committed to providing equal access to information. If you encounter difficulties accessing material in this packet, please contact the Bloomington Common Council Office at [council@bloomington.in.gov](mailto:council@bloomington.in.gov) or 812-349-3409 and provide your name, contact information, and a link to or description of the document or web page with which you are having problems.

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<sup>2</sup> <https://catstv.net/>

<sup>3</sup> <https://www.youtube.com/@citybloomington>

<sup>4</sup> <https://bloomington.in.gov/council/meetings/2026>

**Bloomington Common Council-Regular Session Minutes  
Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana  
Wednesday, July 30, 2025, 6:30pm**

**CALL TO ORDER [6:33pm]**

Council President Stosberg called the meeting to order.

**1. ROLL CALL (\*Indicates participation via Zoom) [6:33pm]**

**Councilmembers present:**

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo (absent)	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

**City staff, officials, and guests present:**

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Christine Chang	Temporary Council Legal Research Specialist
Kelly Murphy	Technology Support Manager, ITS
Jessica McClellan	City Controller
Anna Killion-Hanson	HAND Director
Sharr Pechac	Human Resources Director
Steven Stanford	Utilities, Pretreatment Program Coordinator
Kelsey Thetonia	Utilities, Assistant Director – Environmental
Katherine Zaiger	Utilities, Director
Jane Kupersmith	Economic & Sustainable Development, Director
Audrey Brittingham	City Attorney

**2. AGENDA SUMMATION [6:33pm]**

Daily moved and Piedmont-Smith seconded to amend the order of business at a regular session by removing item 4Bb, Report and Hearing on Status of Union at Crescent Tax Abatement, and creating a special agenda item, a new #8 also titled Report and Hearing on Status of Union at Crescent Tax Abatement, and then renumber subsequent agenda items as appropriate. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Stosberg summarized the agenda.

**3. APPROVAL OF MINUTES [6:36pm]**

Daily moved and Piedmont-Smith seconded to approve the minutes of May 21, 2025 and June 04, 2025. The motion was approved by voice vote. (Asare out of the room).

**4. REPORTS [6:40pm]**

**4.1. Councilmembers:**

Daily mentioned her upcoming constituent meeting.

Zulich stated that she had attended the Capital Improvement Board's meeting that day on the Convention Center expansion project. She reported on the pre-construction contracts.

Stosberg stated that school would begin the next week for Monroe County Community School Corporation (MCCSC) and talked about school bus safety.

#### **4.2. Mayor and City Offices:**

Jen Pearl, Bloomington Economic Development Corporation (BEDC), President, reported on challenges in the local economy and on partnering with local government and the BEDC's work to develop and retain quality jobs in Monroe County. Bloomington was an employment hub for the region and key industries included life sciences, advanced manufacturing, defense, technology, and higher education. She noted that Senate Bill 1 (SB1), which in part changed property tax revenue and would have a negative impact. Wages in the Bloomington area lagged behind the cost of living. She gave examples of successful partnerships between the city and the BEDC. Infrastructure and housing/quality of life investments would support economic development. Asare asked how council could support BEDC and what success would look like. Pearl said that BEDC could partner with city departments. Feedback from companies would give insight to success in process improvement. Stosberg asked about any legislative action the council could take to streamline economic development. Pearl said that clear timelines and simplicity in city code would help.

#### **4.3. Council Committees:**

Piedmont-Smith gave a report on the Committee on Council Processes. The committee worked with City Clerk Nicole Bolden to implement an electronic sign-in process for public comment. It would help with efficiency and record keeping. There was council discussion on the process of signing up for public comment. Daily and Bolden explained how the public comment process would be streamlined. Councilmembers discussed the logistics of using the electronic sign-in during a meeting.

Daily moved, and Asare seconded to try the new electronic sign-in process. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Piedmont-Smith explained a proposed process for councilmembers to lead a deliberative session. Stosberg shared concerns on the workload of deliberative sessions on the council president. Asare suggested more informal, impromptu conversations.

Daily moved, and Zulich seconded to adopt the Google Form for planning deliberation sessions. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

#### **4.4. Public:**

Christopher Emge, Greater Bloomington Chamber of Commerce, discussed safety on Bloomington streets.

### **5. APPOINTMENTS TO BOARDS AND COMMISSIONS [7:40pm]**

On behalf of Interview Committee Team A, Rosenbarger moved and Asare seconded to reappoint Nancy Obermeyer to seat C-2 on the Public Transportation Corporation Board of Directors. The motion was approved by voice vote.

### **6. LEGISLATION FOR FIRST READING [7:42pm]**

#### **6.1. Ordinance 2025-25**

To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code Re: Use Table Amendment and Use Specific Standards- "Storage, self-service"

Daily moved and Piedmont-Smith seconded that Ordinance 2025-25 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

**6.2. Ordinance 2025-26**

To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code Re: Use Table Amendment- “Fraternity or sorority house”; “Artist Studio or workshop”; “Vehicle Fleet Operations, Large and Small”

Daily moved and Flaherty seconded that Ordinance 2025-26 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis. (Piedmont-Smith out of the room).

**6.3. Ordinance 2025-27**

To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code Re: Use Table Amendment- “Vehicle Fuel Station”

Daily moved and Flaherty seconded that Ordinance 2025-27 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis. (Piedmont-Smith out of the room).

**6.4. Ordinance 2025-28**

To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code Re: Use Table Amendment- “Vehicle Wash”

Daily moved and Piedmont-Smith seconded that Ordinance 2025-28 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis. (Flaherty out of the room).

**6.5. Ordinance 2025-29**

To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code Re: Use Table Amendment and Definitions- “Tattoo or piercing parlor”

Daily moved and Piedmont-Smith seconded that Ordinance 2025-29 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis. (Flaherty out of the room).

**6.6. Ordinance 2025-30**

To Vacate a Public Parcel Re: A 12-Foot Public Alley Adjacent to 909 E. University Street

Daily moved and Flaherty seconded that Ordinance 2025-30 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis. (Ruff out of the room).

Stosberg referred all of the legislation to a second reading at the next regular session of the Common Council on August 6, 2025.

**7. LEGISLATION FOR SECOND READING AND RESOLUTIONS [7:47pm]**

**7.1. Ordinance 2025-23**

To Enact Title 10 of the Bloomington Municipal Code Entitled “Wastewater”

Daily moved and Piedmont-Smith seconded that Ordinance 2025-23 be introduced and read by title and synopsis only. The motion was approved by voice vote (Ruff out of the room). Bolden read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-23.

Steven Stanford, Utilities, Pretreatment Program Coordinator, presented Ordinance 2025-23 and gave reasons in support. The City of Bloomington Utilities (CBU) department was required to make a technical reevaluation of local limits every 5 years. Stanford defined local limits and how CBU calculated them. The ordinance amended the maximum discharge limits of several metals and of pH limits. It allowed the use of hydromechanical grease traps to help prevent fats, oils, and grease from entering wastewater. Stanford believed the ordinance would have no significant fiscal impact.

Asare and Stosberg asked if the ordinance would place any financial burden on smaller restaurants and would require them to change their systems. Stanford did not believe the ordinance imposed further requirements on restaurants and instead offered greater flexibility.

There was no public comment.

Asare expressed approval for changes supporting small businesses. Piedmont-Smith thanked Stanford. The motion to adopt Ordinance 2025-23 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

## **7.2. Ordinance 2025-24**

To Enact Title 13 of the Bloomington Municipal Code Entitled "Stormwater"

Daily moved and Piedmont-Smith seconded that Ordinance 2025-24 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

Daily moved, and Ruff seconded to adopt Ordinance 2025-24.

Kelsey Thetonia, Utilities, Assistant Director – Environmental, presented the legislation. House Enrolled Act (HEA) 1037 limited local governments' ability to regulate construction stormwater runoff. The ordinance amended Title 13 of the Bloomington Municipal Code to comply with HEA 1037. It codified a requirement for homeowner maintenance of driveway culverts and clarified runoff treatment for certain land uses.

Piedmont-Smith moved and Ruff seconded to adopt Amendment 01 to Ordinance 2025-24. Piedmont-Smith presented Amendment 01.

Amendment 01 synopsis: This amendment corrects the title of Ordinance 2025-24 to reflect its purpose by changing "TO ENACT" to "TO AMEND."

There was no public comment. There were no council comments.

The motion to adopt Amendment 01 to Ordinance 2025-24 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Ruff asked if the changes presented in the ordinance would have been made if the state of Indiana had not required it, and asked about erosion sediment control abilities. Thetonia said CBU would not have made the changes. Their ability to enforce sediment control would be limited. Asare and Stosberg asked about changes to the permitting process. Thetonia stated the changes would make the process easier. Katherine Zaiger, Utilities, Director, expounded on the permitting process. Stosberg and Piedmont-Smith asked about the use of plastic netting for erosion control. Zaiger explained the changes were made to comply with state regulations. Asare asked about hotspot qualification and project prioritization. Zaiger explained hotspots in the review process and that the administration was looking into a fast-track process for certain projects.

Christopher Emge, Greater Bloomington Chamber of Commerce, commented on his interactions with CBU.

Piedmont-Smith welcomed and thanked Thetonia.

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The motion to adopt Ordinance 2025-24 as amended received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

### **7.3. Appropriation Ordinance 2025-07**

To Transfer Appropriations in the General Fund to Various Departments and Various Funds to Align Budgets with the 2025 Salary Ordinance

Daily moved and Piedmont-Smith seconded that Appropriation Ordinance 2025-07 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Appropriation Ordinance 2025-07.

Sharr Pechac, Human Resources (HR), Director, and Controller Jessica McClellan presented the legislation. The appropriation ordinance made salary recommendations for certain city positions based off prior experience. Funds would be appropriated from the general fund budget to departments to fund step increase changes. Asare asked if the appropriation would be the final request for the project, and asked about the leftover non-appropriated funds. Pechac and McClellan said it would be the last transfer request, and the leftover funds would not be spent. Piedmont-Smith asked for an update for American Federation of State, County and Municipal Employees (AFSCME) staff salary increases. Pechac stated they were working with consultants to make and review recommendations. Flaherty asked how many staff positions were adjusted, if there was an appeal process, and what the highest-paid positions in the city were. Pechac said that 154 out of 392 positions would receive a step increase, and department heads were the highest paid positions. There was not an appeal process. Stosberg asked if the pay increase was retroactive. Pechac stated the pay increase would start August 4<sup>th</sup>, 2025.

Linda Wehr, Bloomington Police Department, Special Investigations Clerk, commented on her dissatisfaction with the HR and the salary review process.

Zulich, Rosenbarger, and Stosberg thanked the public commenter and expressed concern over the stated situation. Stosberg asked how HR supported department heads in re-writing job descriptions. Pechac answered that HR did not have capacity for individual services, but training for all staff would be a 2026 priority. Flaherty commented on the need for competitive compensation and thanked HR for their work. He lost confidence in the ability to fairly implement changes. Flaherty stated that there was council discussion pertaining to errors in the salary review process that had been met with personal attacks from the administration. He was not comfortable approving legislation without a clearer, more balanced process. A vote was council's point of oversight, and he would not support the legislation. Rosenbarger shared his concerns. Asare agreed with the need for a clearer process. There was discussion on process improvement and whether to delay the vote on the legislation.

The motion to adopt Appropriation Ordinance 2025-07 received a roll call vote of Ayes: 5, Nays: 3 (Flaherty, Rosenbarger, Ruff), Abstain: 0.

### **7.4. Resolution 2025-12**

To Initiate A Proposal to Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code Re: Preparation of a Proposal to Amend Chapter 20.04.110 (Incentives)

Daily moved and Piedmont-Smith seconded that Resolution 2025-12 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Resolution 2025-12.

Stosberg passed the gavel to Piedmont-Smith.

Stosberg presented the legislation which was necessary because a statutory deadline was missed by the Plan Commission. Resolution 2025-12 followed up on a previous resolution from November 2024. The

legislation requested an examination of the incentive structure for affordable housing and changed the payment in lieu option.

There was no public comment. Stosberg expressed hope of councilmember support.

The motion to adopt Resolution 2025-12 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Piedmont-Smith passed the gavel back to Stosberg.

## **8. REPORT AND HEARING ON STATUS OF UNION AT CRESCENT TAX ABATEMENT [9:27pm]**

The Common Council was required by Indiana state code to hold the hearing to receive information from interested parties, including the city's Economic & Sustainable Development (ESD) department, the Housing and Neighborhood Development (HAND) department, the property owner and their representative, the Annex Group. Council needed to decide whether Union at Crescent substantially complied with the terms of the tax abatement, based on information presented that night.

Daily moved and Piedmont-Smith seconded to structure the tax abatement hearing for the Union at Crescent property in the following way: *City departments and Union at Crescent owners and their representatives, The Annex Group, will each have up to 25 minutes to provide information to council. Any other interested parties will each have up to 3 minutes to provide information. This will be followed by an untimed question and answer period by council to the parties and then a period of deliberation among councilmembers. Council may decide the matter or continue the hearing to a subsequent date.*

Zulich suggested a thirty minute time limit on council questions. There was brief council discussion on setting time limits on council questions. Council Attorney Lisa Lehner stated that Indiana Code referred to information presented during the hearing, and thirty minutes may not provide adequate time to ask questions on information presented. There was brief additional discussion.

The motion to structure debate was approved by voice vote (Rosenbarger out of the room).

Jane Kupersmith, ESD, Director, and Anna Killion-Hanson, HAND, Director, presented the legislation. Staff recommended a finding of non-compliance. While Union at Crescent was substantially compliant on employment requirements, the low occupancy of the affordable units did not satisfy the city's requirements in order to issue the tax to issue the tax abatement. The value of the tax abatement to date was approximately \$552,356, and the property had previously received approximately \$800,000 from HAND. HAND had received complaints since 2023 regarding property management; tenants were concerned about safety, unsanitary conditions, and lack of access to management. Killion-Hanson believed that taking away the abatement would not help the situation. The pro forma for Union at Crescent outlining the project had not been reviewed correctly. The city needed to invest in projects with the ability to resolve problems that arise.

Sam Hurley, Annex Group, acknowledged and expressed displeasure with the issues. The issues were expected to be temporary, due to their investment, new team, and city support. He stated they would increase security and improve unit conditions before starting community engagement and marketing efforts. He cited anecdotal evidence of positive change. He addressed legal aspects and stated that they met the allocation of units at 60% Area Median Income (AMI) or below, but that those units were not rented. He believed they were compliant with the abatement and losing the abatement would be detrimental to progress.

Daily asked what percentage of market rate units were occupied. Hurley assumed it was very low and most occupied units were under the 60% AMI level. Flaherty stated asked why the percentage of occupied affordable units decreased substantially from September 2024 to May 2025. Hurley cited normal turnover, removal of residents who were not following rules, and that they were currently not marketing for leases. Piedmont-Smith asked why the average lease rate increased from \$446.20 to \$881.30 over that same eight month period. Hurley gave examples of reasons why, including lower occupancy due to the larger, more

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expensive units were rented, and they raised the rent. He would obtain more information and provide it to council. Piedmont-Smith questioned that reasoning because it was an average lease rate and there were no "larger apartments" as the affordable housing units were 1 or 2 bedrooms. Kupersmith stated that there were many variables. Asare asked if there was substantial compliance with the statement of benefits (SB-1) form. Kupersmith said there was a different interpretation of that from the original memorandum of understanding. Hurley confirmed there was no mention of occupancy in the initial resolution, only allocation, so they were in compliance and occupancy was outside of their control. Rosenbarger asked about ownership of Union at Crescent and staff salaries. Hurley stated the Annex Group was not the original owners. Property management was handled internally but there had been other property management companies and salaries had increased since the original SB-1 in 2017. Stosberg asked Killion-Hanson for her input on fixing the problems. Killion-Hanson responded that strong management on site and resolving security issues would be necessary. Hurley spoke to actions taken by the Annex Group to remediate security and cash flow. Zulich asked if the affordable housing units would be compromised without the tax abatement. Killion-Hanson stated that the Annex Group needed capital to address the problems. While the property owner was not in compliance, she did not believe it would be beneficial to take away the abatement. There was discussion on whether or not the problems were out of the Annex Group's control and if they had made efforts to resolve them. Hurley stated the Annex Group was dedicated to resolving the problems and having a better partnership with the city. Kupersmith added that the city was a difficult place to do business. Piedmont-Smith asked about consequences for noncompliance with Title 16 violations and about rental permits. Killion-Hanson explained there would be one remaining violation report, and if unresolved, the legal department would file a lawsuit. Audrey Brittingham, City Attorney, stated that lack of rental permits would place the property further out of compliance and detailed the city's position that they were in violation. Flaherty expressed concern about a significant decrease in occupancy rates from 2022/2023 to September 2024. Hurley cited crime, safety, and security issues. Rosenbarger asked if the ratio of affordable housing units versus market rate units was appropriate. Hurley explained that the AMI could not be changed due to federal standards.

Zulich moved and Daily seconded to postpone the discussion until the next regular session on August 6, 2025. There was council discussion about timelines, consideration of new information, a potential new tax abatement with different agreements, and options for council action. The motion to postpone discussion received a roll call vote of Ayes: 3 (Zulich, Stosberg, Piedmont-Smith), Nays: 5, Abstain: 0. FAILED

Piedmont-Smith asked about waiving compliance. Kupersmith said council could not waive compliance as the filing had been formally received and documented by the county.

Daily moved and Piedmont-Smith seconded to find the Annex Group substantially compliant. Daily believed that the property owner had met the allocation requirements. Flaherty disagreed and gave reasons why. He would not support the motion. Ruff gave reasons why he would support the motion. Council discussed changing the motion. Daily withdrew the motion.

Flaherty moved and Rosenbarger seconded to find that the property owner made reasonable efforts to substantially comply and that any failures to comply were not the fault of the property owner. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

#### **9. ADDITIONAL PUBLIC COMMENT [11:06pm]**

There was no additional public comment.

#### **10. COUNCIL SCHEDULE [11:06pm]**

Stosberg reviewed the upcoming council schedule including four budget hearings dates.

#### **11. ADJOURNMENT [11:08pm]**

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVE:

ATTEST:

\_\_\_\_\_  
Isak Nti Asare, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

FOR APPROVAL

Meeting Date: July 30, 2025

Clerk's Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken. Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>

FOR APPROVAL

**Bloomington Common Council-Regular Session Minutes**  
**Bloomington City Hall, 401 N. Morton Street, Bloomington, Indiana**  
**Wednesday, November 05, 2025, 6:30pm**

**CALL TO ORDER [6:32pm]**

Council President Stosberg called the meeting to order.

**1. ROLL CALL (\* indicates participation via Zoom) [6:32pm]**

**Members:**

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty*	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger*	District 2
Andy Ruff*	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich (absent)	District 6

**City staff, officials, and guests present:**

Sofia McDowell	Chief Deputy Clerk
Lisa Lehner	Council Attorney
Kari Bennett	Deputy Council Attorney
Christine Chang	Temporary Council Researcher
Jane Kupersmith	Economic & Sustainable Development, Director
Eric Gruelich	Planning & Transportation, Development Services Manager

**2. AGENDA SUMMATION [6:33pm]**

Stosberg led a minute of silence for Charlotte Zietlow, who had passed away, and then summarized the agenda.

**3. APPROVAL OF MINUTES [6:37pm]**

Daily moved and Piedmont-Smith seconded to approve the minutes of September 24, 2025. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

**4. REPORTS [6:39pm]**

**4.1. Councilmembers**

Rollo expressed appreciation for Charlotte Zietlow,

Piedmont-Smith spoke about Zietlow, the suspension of Supplemental Nutrition Assistance Program (SNAP) benefits of a local mutual aid group, and her upcoming constituent meeting.

Asare noted Zietlow's contributions, Innovation Week, the Commission on Hispanic and Latiné Affairs' holiday gift assistance program, and his letter to the mayor requesting an additional appropriation if SNAP benefits were not funded.

Daily spoke about Zietlow's passing, a letter she wrote about the loss of SNAP benefits, and a joint community conversation hosted by herself, Asare, and County Commissioner Jody Madeira.

Flaherty spoke about Zietlow, thanked Daily and Piedmont-Smith for elevating SNAP benefits challenges, and shared information on another assistance program.

Stosberg extended the time for councilmember reports until 7:05pm without objection.

Rosenbarger reflected on Zietlow and housing.

Stosberg stated appreciation for councilmember comments on Zietlow and mentioned her upcoming constituent meeting and an upcoming council deliberation session on housing.

#### **4.2. The Mayor and City Offices**

There were no reports from the mayor and city offices.

#### **4.3. Council Committees**

There were no reports from council committees.

#### **4.4. Public**

Claudia Brink shared concerns about short-term rentals.

Steve Volan spoke about Zietlow.

Sarah Jane Hughes spoke about food security.

### **5. APPOINTMENTS TO BOARDS AND COMMISSIONS [7:12pm]**

Flaherty moved and Asare seconded to initiate the process for removal for failure to attend three consecutive meetings for Commissioner Jose Fuentes, member of the Commission on Hispanic and Latiné Affairs. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

### **6. LEGISLATION FOR FIRST READINGS [7:13pm]**

#### **6.1. Ordinance 2025-41**

To Amend Title 20 (Unified Development Ordinance) of The Bloomington Municipal Code – Re: Use Table Amendment- “Single Room Occupancy”

Daily moved and Piedmont-Smith seconded that Ordinance 2025-41 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. Chief Deputy Clerk Sofia McDowell read the legislation by title and synopsis.

#### **6.2. Ordinance 2025-45**

To Fix The Salaries of All Elected City Officials For The City of Bloomington For The Year 2026

Daily moved and Piedmont-Smith seconded that Ordinance 2025-45 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. McDowell read the legislation by title and synopsis.

### **7. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS [7:15pm]**

#### **7.1. Ordinance 2025-42**

To Amend Title 2 of the Bloomington Municipal Code Entitled “Administration and Personnel” – Re: Amending BMC 2.04.380 (Order of Business at Regular Sessions)

Daily moved and Piedmont-Smith seconded that Ordinance 2025-42 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-42.

Piedmont-Smith presented Ordinance 2025-42. The legislation amended city code so the "Reports" section on the council agenda read "The Mayor, City Clerk, City Offices, and City Boards and Commissions."

Piedmont-Smith moved and Rollo seconded to adopt Amendment 01 to Ordinance 2025-42.

Amendment 01 Synopsis: This amendment deletes the words "and City Partnership Entities" to correct an error and adds Attachment A to the ordinance.

The motion to adopt Amendment 01 to Ordinance 2025-42 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

There was no public comment on the amendment to Ordinance 2025-42.

Asare asked why the council meeting agenda was in Bloomington Municipal Code (BMC). Council Attorney Lehner was unsure why but believed it was not necessary.

There was no public comment on Ordinance 2025-42 as amended.

Asare stated that this section of code should be removed, not amended. Piedmont-Smith said that section was being reviewed by council staff for possible removal and placement in an administrative manual.

The motion to adopt Ordinance 2025-42 as amended received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

## **7.2. Resolution 2025-18**

To Approve The Naming of The Stadium District in The Area Surrounding Miller-Showers Park

Daily moved and Piedmont-Smith seconded that Resolution 2025-18 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Resolution 2025-18.

Stosberg passed the gavel to Piedmont-Smith.

Stosberg moved and Rollo seconded that Amendment 01 be adopted to Resolution 2025-18.

Amendment 01 Synopsis: This amendment replaces Exhibit A.

Stosberg and Jane Kupersmith, Economic & Sustainable Development (ESD), Director, presented the amendment. The amendment contained a new, condensed map. The map was modified to highlight commercial businesses and remove residential areas based on community concerns and feedback from city departments. Kupersmith explained the purpose of the proposed stadium district. Daily asked why certain areas were included in the map. Stosberg stated that there were commercial businesses in that area. Kupersmith said it would aid in finding nearby businesses in the district.

Tracy Bee, Maple Heights Neighborhood Association, President, asked for a postponement on the vote.

Aubrey Williams, Heartwork Brewing, expressed support from small businesses in the proposed district.

Joshua Stockton expressed concern about the amendment.

Christopher Emge commented support for the amendment.

Paul Rousseau commented on the district name and area.

Piedmont-Smith asked why student housing was part of the proposed district. Stosberg said that area was zoned as mixed-use student. Asare asked who the district was designed and marketed for and why a map was necessary. Kupersmith said it would appeal to visitors and that using the district name was elective. Stosberg stated that the intent was for local business advertisement and not short-term rentals. Rollo said he would vote yes on the amendment.

The motion to adopt Amendment 01 to Resolution 2025-18 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Asare asked about postponing the resolution to provide time for resident feedback. Kupersmith said that the residential areas in the map had been removed based on resident feedback, and the stadium district was an economic strategy to promote businesses. Stosberg spoke about feedback regarding the district naming. Rollo asked whether naming the district would encourage more short-term rentals. Kupersmith did not believe the legislation would do so. The administration was looking at ways to mitigate the rentals, but not taking action to support small businesses would not solve that problem. Rosenbarger asked how the district's name was determined. Stosberg and Kupersmith explained the process. Rollo asked about signage. Kupersmith said they would hire a consultant.

Casey Greene spoke against the resolution.

Piedmont-Smith called for a five-minute recess without objection. She called the meeting to order again.

Christopher Emge spoke in favor of the resolution.

Paul Rousseau spoke about traffic safety in the proposed district.

Rosenbarger gave reasons in support of postponing. Rollo stated he would vote no or to postpone. Flaherty said that he would vote no or to postpone due to the process, zoning, and lack of neighborhood outreach. Daily was in favor of postponing. Asare said that residents needed to be included more in the process. Stosberg iterated that focus was on family-friendly businesses and not bars. She wanted to pass the legislation. Piedmont-Smith expressed displeasure with the lack of outreach to nearby neighborhoods and was concerned with safety. She agreed with Flaherty and would vote no. Ruff stated the legislation had potential but he would not vote yes in its current state. Rosenbarger asked Lehner about postponing versus voting down the legislation. Lehner explained the differences. Stosberg responded to zoning concerns from Flaherty and Piedmont-Smith. Flaherty expressed support for the idea but said it needed corrections.

Rosenbarger moved and Rollo seconded to postpone Resolution 2025-18 as amended indefinitely.

Stosberg stated she would vote no on postponing.

The motion received a roll call vote of Ayes: 7, Nays: 1 (Stosberg), Abstain: 0.

Piedmont-Smith passed the gavel back to Stosberg.

### **7.3. Ordinance 2025-32**

To Amend Title 20 (Unified Development Ordinance) of The Bloomington Municipal Code – Re: Use Table Amendment – “Urban Agriculture, Commercial”

Daily moved and Piedmont-Smith seconded that Ordinance 2025-32 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-32 as amended. Stosberg stated that the ordinance had previously been amended and gave information on process.

Eric Gruelich, Planning & Transportation (P&T), Development Services Manager, presented the legislation. The legislation was introduced and discussed at the previous meeting on October 22, 2025. It made changes to the zoning code to promote urban agriculture, allowed specific use restrictions for outdoor education, and

would be a conditional use that required approval from the Board of Zoning Appeals (BZA) in residential areas. It would be allowed by right in mixed-use districts. There were no changes from the staff perspective since it was last presented to the council.

Piedmont-Smith asked the difference between commercial and non-commercial urban agriculture and if setbacks had changed. Grulich said that the main difference was that commercial urban agriculture could sell year-round while non-commercial was limited to 180 days a year. The setbacks had not changed, but there was an increase in allowed height of greenhouses and hoop houses. Rollo asked about code violation inspections and the difference between the current and proposed changes. Grulich said staff inspected violations. The class size and height of structures were the main changes, based on public feedback. Asare asked about BZA processes and enforcement for non-compliance. Grulich explained the criteria for conditional user approvals. The BZA had never revoked a conditional use or variance, and P&T handled enforcement frequently. Piedmont-Smith asked about spot zoning and about property owner interest. Grulich stated this legislation was not spot zoning as the changes apply to every property in the city, and multiple property owners had expressed interest in these allowances.

Kathy Berry expressed opposition to the legislation and stated it was not needed.

Jeff Stake stated opposition to the legislation due to property value concerns.

Nancy Goswami expressed support for urban residential farming.

Constance Glenn stated traffic, safety, and neighborhood desirability reasons in opposition.

Ellee Spier urged the council to think of future generations and to support the legislation.

James Glenn expressed opposition to the legislation and the process.

Glenn Gass asked councilmembers to support immediate neighbors to the Spiers and vote no.

Sarah Jane Hughes stated opposition to the legislation and that it was not ready.

Jami Scholl, Commission on Sustainability, Commissioner, stated ideas for improvements on the legislation.

Paul Rousseau expressed agreement with Scholl's comments and thoughts on global warming.

Matthew Austin urged councilmembers to vote yes for the legislation and gave reasons why.

Joshua Stockton expressed support for the legislation and concern about global warming.

Penny Austin expressed support for the legislation and agricultural education.

Rollo asked about accessory structure regulation, property and employee allowances, incremental updates, and whether the changes were motivated by the proposal initiated by the Spiers family. Grulich said the hoop house/greenhouse height was changed to align with existing accessory structures, that three employees maximum would be allowed, and the employee and customer allowances had already been reduced from the initial proposal and would be determined on a ratio to lot size. While there was a user-specific situation, the Climate Action Plan and Comprehensive Plan encouraged enabling more food-centered use. These were small increases as a starting point for discussion. While Piedmont-Smith asked about setbacks. Stosberg and Grulich explained that the setbacks were adjusted for agricultural stands. Daily asked about tax impacts. Grulich stated Monroe County handled tax assessments. Asare asked if the primary intent of the legislation was to clarify the educational activity component of urban agriculture, why it would not be regulated through existing provisions, and if the legislation affected food sovereignty. He asked why urban agriculture and farm stands would be a conditional use and not allowed by right. Grulich confirmed the educational component and year-round sales were the biggest changes; defining them as a use allowed for specific limitations, and provided uniform, fair treatment, and enabled food sovereignty. Grulich stated they took a conservative approach to avoid subjectivity, but the council could choose to allow those changes by right.

Flaherty spoke about urban agriculture as presented in the Comprehensive Plan and Climate Action Plan. The focus had been misplaced as the main changes were on education and sales, not on urban agriculture itself. The legislation was tailored to one particular need but should be broader. He did not support the ordinance. Rollo expressed support for harmonious agriculture, but the proposal was contentious and he would vote no. Asare expressed concern with the policy design and that it did not advance food security goals. The ordinance was ultimately about teaching outdoors, and growing and selling food on one's property was already allowed. Rosenbarger agreed with other councilmember comments and stated considerations on taxation and classes. Piedmont-Smith said it was a tough decision but she would vote yes because of the climate crisis. Stosberg stated that every homeowner was notified about the changes as required by state law, and the Plan Commission had held multiple public hearings, and the process had been in the works for a year and a half. Most public engagement came from those who lived around one specific property, and even if the legislation passed, that property and any others would still need to go through the BZA conditional use process. She did not feel satisfied with why Planning made process decisions and had concerns with lack of enforcement consequences, the possibility of multiple classes every day and with conditional uses and the BZA.

The motion to adopt Ordinance 2025-32 as amended received a roll call vote of Ayes: 1 (Piedmont-Smith), Nays: 7, Abstain: 0. FAILED

*Clerk's Note: Ordinance 2025-32 was amended during the regular session on October 22, 2025*

**8. ADDITIONAL PUBLIC COMMENT [10:46pm]**

Jamie Scholl thanked those who worked on food security issues.

Jeff Stake thanked the council for listening to his earlier comment.

**9. COUNCIL SCHEDULE [10:47pm]**

Stosberg reviewed the upcoming council schedule.

**10. ADJOURNMENT [10:48pm]**

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVE:

ATTEST:

\_\_\_\_\_  
Isak Nti Asare, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

Clerk's Note: The above memorandum summarizes the motions passed and issues discussed rather than providing a verbatim account of every word spoken. Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>

**Bloomington Common Council-Regular Session Memorandum**  
**Bloomington City Hall, Council Chambers, 401 N. Morton Street, Bloomington, Indiana**  
**Wednesday, December 03, 2025, 6:30pm**

**CALL TO ORDER [6:30pm]**

Council President Hopi Stosberg called the meeting to order.

**1. ROLL CALL (\* indicates participation via Zoom) [6:30pm]**

**Members:**

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger (absent)	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich (absent)	District 6

**City staff, officials, and guests present:**

Colleen Williamson	Deputy Clerk
Jennifer Crossley	Deputy Clerk
Lisa Lehner	Council Attorney
Kari Bennett	Deputy Council Attorney
Shawn Miya	Economic & Sustainable Development (ESD), Assistant Director of Sustainability
Christopher Wheeler*	Legal, Assistant City Attorney
Cheryl Gilliland	Deputy Controller
Enedina Kassamanian	Legal, Assistant City Attorney
Katherine Zaiger	Utilities, Director
Steven Stanford	Utilities, Pretreatment Program Coordinator
David Hittle	Planning & Transportation, Director

**2. AGENDA SUMMATION [6:34pm]**

Stosberg spoke about gerrymandering. Indiana state legislators convened a special session to redistrict the congressional maps, which was normally done once every ten years during the census. She urged the public to contact their state representatives. She summarized the agenda and explained the process of the voluntary annexation.

**3. APPROVAL OF MINUTES [6:37pm]**

Daily moved and Piedmont-Smith seconded to approve the minutes from September 10, 2025. The motion was approved by voice vote.

**4. REPORTS [6:38pm]**

**4.1. Councilmembers**

Rollo expressed disappointment that the Redevelopment Commission considered donating the property at the Bunger Robertson location for the purpose of a hotel. He gave reasons why.

**4.2. The Mayor and City Offices**

Shawn Miya, Assistant Director of Sustainability, Economic and Sustainable Development (ESD), presented the Climate Action Plan (CAP) Implementation Update. She discussed solar installations across the city, Donovan Energy's energy audits and resulting recommendations, and City Hall's light-emitting diode (LED) lighting retrofit project, completed in 2025. She gave an update on the Buskirk-Chumley Theater grant from the Indiana Office of Energy Development, totaling \$508,000 with the city matching \$213,316. She spoke about the Bloomington Green Home Improvement Program and the thirty-four awardees in 2025. The city was awarded a \$250,000 grant for the Bloomington Energy Works to promote energy efficiency and renewable energy. There would be free energy audits for commercial,

manufacturing, colleges and universities, and nonprofit building owners to develop a list of energy efficiency and solar projects in need of funding. She provided details on climate resilience like tree planting, hazardous tree and limb removal, and bus stop shelters. Miya discussed the Stay Cool Bloomington program including free admission to city pools and distribution of cooling kits. Project 46, the Southern Indiana Regional Climate Alliance, had approved bylaws and the organization's structure, and memberships for the Advisory Committee. She encouraged the public to visit the CAP dashboard.

Stosberg asked about council's role with Project 46. Miya said there would be one council representative from each region, gave details, and referenced the website. Piedmont-Smith asked about the progress on achieving the city's CAP goals. Miya said specific goals were difficult to measure, but the annual greenhouse gas inventory was a good indicator, as well as the level of electric vehicle adoption. Stosberg asked about the Stay Cool Bloomington and the air conditioner distribution program. Miya said there had been great success with landlords making the improvements themselves and there were air conditioners installed by the city. Miya urged council to highlight the Bloomington Energy Works to constituents.

#### **4.3. Council Committees**

There were no council committee reports.

#### **4.4. Public**

There was no public comment.

### **5. APPOINTMENTS TO BOARDS AND COMMISSIONS [6:53pm]**

There were no appointments to boards and commissions.

### **6. LEGISLATION FOR FIRST READINGS [6:53pm]**

#### **6.1 Ordinance 2025-46**

To Amend The Bloomington Zoning Maps And Zone Property Currently In the Monroe County Jurisdiction To Residential Medium Lot (R2) In Anticipation Of Voluntary Annexation Re: 2005 W. Cory Drive (William Wamathai, Petitioner)

Daily moved and Piedmont-Smith seconded that Ordinance 2025-46 be introduced and read by title and synopsis only. The motion was approved by voice vote. Deputy Clerk Colleen Williamson read the legislation by title and synopsis.

#### **6.1. Ordinance 2025-47**

To Amend Title 8 Of The Bloomington Municipal Code, Entitled "Historic Preservation And Protection" To Establish A Historic District Re: The Ivan Adams House Historic District (Bloomington Historic Preservation Commission, Petitioner)

Daily moved and Piedmont-Smith seconded that Ordinance 2025-47 be introduced and read by title and synopsis only. The motion was approved by voice vote. Williamson read the legislation by title and synopsis.

#### **6.2. Ordinance 2025-43**

An Ordinance Annexing Certain Real Estate To The City Of Bloomington, Monroe County, Indiana

Daily moved and Piedmont-Smith seconded that Ordinance 2025-43 be introduced and read by title and synopsis only. The motion was approved by voice vote (Ruff out of the room). Williamson read the legislation by title and synopsis.

*Clerk's Note: This portion of the meeting was the public hearing as required by state law.*

Jay Nelson opposed the voluntary annexation due to its negative impacts on his family's property next door. He believed there were karst features, long-standing pooling, foundation and ground instability, and erosion worsened by any potential development there. He provided additional information.

Leslie Ruiz was concerned about the proposal because karst studies had not been conducted and other issues, like drainage, had not been addressed. It was important to know if the land could support a structure there, especially since flooding was already a problem. She discussed safety concerns.

## **7. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS [7:04pm]**

### **7.1. Resolution 2025-19**

Adopting A Fiscal Plan For the Annexation of Property Contiguous To The City of Bloomington, Indiana

Daily moved and Piedmont-Smith seconded that Resolution 2025-19 be introduced and read by title and synopsis only. The motion was approved by voice vote. Williamson read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Resolution 2025-19.

Chris Wheeler, Assistant City Attorney, presented the fiscal plan. City departments stated there would not be a negative impact to their services should the voluntary annexation pass. Rollo asked about taxes since the potential structures were still to be determined. Wheeler said the property owner intended to build a duplex whether in the city or the county. They were seeking voluntary annexation in order to connect to the city's water and sewer lines. The other residents in the area had connected to city water and sewer, but current rules did not allow the petitioner to connect unless they were in the city. Piedmont-Smith asked if the cost of connecting would be borne by the property owner, and Wheeler confirmed it would; there would be no cost to the city. Ruff asked about connected, neighboring properties. Wheeler said every developed property on that street was connected to the city's water and sewer. Stosberg asked about public safety concerns and Wheeler stated there were no concerns from fire and police. Asare said passing the fiscal plan legislation did not automatically pass the voluntary annexation and Wheeler said that was correct. Asare asked for clarification on the water/sewer connections. Wheeler clarified that it was an undeveloped property so there were no connection to the main lines on the city street. Ruff asked if sewer or septic was more feasible. David Hittle, Planning & Transportation, Director, said it was not yet known how the karst feature would impact development on the property.

Piedmont-Smith asked if Public Works would be responsible for the road. Wheeler was not sure, and Hittle confirmed it was a private road. There was discussion on the property as undeveloped and potential taxes in the coming years, possible karst features, and structures that could be built there.

Jay Nelson spoke against development on the property.

Paul Post, resident and police officer, gave reasons against the annexation.

Paul Rousseau discussed septic tanks in karst features, and in favor of annexation.

Leslie Ruiz gave reasons against the annexation of the property.

Flaherty believed that a septic system could not be put into the property due to state regulations. Wheeler was not certain and would research further. Flaherty asked about not having a detailed fiscal impact statement per department. Wheeler stated it was not necessary because it was a small parcel. Rollo asked about connections to city sewer, and Wheeler stated only homes within the city could connect. Piedmont-Smith believed the fiscal impact would be nominal and she would vote yes. Stosberg and Rollo concurred. Rollo added that his vote was not an indicator of future rezoning. Ruff commented on city growth.

The motion to adopt Resolution 2025-19 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

### **7.2. Appropriation Ordinance 2025-39**

To Specially Appropriate from the General Fund, Parks And Recreation General Fund, Motor Vehicle Highway Fund, CC Jack Hopkins Fund Expenditures Not Otherwise Appropriated (Appropriating Various Transfers of Funds within the General Fund, Parks & Recreation General Fund, Motor Vehicle Highway Fund, Local Road and Street Fund, Public Safety LIT Fund, Solid Waste Fund, and Fleet Maintenance Fund)

Daily moved and Piedmont-Smith seconded that Appropriation Ordinance 2025-14 be introduced and read by title and synopsis only. The motion was approved by voice vote. Williamson read the legislation by title and synopsis.

Daily moved and Asare seconded to adopt Appropriation Ordinance 2025-14.

Cheryl Gilliland, Deputy Controller, presented the legislation which was the year-end appropriation request. She referenced staff memos and said there was no net impact on the General Fund. She summarized the appropriation and transfers. There was discussion on the port-a-let at Seminary Square and its longevity, higher than expected cost for liability insurance and best estimates during the budget preparation, risk management, and some purchases.

The motion to adopt Appropriation Ordinance 2025-14 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

### **7.3. Ordinance 2025-44**

To Amend Title 10 of The Bloomington Municipal Code Entitled "Wastewater" (Septic Hauler Rate Adjustment)

Daily moved and Piedmont-Smith seconded that Ordinance 2025-44 be introduced and read by title and synopsis only. The motion was approved by voice vote (Rollo out of the room). Williamson read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded that Ordinance 2025-44 be adopted.

Katherine Zaiger, City of Bloomington Utilities (CBU), Director, presented the legislation and introduced Stephen Stanford, Pre-Treatment Coordinator, and Kelsey Thetonia, Assistant Director-Environmental, both with CBU, and Jennifer Wilson, Crowe LLP. Zaiger highlighted Stanford's, Thetonia's, and Wilson's robust experience and credentials. There had been a reevaluation for waste hauler charges, which had not been adjusted since 2000. Direct sewer customers had undergone multiple rate increases; 168% since 2000. In 2024, Crowe LLP had been commissioned to analyze operating and financial reports to calculate an appropriate rate to charge to domestic septic haulers who deposited waste at CBU's treatment facilities. The current charges were severely insufficient to cover the cost of treating the highly concentrated waste. Zaiger referenced Indiana statute for sewage works and rates and said CBU serviced customers in the city and county. Stanford said CBU received 4.5-5.5 million gallons of hauled waste; 91% was domestic septage, of which 44% was from Monroe County, and 56% from registered haulers from Indianapolis, and even several cities in Ohio. Stanford gave details on the cost of treatment, current billing rates, and the new rate proposal. Of the 26,388 customers, 2,467 were water-only meaning they likely had septic. He discussed grease waste customers, and the cost to the customer.

Asare moved and Daily seconded that Amendment 01 to Ordinance 2025-44 be adopted. Asare presented the amendment.

Amendment 01 Synopsis: This amendment removes the "Out of County Waste" surcharge for hauled waste from Bloomington Municipal Code 10.08.120 subsection (b) and incorporates Attachment A to reflect the changes made by this ordinance.

Rollo asked if CBU was required to accept customers outside of Monroe County. Zaiger said there was a direct benefit to the utility with accepting septic since the drinking water source was in the watershed, and outside the county. There was discussion on the customers in and out of the county, the watershed, and rates. The current low rates incentivized haulers from far away.

Courtney Medley, Medley Septic Service, spoke about local haulers and where the waste came from.

Jeff Todd, Todd Septic, discussed county waste and out of county waste.

Paul Rousseau commented on waste and rates.

Council discussed the surcharge for non-county waste, elimination of the surcharge, and types of waste. Rollo appreciated the discussion but would not support the amendment. Stosberg said it was important to monitor hauling to see if the new rate discouraged haulers with non-county waste from using CBU.

The motion to adopt Amendment 01 to Ordinance 2025-44 received a roll call vote of Ayes: 5, Nays: 2 (Rollo, Piedmont-Smith), Abstain: 0.

Asare asked if CBU haulers would change their behavior and Stanford said no. For CBU, it would be beneficial if the high-concentration waste decreased. There was discussion on the proposed, incremental rate increase, why there had not been a rate study for twenty-five years, timeliness of pumping septic systems, a voucher program through the Friends of Lake Monroe and the Lake Monroe Water Fund, and inspections conducted by the Health Department. When asked, Wilson described how the cost of treatment was determined. Zaiger added that the resulting proposal was reasonable, and incremental, and reduced rate shock. Wilson clarified that accepting waste from outside the county was not the norm. Council discussed other ways of charging haulers, aside from per tank, given that they were not always full. Flaherty asked about the legal obligation of the rate to be based on cost of service. Wheeler explained the legal aspects, and how to legally, incrementally implement the new rate. Flaherty asked how the difference in cost was paid, and Wheeler said other customers subsidized the difference. Zaiger said it was paid by other customer classes. Ruff asked about the urgency on updating the rate and Wheeler said there were not new mandates, but the current rate was out of skew and needed to be corrected.

Jeff Todd commented on the impact of the increase to the rate.

Malcolm Webb urged a slower implementation of the rate increase.

Chris Berg was concerned about the increase. He was the owner of two campgrounds with holding tanks.

Jerry Jackson, Whispering Wilderness private campground, commented on the difference in sludge amounts with different holding tanks and impacts on the increase.

Kay Phippen, Owen Septic, discussed how hauling was currently charged and pricing to customers.

Maggie Sullivan, Friends of Lake Monroe, noted the complexity of the proposal, and the good discussion. She spoke about holding tanks around the lake, sticker shock, and the voucher program.

Courtney Medley said the current rate was flawed and the increase would make the problems worse. She spoke about the impacts of not pumping septic systems, due to costs, like contaminated ground water and more.

Steve [unknown last name] spoke about failing septic systems, usage, and the lack of inspections.

Flaherty noted the difference between septic systems and waste data, and asked about having different rates depending on the type of waste; sewer versus high-concentrate waste. Zaiger said CBU was open to different rates. There was brief discussion on postponing the proposal in order to conduct further studies, potentially using real data. Zaiger explained the ideal way of billing for waste hauling. Rollo appreciated the work done on the proposal, but expressed concern with fairness for rate payers and preferred a more incremental increase. Asare stated that it was best to distinguish between the types of septage. Ruff appreciated the work but believed the city should take the time it needs to incrementally increase the rate. Piedmont-Smith stated that previous administrations should have considered a rate study, and that other ratepayers should not be subsidizing the cost of septage processing. She noted various ideas on improving the proposal. Flaherty reiterated the importance of having accurate cost of service and not using the EPAs data. He believed more time was needed. Daily recognized the work done on the proposal. Stosberg was generally in favor of raising the rates, but did not know enough about regional rates and the type of waste and septic system. She was in favor of voting the proposal down.

The motion to adopt Ordinance 2025-44 as amended received a roll call vote of Ayes: 0, Nays: 7, Abstain: 0. FAILED

#### **7.4. Ordinance 2025-19**

To Amend Title 15 of The Bloomington Municipal Code Entitled "Removal And Impound of Vehicles" Re: Chapters 15.48 and 15.52 – Updating Permissible Towing and Storage Charges for Authorized Towing Services

Daily moved and Piedmont-Smith seconded that Ordinance 2025-19 be introduced and read by title and synopsis only. The motion was approved by voice vote. Williamson read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded that Ordinance 2025-19 be adopted.

Enedina Kassamanian, Assistant City Attorney, and highlighted reasons for updating towing fees. She referenced the Bloomington Municipal Code (BMC), public safety concerns, and reasons for the increase in operating costs for tow companies that were on the police rotation list. The city rates differed from Monroe County and Indiana University (IU). Towing was a public safety tool in order to ensure that emergency vehicles and school buses were able to navigate through the city. She explained some of the negative impacts of having stagnant towing fees, for the city and towing companies.

Piedmont-Smith moved and Daily seconded that Amendment 01 to Ordinance 2025-19 be adopted. Piedmont-Smith presented the amendment.

Amendment 01 Synopsis: This amendment, sponsored by Councilmember Piedmont-Smith, makes typographical corrections and moves the text regarding the \$450 surcharge for a heavy tow from 15.52.070 to 15.48.030 and 15.52.060 for full transparency. It deletes Section 4 of or Ordinance 2025-19, removing any revisions to 15.52.070. Thus, no specific terms are added for Bloomington Police Department's towing contracts for non-consensual tows, since the contract would have to follow BMC 15.52.060 anyway.

There were no council questions. There was no public comment. There were no council comments.

The motion to adopt Amendment 01 to Ordinance 2025-19 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

Daily moved and Piedmont-Smith seconded that Amendment 02 to Ordinance 2025-19 be adopted.

Stosberg passed the gavel to Piedmont-Smith. Stosberg presented Amendment 02.

Amendment 02 Synopsis: This amendment, sponsored by Councilmember Stosberg, amends the time period after which storage fees may be charged from twelve to twenty-four hours and eliminates the additional storage fee for pickups made outside of business hours.

Ruff asked who was authorized to pick up a towed vehicle. Kassamanian said it was the registered title holder of the vehicle. Council Attorney Lisa Lehner said the owner of a lien could too. Flaherty asked if eliminating the fee for picking up a vehicle outside of business hours meant that vehicles could not be picked up after-hours. There was discussion on when a vehicle could be picked up from a tow company. Kassamanian referenced state code pertaining to after-hour pickups of towed vehicles.

Ken Parish, Ken's Westside Service and Towing, believed the twenty-four hour grace period made sense. He discussed business hours and after-hour fees, and not having staff on location twenty-four hours per day. He had to pay staff to release cars after-hours.

Chad Stephens, Bland's Wrecker Service, reiterated that tow companies were not open, but provided service, twenty-four hours per day. He gave examples of late night releasing of cars and supported having a fee.

Jacob Padawan, Tow Time Towing and Recovery, favored having a fee for after-hours pick up.

Cameron Mizell, Bland's Wrecker Service, said the business hours were posted and appreciated having the after-hours fee to compensate late night car releases.

Daily inquired about keeping the after-hours fee. Stosberg commented on predatory towing and the need for having defined business hours. There was discussion on fees and hours, potentially amending Amendment 02, police-initiated tows and contracts. Jacob Hunter, Bloomington Police Department (BPD), Sergeant, said BPD was in the process of drafting a new contract for towing, due to changes in state law. Business hours could be determined in the contract. It was noted that the BMC was silent on after-hours' fees. There was more discussion on towing fees, hours, Amendment 02, and postponing the legislation.

Daily withdrew the motion to adopt Amendment 02 to Ordinance 2025-19.

Stosberg moved and Rollo seconded to postpone Ordinance 2025-19 as amended to the December 17, 2025 Regular Session meeting.

The motion to postpone Ordinance 2025-19 was approved by a voice vote with Asare voting no.

Piedmont-Smith passed the gavel back to Stosberg.

There was brief council discussion regarding the requirement of a two-thirds majority vote to introduce legislation after 10:30pm.

**7.5. Ordinance 2025-20**

To Amend Chapter 4.32 of The Bloomington Municipal Code Entitled “Non-consensual Towing Business” Re: Updating Towing License Requirements and Permissible Towing and Storage Fees for Nonconsensual Towing Services under Chapter 4.32

Daily moved and Piedmont-Smith seconded that Ordinance 2025-20 be introduced and read by title and synopsis only.

The motion to introduce Ordinance 2025-20 received a roll call vote of Ayes: 5, Nays: 2 (Asare, Rollo), Abstain: 0. FAILED

**8. ADDITIONAL PUBLIC COMMENT [11:13pm]**

There was no additional public comment.

**9. COUNCIL SCHEDULE [11:14pm]**

Stosberg reviewed the upcoming council schedule.

**10. ADJOURNMENT [11:15pm]**

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVE:

ATTEST:

\_\_\_\_\_  
Isak Nti Asare, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

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Clerk’s Note: The above memorandum summarizes the motions passed and issues discussed at the meeting. It is not a verbatim copy of every word spoken. Bloomington City Council meetings are available for watching on the following websites:

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- YouTube – <https://youtube.com/@citybloomington>

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**Bloomington Common Council-Deliberative Session Minutes**  
**Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana**  
**Wednesday, December 10, 2025, 6:30pm**

**CALL TO ORDER [6:31pm]**

Council President Stosberg called the meeting to order.

**1. ROLL CALL (\* indicates participation via Zoom) [6:31pm]**

**Councilmembers present:**

Isak Nti Asare (arrived at 6:51pm)	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger (arrived at 6:51pm)	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

**City staff, officials, and guests present:**

Nicole Bolden	City Clerk
Kari Bennett	Deputy Administrator/Attorney
Christine Chang	Temporary Council Researcher
Gretchen Knapp	Deputy Mayor

**2. AGENDA SUMMATION [6:32pm]**

Stosberg summarized the agenda. The council would discuss outcome-based budgeting and 2027 priorities. Topics included progress on outcome-based budgeting, outcomes in city plans, prioritizing outcomes, public comment, and next steps.

**3. DISCUSSION OF OUTCOME-BASED BUDGETING AND PRIORITIES FOR 2027 [6:33pm]**

Piedmont-Smith gave an overview of outcomes-based budgeting versus priority-based budgeting and city progress towards prioritizing outcomes. Councilmembers and Deputy Mayor Gretchen Knapp discussed categorizing outcomes, funding, and measuring success. Councilmembers discussed structural challenges, adding the environment as a new category, starting with the outcome rather than a specific program, and conscientious categorizing. Councilmembers discussed existing outcomes in each category including housing & homelessness, high-performing government, economic development, public safety, transportation and mobility, community health & vitality, and environment, and suggested other outcomes. For housing & homelessness, ideas mentioned included implementing clear and easy processes, preventative and wraparound services, rare and non-repeating homelessness, short-term versus long-term outcomes, walkable neighborhoods, and follow-through on preplanned projects. Under high-performing government, councilmembers discussed better collaboration between administration and council, structures to create plans and fund projects, better public engagement, maintaining city assets, and council/city clerk functions. For economic development, comments included living wage jobs, neighborhood hubs/public spaces, filling vacant spaces, renaming the category "economic health," arts enhancement, and simplifying entrepreneurship. Councilmembers moved to public comment after this category.

Christopher Emge commented on outcome-based budgeting.

Kevin Keough commented on outcome-based budgeting.

Councilmembers noted their top three outcomes for each category for future discussion. They discussed the need for processes for structuring/formalizing plans, holding future conversations, and better communication between council and mayor.

Meeting Date: December 10, 2025

Stosberg stated there would be a special session called by the mayor regarding the Hopewell development on Monday, December 15<sup>th</sup> at 4pm. The last regular session of the year would be Wednesday, December 7<sup>th</sup> at 6:30pm. Piedmont-Smith said the Committee on Council Processes would meet Thursday, December 11<sup>th</sup> at 6pm.

**4. ADJOURNMENT [8:37pm]**

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVE:

ATTEST:

\_\_\_\_\_  
Isak Nti Asare, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

FOR APPROVAL

Clerk’s Note: The above memorandum summarizes the motions passed and issues discussed rather than providing a verbatim account of every word spoken. Bloomington City Council meetings can be watched on the following websites:

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**Bloomington Common Council-Special Session Minutes**  
**Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana**  
**Monday, December 15, 2025, 4:00pm**

**CALL TO ORDER [4:03pm]**

Council President Stosberg called the meeting to order.

**1. ROLL CALL (\* indicates participation via Zoom) [4:03pm]**

**Councilmembers present:**

Isak Nti Asare	At-Large
Courtney Daily (arrived at 4:05pm)	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo* (arrived at 4:05pm)	District 4
Kate Rosenbarger	District 2
Andy Ruff*	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

**City staff, officials, and guests present:**

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Christine Chang	Temporary Council Researcher
David Hittle	Planning & Transportation, Director
Jessica McClellan	Controller
Anna Killion-Hanson	Housing and Neighborhood Development, Director
Kerry Thomson	Mayor
Margie Rice	Corporation Counsel
Jane Kupersmith	Economic & Sustainable Development, Director
Andrew Cibor	City Engineer
Mike Diekhoff	Police Chief
Allison Thurmond Quinlan	Principal Architect + Landscape Architect, Flintrock LAB

**2. AGENDA SUMMATION [4:04pm]**

Stosberg summarized the agenda.

**3. FRAMING REMARKS FROM THE MAYOR [4:04pm]**

Mayor Kerry Thomson introduced the Hopewell Planned Unit Development (PUD), which was drafted after four years of master planning, a task force, public feedback, council deliberation sessions, and consultations. The goal was to provide young professionals, or other groups such as seniors, with attainable housing. The administration aimed to have some units available by the end of 2026. Many units would be 80% or below of the Area Median Income (AMI). Compact lot and smaller home sizes would offer more affordable homeownership.

**4. PRESENTATION OF HOPEWELL SOUTH [4:10pm]**

David Hittle, Planning & Transportation, Director, noted that PUDs allowed specific regulations and property type mixes that were not allowed in existing zones. He discussed Hopewell South, a three-block area which was proposed in 2018 and was part of the Bloomington Hospital Site Redevelopment Master Plan created in 2021. Themes included housing type diversity, neighborhood scale, walkability, connectivity, and adaptability. Hittle explained the process that PUDs go through. Thurmond Quinlan, Principal Architect + Landscape Architect, Flintrock LAB, presented the proposed development. They had designed a pre-approved plan program, which expedited processes and reduced costs, provided opportunities for local builders, and supported permanently

affordable homes. Architecture was selected to be compatible with neighborhood character and local demographics. Housing policy was built during the Boomer generation for a nuclear family of two adults with children, with three bedroom houses and large yards. American household sizes had shrunk, with only 26% being larger than two people, but American houses skewed large and 62% of homes had 3 or more bedrooms. More residential properties on smaller lots provided homebuyer affordability and more tax revenue, allowing cities to fund more infrastructure. Bloomington had few missing middle housing, much of which was illegalized through 1970s zoning codes. The Hopewell plan drew facets from historic villages with higher density, smaller streets, and pedestrian-friendly design. Bloomington’s platted alleys and deep lots allowed for building in the back and using alleys as frontages. Existing zoning allowed for twenty-eight lots, but the PUD would allow almost one hundred units. The proposal included a future police station, accessible housing units, green infrastructure, and pedestrian/public safety. The public program launch was planned for June 2026.

**5. COUNCILMEMBER QUESTION AND ANSWER**

Piedmont-Smith and Rollo asked about housing price point, types, and lot plans. Thurmond Quinlan stated that the predicted average price point would be \$400,000 if the area were zoned R4, but the proposal lowered the average to about \$270,000. She explained unit affordability measured by AMI. Flaherty asked about zoning and multifamily housing. Thurmond Quinlan stated that condo mortgage financing was more difficult. Even if a type of zoning was legal, they still had to handle building codes, financing, affordability, and other challenges. While a PUD was more complicated, the design provided attainable housing with buyer access to traditional mortgages. Rollo and Asare asked about developers, single efficiency units, and unit type mix. Thurmond Quinlan stated that unit mix was matched with Bloomington household sizes and on market desirability. Bloomington had a high percentage of accessible units, and unit types were intermixed throughout the PUD. The Redevelopment Commission (RDC) could add another unit type to the housing catalog in the future, but lots would be built with a specific house type in mind. Flaherty asked about using a PUD versus an overlay, market-rate home affordability, and developing a new zoning district instead. Thurmond Quinlan did not believe an overlay could accomplish the same results. Smaller homes on their own lots was the best option for affordable homeownership. If the focus were on general affordability, the plan would likely have more multifamily rentals. Hopewell South was an opportunity to test code changes and custom street sections on a small, controlled scale and could be later assessed for citywide implementation. Additional council discussion and questions focused on public works, financing, and national and state legislation. Zulich expressed thanks and interest in the developer/lender aspect of the project. Flaherty appreciated the discussion but wished it had been held earlier in the process. Stosberg was concerned about using a PUD and thanked those involved.

**6. ADJOURNMENT [5:38pm]**

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVE:

ATTEST:

\_\_\_\_\_  
Isak Nti Asare, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

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**To:** Members of the Common Council

**From:** Clerk Nicole Bolden

**Date:** 26 February 2026

**Re:** Interview Committee Recommendations for Board and Commissions

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The Common Council interview committees have made recommendations for appointments to the following boards and commissions:

**Interview Committee Team A Recommendations:**

- For the Board of Zoning Appeals - to reappoint Jo Throckmorton to seat C-1.
- For the Bloomington Urban Enterprise Association - to appoint Katarina Koch to seat C-3.

**Interview Committee Team B Recommendations:**

- For the Environmental Commission - to appoint Karl Gassier to seat C-1 and Justin Meschter to seat C-6.
- For the Utilities Service Board - to appoint Graham McKeen to seat C-3.

**Contact:**

Clerk Nicole Bolden, 812-349-3408, or email [clerk@bloomington.in.gov](mailto:clerk@bloomington.in.gov)

Jennifer Crossley, Deputy Clerk of Communications and Outreach, 812-349-3403, or email [jennifer.crossley@bloomington.in.gov](mailto:jennifer.crossley@bloomington.in.gov)

**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, Z02025-12-0018, 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 \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2026:

\_\_\_\_\_  
Nicole Bolden  
Clerk, City of Bloomington

**Approval by Mayor**

Signed and approved by me upon this upon the \_\_\_\_\_ day of \_\_\_\_\_, 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).

# Cover Letter and Petitioner's Statement

February 12, 2026 Revision 3

Eric Greulich  
Senior Zoning Planning  
City of Bloomington  
401 N Morton Street  
Bloomington, IN 47404

## Re: Bloomington South PUD

Dear Mr. Greulich,

On behalf of our client, the City of Bloomington Redevelopment Commission, we respectfully request placement on the Plan Commission agenda for consideration of a rezoning petition to establish the Hopewell South Planned Unit Development (PUD). Details of this request are provided in the attached petitioner's statement and illustrated in the accompanying materials. We would also like to request that PUD final plan approval be delegated to staff. We request that secondary plat approvals be delegated to staff.

The Hopewell South PUD is the latest phase in the multi-year project to advance the redevelopment of the former IU Health Bloomington Hospital site. This project is envisioned as a pilot for housing innovation, aligning with the City's long-term goals for attainable homeownership, neighborhood-scale development, and sustainable urban design.

## Project Overview

This Planned Unit Development (PUD) application proposes the subdivision and redevelopment of Hopewell Blocks 8, 9, and 10: the approximately 6.3 acres located within the southern portion of the former IU Health Bloomington Hospital site. The site is bounded by West 1st Street to the north, West Wylie Street to the south, and South Rogers Street to the east. Fairview Street runs through the middle of the parcels as an existing 16' wide right of way, while Jackson Street has been vacated but is proposed to be reintroduced.

The property is owned by the Bloomington Redevelopment Commission and consists of two parcels: Blocks 8 and 9, as designated in the Hopewell Master Plan, are on parcel 53-08-05-100-014.000-009 bounded by current active city rights of way (1st St, Rogers, Wylie St, and Fairview St). Block 10 is the northwest quarter of the city block bounded by 1<sup>st</sup> St, Fairview St, Wylie St, and Euclid Ave. Block 10 is made up of five existing parcels: 53-08-05-100-028.000-009, 53-08-05-100-028.000-009, 53-08-05-100-028.000-009, 53-08-05-402-115.000-009, and 53-08-05-402-115.000-009.

Blocks 9 and 10, located west of Jackson Street, are currently zoned R4 (Residential Urban), while Block 8, east of Jackson Street, retains a base zoning of RM (Residential Multifamily) but is regulated under the Transform Redevelopment Overlay (TRO) standards that also apply to the adjacent Hopewell East and West districts. After careful consideration, the City of Bloomington Planning Department and the Bloomington Redevelopment Commission determined that establishing a Planned Unit Development (PUD) for Hopewell South will provide the most appropriate mechanism to test zoning and subdivision reforms that may ultimately inform future updates to the Unified Development Ordinance (UDO).

This PUD framework allows the City to evaluate, in a controlled and measurable way, how calibrated adjustments to dimensional standards, lot configurations, and frontage definitions can improve housing attainability and neighborhood livability. By implementing these reforms within a defined, city-owned redevelopment area, Bloomington can observe its direct effects on construction cost, housing variety, and overall neighborhood character before considering broader adoption citywide. The Hopewell South PUD therefore establishes a regulatory structure that preserves the flexibility and design intentionality characteristic of the TRO while tailoring it to the smaller-scale, residentially focused context of Hopewell South.

The Hopewell South Planned Unit Development (PUD) is designed not only to guide the redevelopment of these blocks but also to serve as a prototype for attainable urban housing in Bloomington. The PUD seeks to demonstrate how smaller lots, context-based frontage, and simplified subdivision processes can expand homeownership opportunities without compromising neighborhood form or environmental performance. In doing so, it advances the City's broader objectives of fostering compact, connected, and inclusive neighborhoods as outlined in the Comprehensive Plan and the Hopewell Master Redevelopment Strategy.

All buildings constructed on Parcel A are included in the attached Housing Catalog, which is calibrated for wider rollout city-wide. This base catalog, and potentially additional plans, can be provided at low or no cost to residents city-wide to encourage the adoption of desirable small-scale housing. Because the buildings are provided with full construction-ready plans and details within the provided Catalog, additional architectural design standards are not needed to ensure compatibility and quality. The City has selected only the plans it deems to be compatible and of high quality. Modifications or building replacement in the future are subject to typical architectural design standards within the UDO.

## **Purpose and Intent**

The purpose of the Hopewell South PUD is to establish a regulatory framework that supports small-lot, diverse housing options oriented towards local residents, including young professionals, local workforce households, and long-term neighborhood residents seeking to downsize while remaining in their community. The proposed standards are designed to produce attainable, ownership-oriented homes at a variety of price points, including starter homes, by allowing modest adjustments to the dimensional, access, and subdivision standards of the R4 district and TRO.

The Hopewell South project seeks to re-establish the historic street and block grid that once defined this area of Bloomington and to implement a fine-grained residential pattern that

reflects the city's traditional neighborhood fabric and promotes safe, walkable, and sustainable neighborhoods for Bloomington residents to thrive.

Block 8 is planned for renovation for a public safety or non-residential use. Incorporating this parcel within the PUD boundary ensures coordinated infrastructure planning, stormwater management, and street layout across the entire redevelopment area.

## Project Goals

The primary objectives of this PUD are to:

1. Subdivide the former Bloomington Hospital site into sellable residential lots, allowing attainably priced new housing to be constructed by a range of local builders and development partners.
2. Retain or redevelop 714 S. Rogers Street (Block 8) for public safety or non-residential use.
3. Re-establish a connected network of streets and lanes consistent with Bloomington's traditional grid, improving walkability and neighborhood integration.
4. Create utility and stormwater infrastructure to serve future development and ensure long-term maintenance by the City of Bloomington.
5. Implement design and dimensional standards that enable context-sensitive infill, smaller lots, and attainable homeownership opportunities.

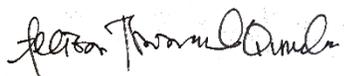
## Public Purpose and Alignment

This PUD is conceived as a pilot project aligned with the City's adopted goals of increasing attainable housing supply, supporting compact urban form, and reducing infrastructure and environmental impacts through infill development. The Hopewell South PUD also supports the broader objectives of the Comprehensive Plan, the Hopewell Redevelopment Master Plan, and the City's Housing Study by creating a replicable framework for small-scale, community-focused development.

## Summary

In summary, this Planned Unit Development provides a coordinated approach to subdivision, infrastructure, and housing delivery for Hopewell South. It will enable the redevelopment of a key portion of the former hospital site in a manner that balances neighborhood character, public investment, and housing attainability. We respectfully submit this PUD application for review and consideration by the Plan Commission and Common Council, in accordance with the procedures set forth in the Unified Development Ordinance (UDO) Sections 20.06.070 and 20.09.160.

Sincerely,



Alli Thurmond Quinlan  
AIA RLA LEED AP  
FlintlockLAB

# Petitioner’s Statement

## **Hopewell South Planned Unit Development (PUD)**

Blocks 8, 9, and 10 (714 S. Rogers Street and Adjacent Parcels), Bloomington, Indiana

### **Legal Description(s):**

015-63600-00 Seminary Pt Lot 45  
015-48120-00 Dixie Highway Lots 148-150  
015-48090-00 Sem Pt Lot 52

### **Parcel ID(s):**

53-08-05-100-014.000-009  
53-08-05-100-028.000-009  
53-08-05-402-115.000-009

**Submitted to:** City of Bloomington Planning & Transportation Department

**Submitted by:** FlintlockLAB

**Date:** January 30, 2026

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## 1. Purpose of the Planned Unit Development

*(Per UDO §20.02.040(a) and §20.06.070(c)(2)(A))*

The purpose of the Hopewell South Planned Unit Development (PUD) is to implement a coordinated plan for the redevelopment of approximately 6.3 acres of the former IU Health Bloomington Hospital site, bounded by W. 1st Street, Wylie Street, and S. Rogers Street, to create a connected, mixed residential neighborhood that supports attainable homeownership for Bloomington residents.

The PUD is designed as a pilot project to test zoning and subdivision reforms that, if successful, may later inform citywide UDO amendments. By restoring the historic street grid, introducing small-lot housing types, and allowing lane and trail frontages, the PUD fosters a more walkable, fine-grained, and human-scaled urban pattern than what current standards permit under the base R4: Residential Urban district.

The project also includes Block 8, identified for use for public safety or non-residential use. Its inclusion ensures coordinated infrastructure, access, and stormwater planning across the full redevelopment area.

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## 2. Qualifying Standards and Eligibility

*(UDO §20.02.040(b))*

The proposed Hopewell South PUD meets all required qualifying standards as follows:

**(1) Minimum Area:**

The PUD includes more than five acres (around 6.3 acres), combining Hopewell South Blocks 8, 9, and 10 to meet the minimum threshold required under UDO §20.02.040(b)(1).

**(2) Location:**

The property lies outside the Mixed-Use Downtown (MD) zoning district, satisfying §20.02.040(b)(2).

**(3) Affordable Housing Commitment:**

Long-term affordability protections are critical, as this style of development (Traditional Neighborhood Development, or TNDs) in other communities tends to sell for far higher prices per square foot than more conventional suburban-style housing in adjacent neighborhoods. Small, attainably priced homes are highly in demand and can often escalate in cost faster than median incomes.

The Hopewell South Development will be a Tier 1 Affordable Housing Development per UDO 20.04.110(C) Affordable Housing. At least 50 percent of total dwelling units within the PUD will be affordable to home buyers under 100% AMI, which demonstrates our strong commitment to providing affordability. At least 15 percent of total dwelling units within the PUD are permanently income-limited to households earning less than 120% of Area Median Income (AMI). There are many mechanisms to protect long-term affordability that the Redevelopment Commission may consider, such as but not limited to, a silent second mortgage, equity share agreement, right of first offer/refusal, and partnerships with non-profit organizations that can more easily execute deed restrictions.

**(4) Need for PUD (Conventional Zoning Insufficient):**

The Hopewell South site cannot be developed to achieve the City’s housing goals under existing R4 standards due to dimensional restrictions, minimum lot area and width, and frontage requirements. An analysis of development under the current zoning regulations allowed for only 28 homes to be constructed, at price points unattainable to a Bloomington resident earning the area median income.

The proposed PUD is fully in line with the goals of R4 zoning, but calibrates specific requirements to achieve better built outcomes.

*R4 PURPOSE: The R4 district is intended to accommodate residential uses on small urban-scale lots that offer a diverse mix of housing opportunities consistent with the Comprehensive Plan and other adopted plans. Properties in the R4 district typically have access to many public services that are accessible to pedestrians, cyclists, and vehicles. This district may be used as a transition between small-lot residential*

*development and urban-scale residential, commercial, and institutional development.*

The project's overall aim is to deliver attainable homeownership opportunities. The requested PUD will **reduce the average home price by more than 30% and provide 70% more total homes** than can be built by right under existing R4 zoning.

The homes allowed under the proposed PUD will range in price from \$90,000 starter cottages up to \$650,000 three bedroom family homes. The average home price in the neighborhood will be around **\$270,000** compared to an average price of over **\$425,000** under the current code R4 constraints. Proposed changes will allow smaller, more efficient lots and flexible frontage and increase the total number of homes. Small, attainable one-bedroom houses are highly in demand by Bloomington's large number of single-person households, yet the lot cost for a 4,000 SF lot cannot be supported by this small, desirable home.

The proposed changes both reduce the cost per home for land and infrastructure and also provide for a more economically sustainable neighborhood for the city. More compact lots with small homes provide a higher tax value per acre (more working residents per block) with the same cost to provide infrastructure maintenance. The higher number of homes also better supports the intended commercial and mixed-use development in the surrounding Hopewell blocks.

The development, as proposed, provides a total of 90-100 homes, and almost 30% of them will meet Universal Design Standards, exceeding the minimum 20% threshold. About half of these Universal Design Standards Homes are fully ADA compliant, providing ample opportunities for ensuring homes for seniors and those with mobility limitations.

The PUD enables:

- Small lot homes for attainable fee simple home ownership;
- Reduced setbacks and coverage limits; and
- Legal recognition of lanes, trails, and parks as frontage.

These modifications are necessary to achieve the city's attainable housing objectives and to provide diverse ownership housing within walking distance of downtown.

### **(5) Ownership and Control:**

The land is under unified control of the City of Bloomington Redevelopment Commission, meeting §20.02.040(b)(5). FlintlockLAB serves as the city's planning and design consultant and authorized petitioner.

### **(6) Highly-Valued Design Features:**

The Hopewell South PUD embraces multiple features identified in §20.02.040(b)(6), including:

- **Protection of natural, environmental, and scenic resources and green spaces.**

- The site is predominantly a vacant, previously developed site with minimal tree canopy coverage.
  - By providing almost four times the number of homes allowed by the current zoning, this in-town parcel with access to services, amenities, and jobs can protect a significant amount of undeveloped agricultural and green spaces in more sensitive locations and the edge of town.
- **Retaining natural landforms throughout the development**
    - Parcel A East of Fairview and West of Rogers slopes up from Northeast to Southwest. There are no anticipated karst features, springs, wetlands, or other environmental constraints on the property. The current landform will be retained with minimal mass grading.
- **Low Impact Development (LID) and green infrastructure stormwater systems**
    - Pedestrian-oriented “green streets” collect, clean, and carry stormwater in planted green infrastructure systems to stormwater detention areas along Jackson Street.
- **Solar orientation of building forms and other passive energy-efficient design strategies**
    - All homes are designed to be solar-ready.
    - Small homes (480 SF – 2255 SF range, 1,000 SF on average) utilize fewer resources to build and require less energy to operate than typical suburban homes (average size 1800 – 2600 SF).
    - Small homes in walkable and bikeable locations are naturally dramatically more energy efficient than large homes at the edge of town, which require significant transportation infrastructure to reach and significantly more daily car trips to accommodate daily needs.
- **No block greater than 1,400 feet in the development**
    - Small block perimeters with high pedestrian permeability, and a hierarchy of streets that prioritize pedestrian safety and multi-modal transportation.
    - An inner block grid of pedestrian-only green streets further calibrates the pattern of the development to multi-modal transportation.
- **Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development**
    - The code changes directly legalize the creation of a central gathering and recreation space in car-free public green spaces. Internally and externally connected open space systems, including this central green corridor.

### 3. Development Standards

The Hopewell South PUD modifies existing development standards to achieve the project's affordability and design goals.

#### PARCEL A Development Standards (Blocks 9 + 10)

**Base Zoning** R4

**Minimum Lot Width:** none

**Minimum Lot Size:** none

**Setbacks:**

Front 0' / 12' on Wylie

Side 0' / 5' abutting the edges of the PUD

Rear 5' / 3' abutting a lane

Setbacks shall be for primary and accessory structures and for structured parking. Surface parking spaces shall not have a setback.

Structures shall not be allowed to encroach into the public right-of-way.

**Maximum Height:** 50' (Primary and accessory structure)

**Impervious surface coverage:** No maximum

**Allowable Uses:**

*P = permitted use, C = conditional use permit, A = accessory use, T = temporary use, Uses with an \*= use-specific standards apply*

HOUSEHOLD LIVING		Use Specific Standards
Dwelling, single-family (detached)	P	none
Dwelling, single-family (attached)	P	none
Dwelling, duplex	P	none
Dwelling, triplex	P	none
Dwelling, fourplex	P	none
Dwelling, multifamily	P	none
Dwelling, live/work	P*	20.03.030(b)(6)

Dwelling, cottage development	C*	20.03.030(b)(7)
<b>GROUP LIVING</b>		
Assisted living facility	C	
Continuing care retirement facility	C	
Group care home, FHAA small	P*	20.03.030(b)(10)
Group care home, FHAA large	P*	20.03.030(b)(10)
Nursing or convalescent home	C	20.03.030(b)(10)
Opioid rehabilitation home, small	C	20.03.030(b)(10)
Opioid rehabilitation home, large	C*	20.03.030(b)(10)
Single Room Occupancy	P	
<b>Community and Cultural Facilities</b>		
Art gallery, museum, or library	C*	20.03.030(c)(1)
Community center	C*	20.03.030(c)(2)
Day-care center, adult or child	A*	20.03.030(c)(3)
Park	P	
Place of worship	C	
Urban agriculture, noncommercial	P*	20.03.030(c)(5)
School, public or private	C*	20.03.030(c)(5)
<b>Commercial Uses</b>		
Crops and pasturage	A*	20.03.030(d)(1)
Orchard or tree farm, commercial	A*	20.03.030(d)(2)
Amenity center	P*	20.03.030(d)(5)
Recreation, indoor	P*	20.03.030(d)(6)
Bed and breakfast	C*	20.03.030(d)(8)
Artist studio or workshop	P*	20.03.030(d)(11)
<b>Accessory Uses</b>		

Chicken flock	A*	20.03.030(g)(2)
Detached garage	P*	20.03.030(g)(3)
Dwelling, accessory unit	P*	20.03.030(g)(5)
Electric vehicle charging facility	A	
Greenhouse, noncommercial	A	
Home occupation	A*	20.03.030(g)(6)
Swimming pool	A*	20.03.030(g)(9)
<b>Temporary Uses</b>		
Construction support activities	T*	20.03.030(h)(3)
Farm produce sales	T*	20.03.030(h)(4)
Real estate sales or model home	T*	20.03.030(h)(5)
Special event	T*	20.03.030(h)(7)

**Lot Frontage and Lot Space:**

Lot Frontage requirements may be met by a street, lane, paved trail, common green space, or other right of way or access easement that provides continuous pedestrian and utility access to the lot, provided that all fire code and building code requirements are met.

Where a lot has only non-street frontage, the frontage as described above shall be considered equivalent to street frontage for the purposes of development standards, permitting, and address assignment, except in instances where a lot has both lane and pedestrian frontages.

In such cases, the project shall designate a “Building Front” on the development plan. The designated building front shall comply with all applicable frontage requirements—including orientation, entry visibility, and porch requirements—regardless of the location of legal or vehicular access.

Building Front shall be assumed to be the primary pedestrian access for non-street frontage lots (i.e., a front porch and front door facing a trail or common green space with pedestrian access).

Primary entrance shall be located on the designated building front, and shall not require a second entrance on other frontages.

These provisions supersede any conflicting frontage or access provisions in the Unified Development Ordinance.

**Architectural Design Standards:**

*Residential Design Standards* shall be controlled within the PUD area via a pre-approved plans catalog provided with the PUD. No further architectural design standards shall apply within the PUD as long as the buildings are substantially similar to those shown in the final approved PUD Plan. (Ref. UDO 20.04.070(d)(3)(H-K))

Modifications to buildings after initial building occupancy shall be required to be compliant with all prevailing architectural design standards at the time of modification.

**Accessory Dwelling Unit Requirements:**

Attached and Detached Accessory Dwelling Units shall comply only with all height and setback requirements within the PUD.

Accessory Dwelling Units shall be limited to 840 square feet of habitable space.

Accessory Dwelling Units shall not be subject to owner occupancy residency requirements.

**Miscellaneous Provisions:**

Up to 12 multifamily dwellings on one single lot or parcel of land shall be allowed.

*Neighborhood Transition Standards* no additional setbacks or height reductions along the edges of the PUD are required.

Common landscape maintenance shall be provided by an HOA established before the final plat.

No drive cuts are allowed on 1st Street or Wylie.

**PARCEL B Development Standards (Block 8)**

*Site exhibits depicting Block 8/Parcel B are conceptual only. Site design will be determined through subsequent study, coordination, and review. These standards and requirements shall apply only if the site is developed with a police, fire, or rescue station. If it is developed in some other manner, the standards of the MM and TRO district shall apply.*

*The final landscape plan can be reviewed with final plan approval, with limited landscaping requirements around parking areas and along the south side of the property.*

**Base Zoning** MM+ TRO

**Setbacks:**

Front 0'

Side 0' / 5' abutting the edges of the PUD

Rear 5' / 3' abutting a lane

Parking shall be set back a minimum of 0' from the property line, per historic development pattern.

### **Architectural Design Standards**

Non-conforming existing architectural features surrounding the building shall be exempt from TRO requirements. New architectural features shall be compliant except as specifically noted.

*Parking Lot Landscaping* shall not apply, as vegetative screening around parking areas can obstruct sightlines and create safety and security concerns when monitoring the site, whether passively or through camera systems. The general extent and use of the surface parking lot remain consistent with historic conditions.

Fencing taller than 4 feet may be permitted on Parcel B.

UDO and TRO lighting standards would not apply to police, fire, and rescue station uses and will be subject to final Plan Commission approval during development planning to ensure lighting does not create a nuisance for adjacent residential uses.

### **Parking:**

Parking maximum is not subject to the TRO standards.

### **Entrance and Drives:**

One drive cut access will be allowed on Jackson St, 1st St, Rogers St, and Wylie St. Each drive access shall be a minimum of 50' from the closest street intersection.

## PUD Standards Common to Both Parcels

### **Landscape**

Existing trees intended to be retained shall comply with tree protection fencing per UDO 20.04.080(c), *General Landscaping*.

*Buffer Yards* are not required within the PUD.

### **Street Standards**

Minimum Right of Way Width per PUD street standards

Sidewalk Minimum Width:

5' unless existing, in which case the width shall match historic width and placement.

Tree Plot / Green Infrastructure Minimum Width:

5' unless existing, in which case the width shall match historic width and placement.

**Stormwater Standards** Compliance is required with all existing stormwater standards.

**Parking:**

There is no minimum on-site parking requirement within the PUD.

Parking is allowed directly adjacent to lanes in designated parking spaces constructed of asphalt, concrete, pavers, gravel or other all-weather surfacing. Parking may at no time block or impede on the drive lanes of the lane.

Parking areas of 4 or more spaces located on lanes shall not require landscaping or screening.

On-street parking may be provided within the public right of way in designated paved spaces on Fairview and Jackson as parallel, angled, or 90-degree spaces..

Where angled or head-in spaces have been provided adjacent to a sidewalk, wheelstops or a wider sidewalk to maintain clear width shall be required

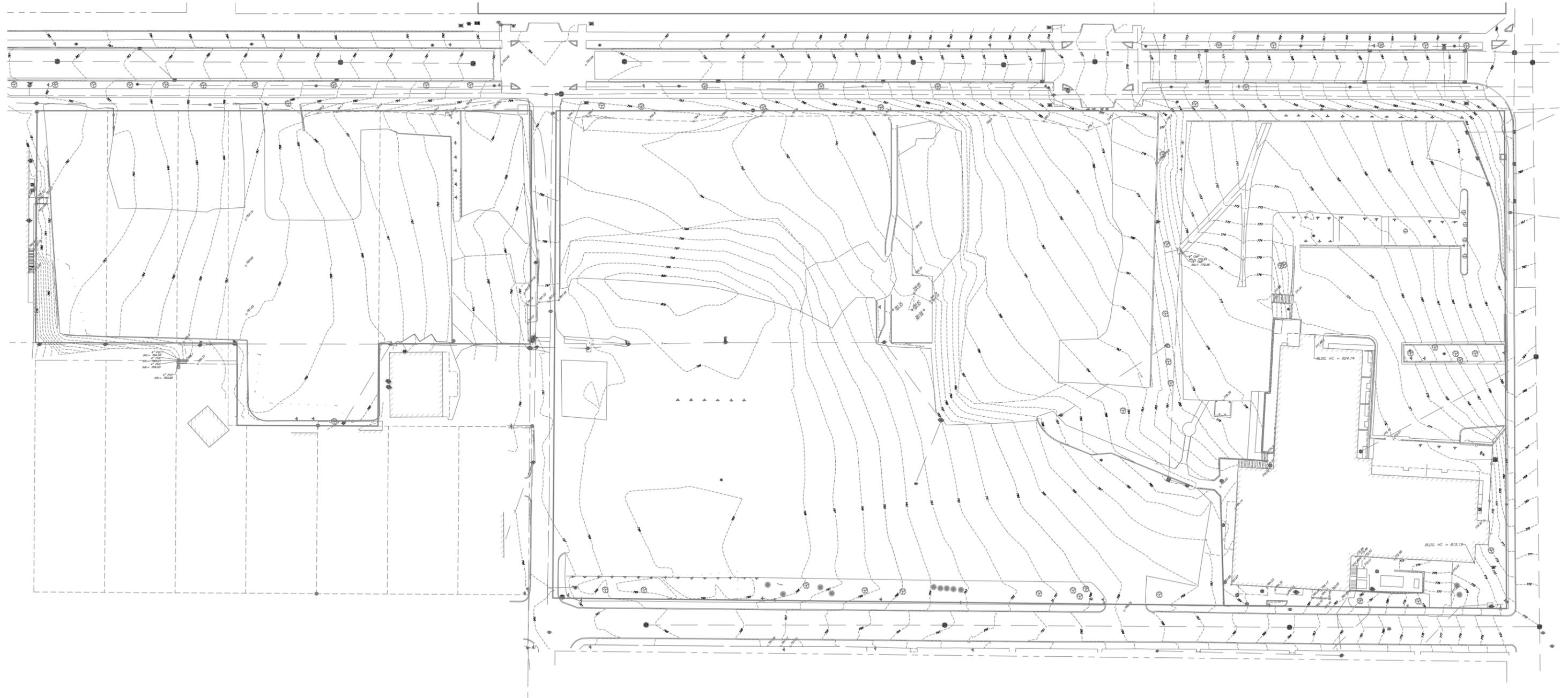
**Phasing:**

Phasing will be completed per the phasing plan in the PUD exhibits.

Each phase will ensure that stormwater requirements are constructed with the associated improvements.

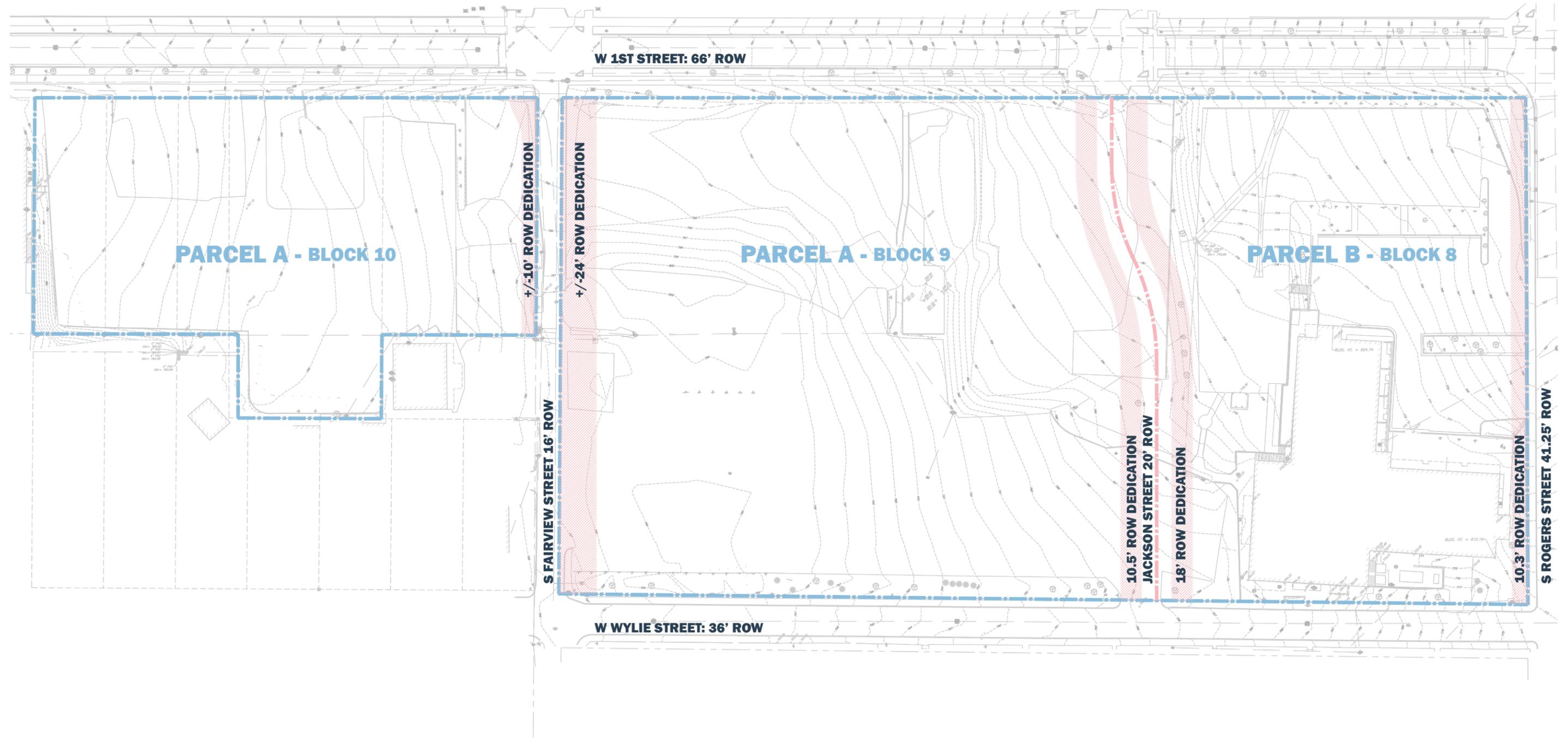
**Utility Standards** Compliance is required with all existing utility standards.

# EXISTING SURVEY



530 E. Ohio Street  
Suite G  
Indianapolis, IN 46204  
Ph: 317.655.7777  
www.cecinc.com

# EXISTING LOTS



**SITE EXHIBITS DEPICTING BLOCK 8/PARCEL B ARE CONCEPTUAL ONLY**  
**SITE DESIGN WILL BE DETERMINED THROUGH SUBSEQUENT STUDY,**  
**COORDINATION AND REVIEW**

# HOPEWELL SOUTH SITE PLAN





# PEDESTRIAN + STREET NETWORK



Note: Internal sidewalks are 4'-5' wide typical.

- PEDESTRIAN TRAFFIC
- VEHICULAR TRAFFIC 20' LANE
- VEHICULAR TRAFFIC 20' NEIGHBORHOOD STREET
- VEHICULAR TRAFFIC 22' REGIONAL STREET

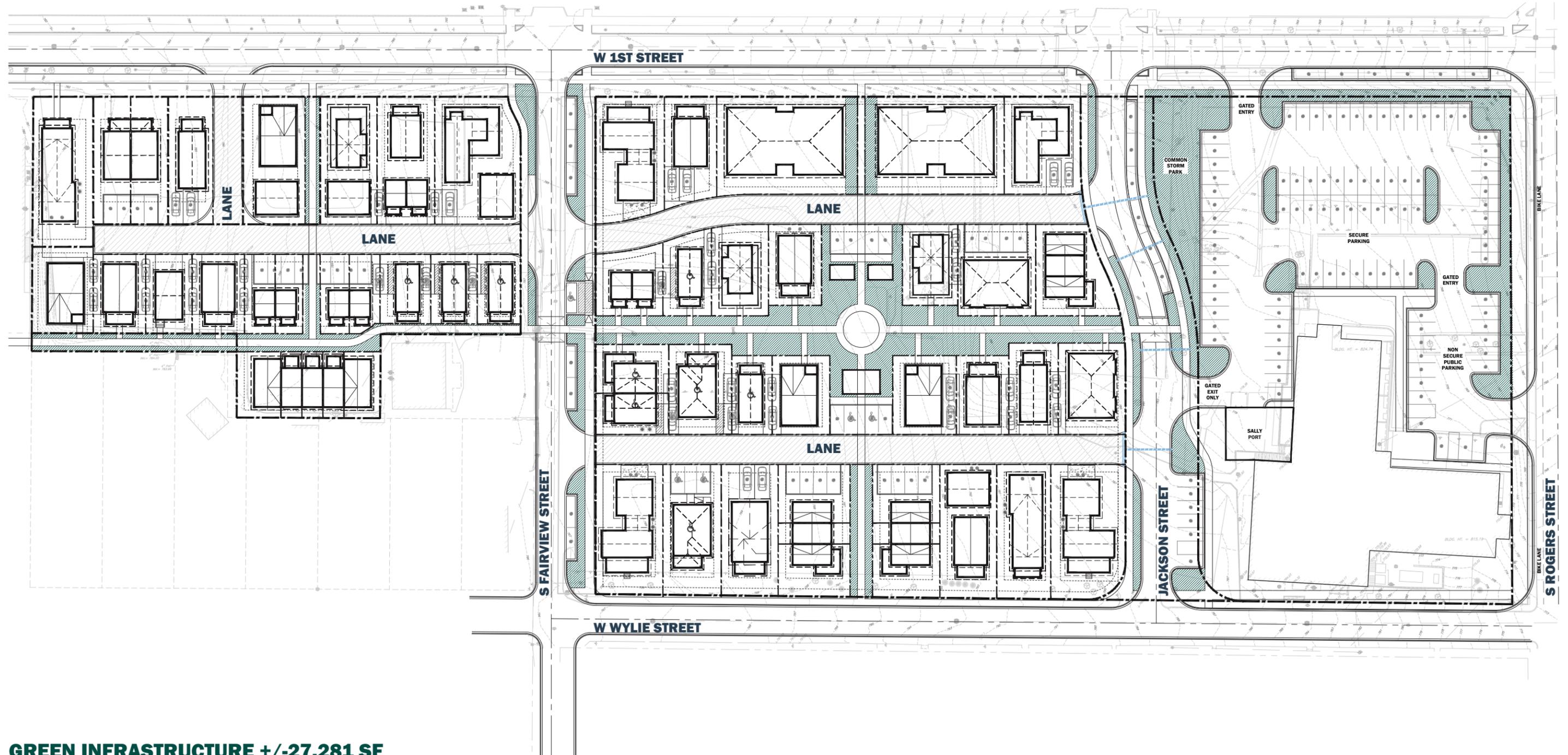
# PUD PHASING



ALL ROW AND INFRASTRUCTURE WILL BE INSTALLED PRIOR TO BEGINNING OF PHASE 2

- PHASE 1 (LOT LINE ADJUSTMENT)
- PHASE 2 (PLAT)
- PHASE 3 (PLAT)
- PHASE 4 (PLAT)
- PHASE 5 (PLAT)

# CONCEPTUAL DRAINAGE + GREEN INFRASTRUCTURE

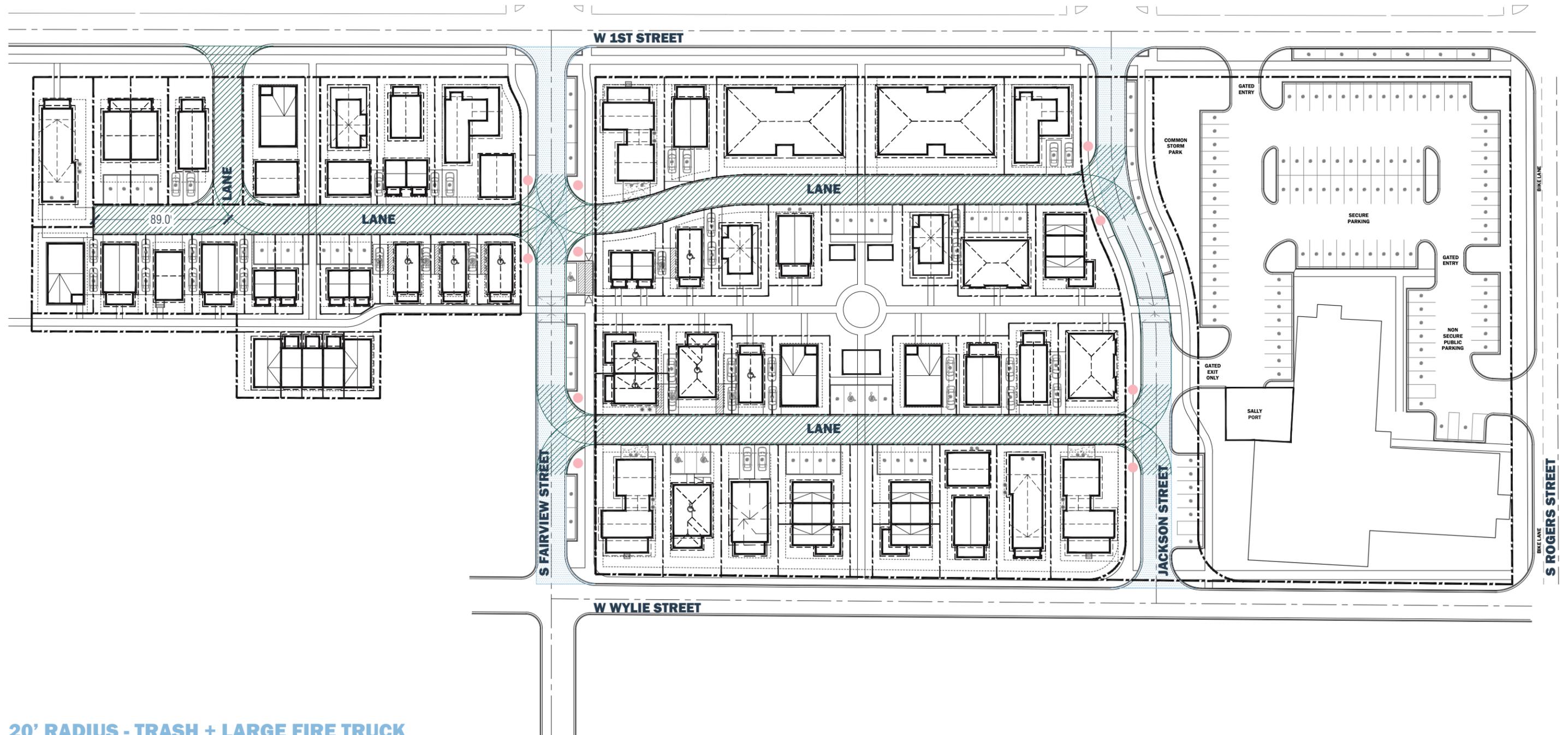


**GREEN INFRASTRUCTURE +/-27,281 SF**

**GREEN INFRASTRUCTURE DRAINAGE**

**ADDITIONAL STORMWATER CAPACITY UNDER BPD PARKING IF NECESSARY**

# FIRE + TRASH COLLECTION

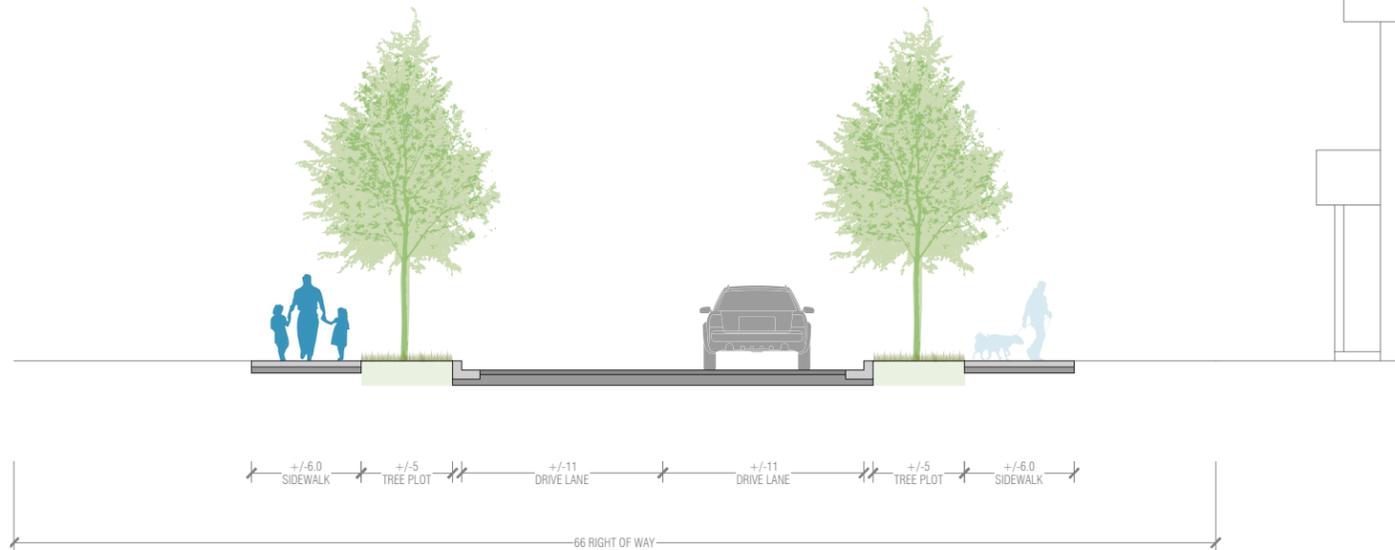


**20' RADIUS - TRASH + LARGE FIRE TRUCK**  
**20' RADIUS LANE - TRASH + FIRE TRUCKS**  
**TRASH DAY COLLECTION POINTS**

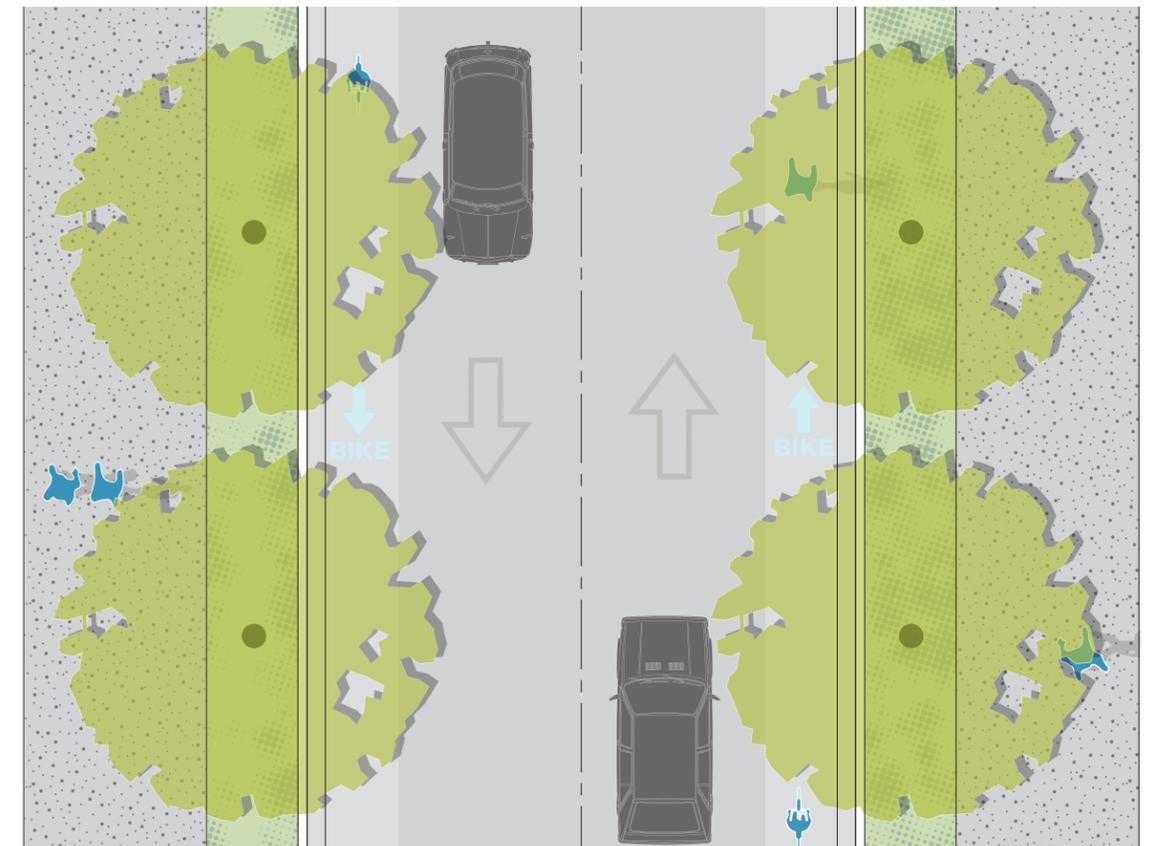
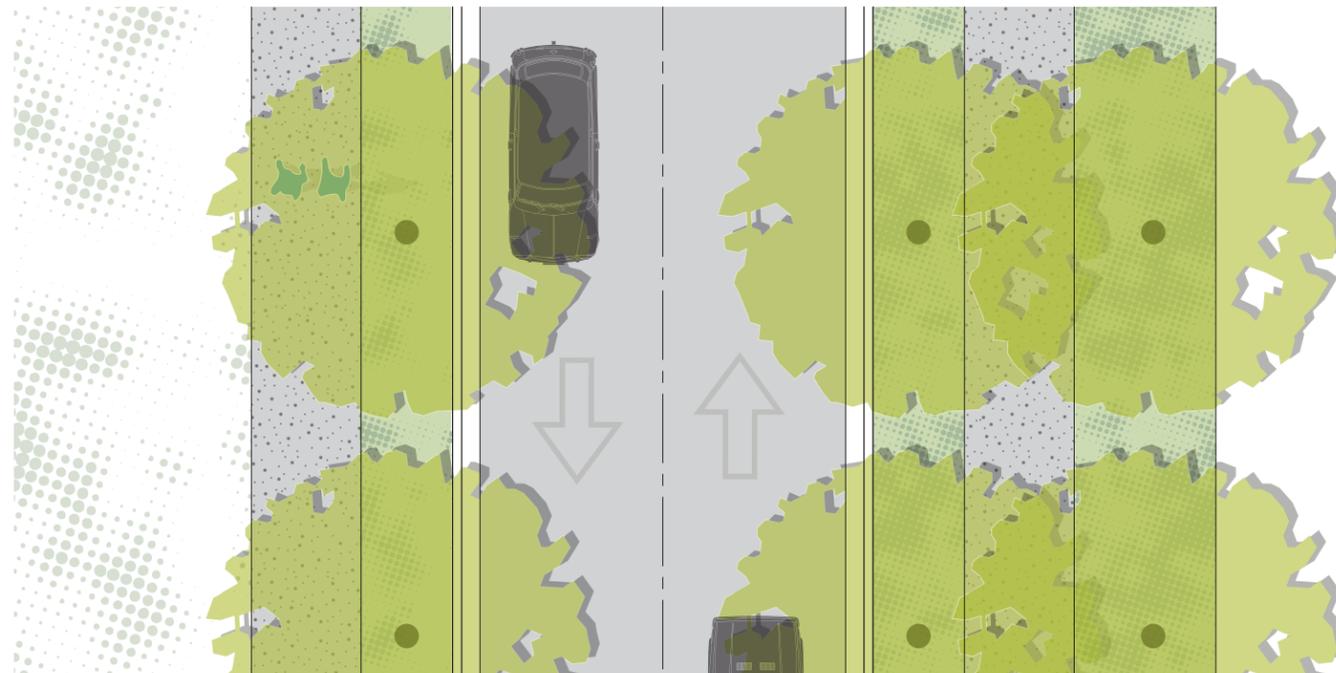
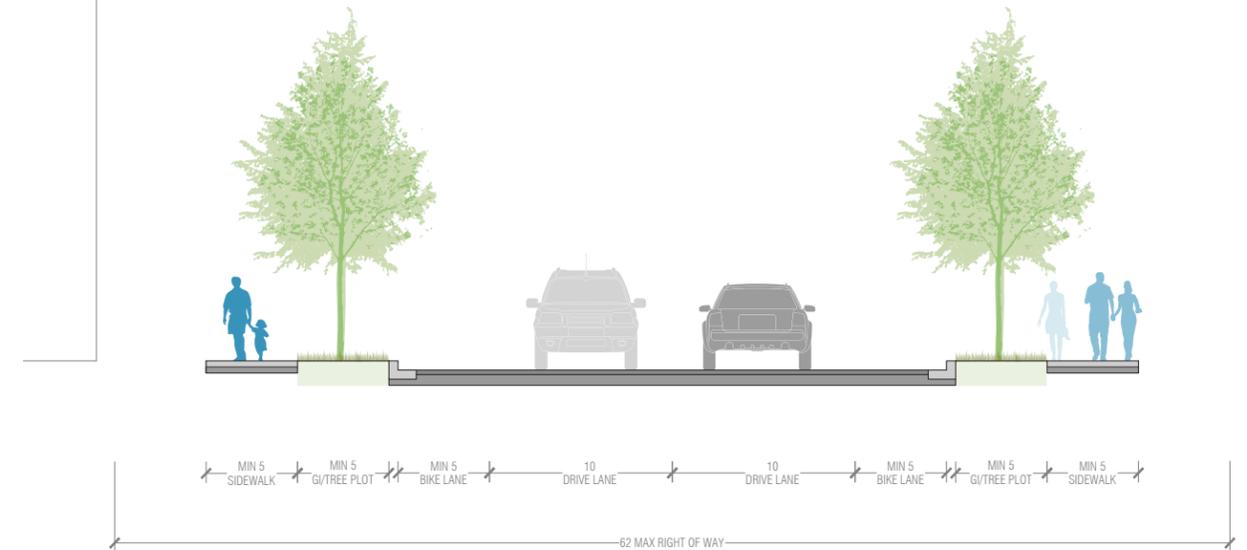
# STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

## 1ST STREET



## ROGERS STREET



**EXISTING TO REMAIN**

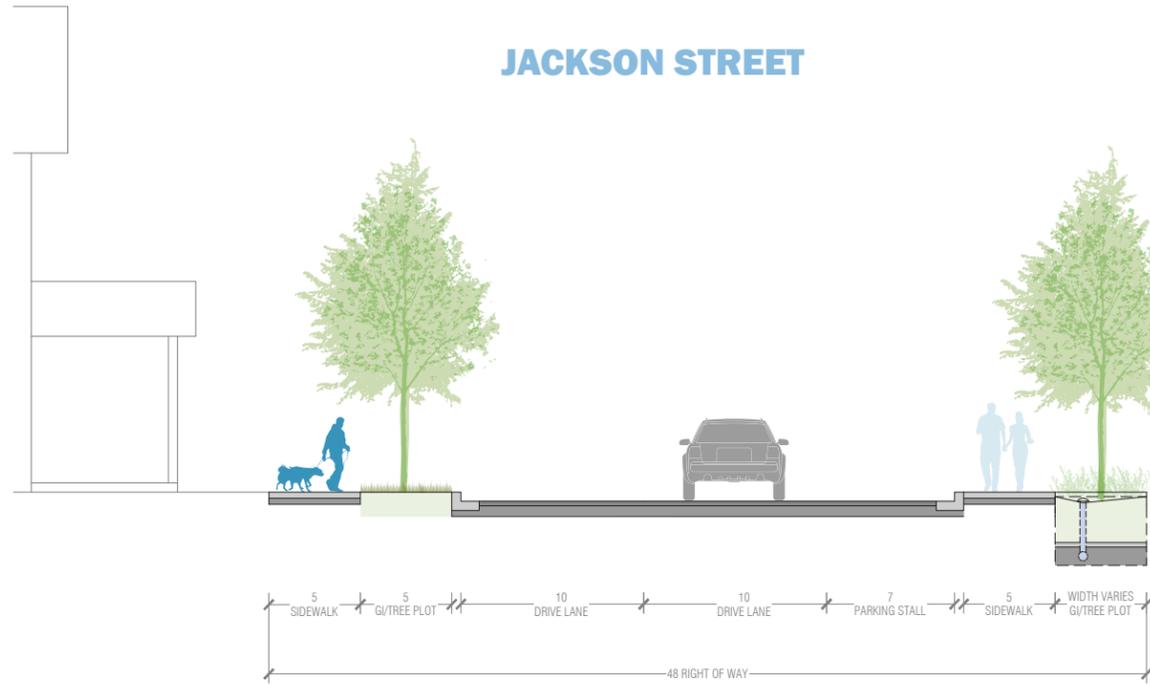
REFERENCE PAGE 25 OF THE TRANSPORTATION PLAN STATING: EXISTING STREETS SHALL NOT BE REQUIRED TO COMPLY WITH NEW CROSS-SECTIONS

PARALLEL PARKING CAN BE ADDED ON ONE SIDE OR THE OTHER WHERE ADEQUATE RIGHT OF WAY EXISTS

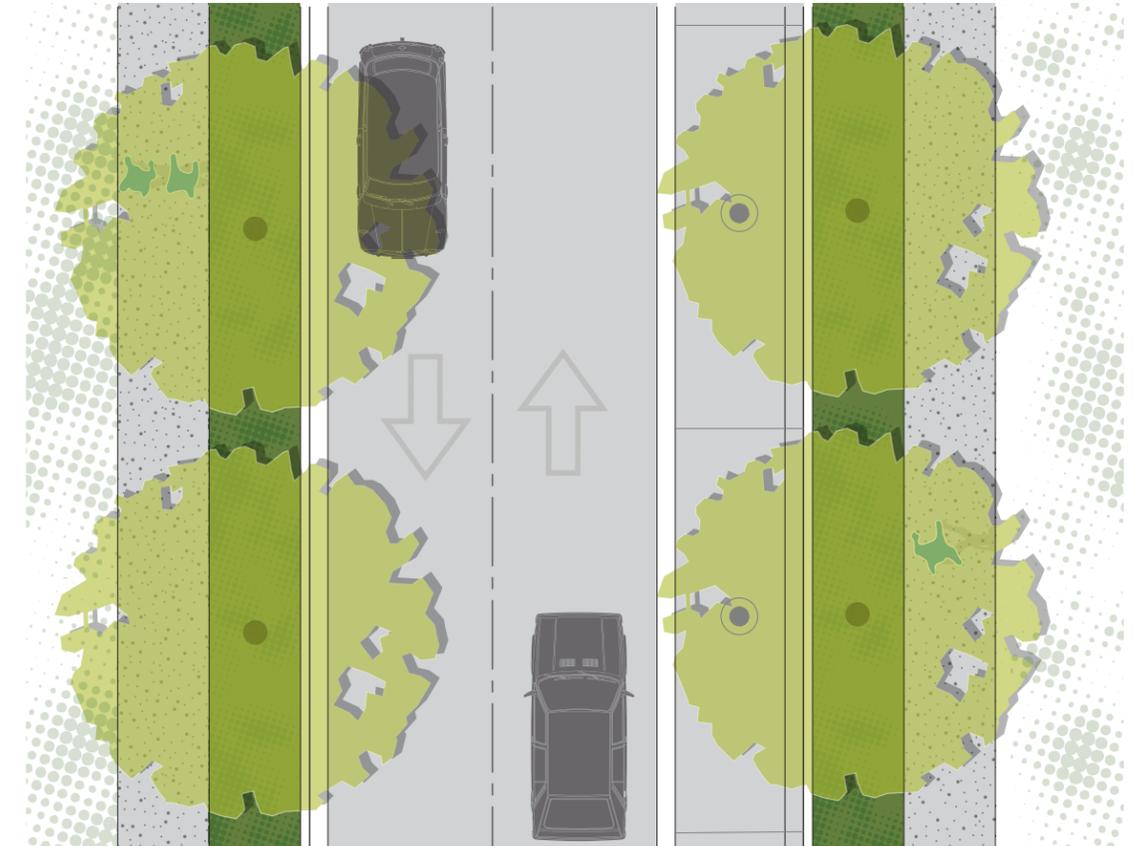
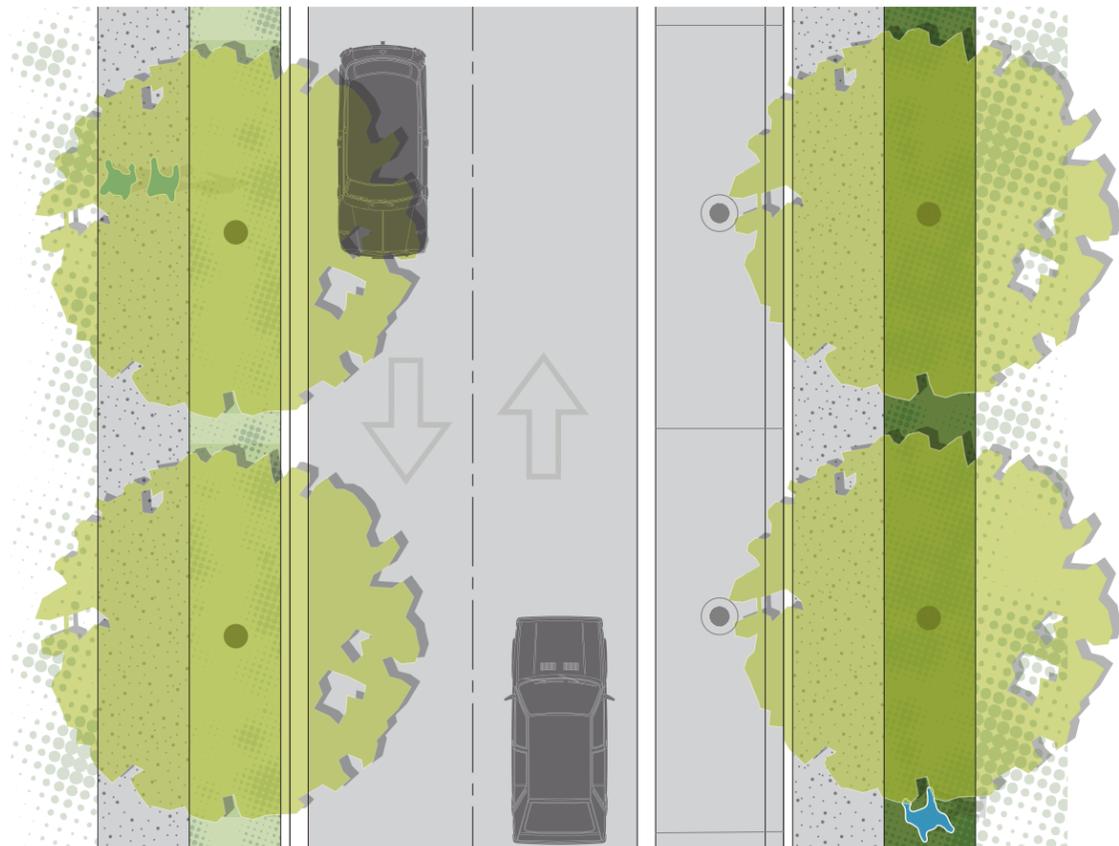
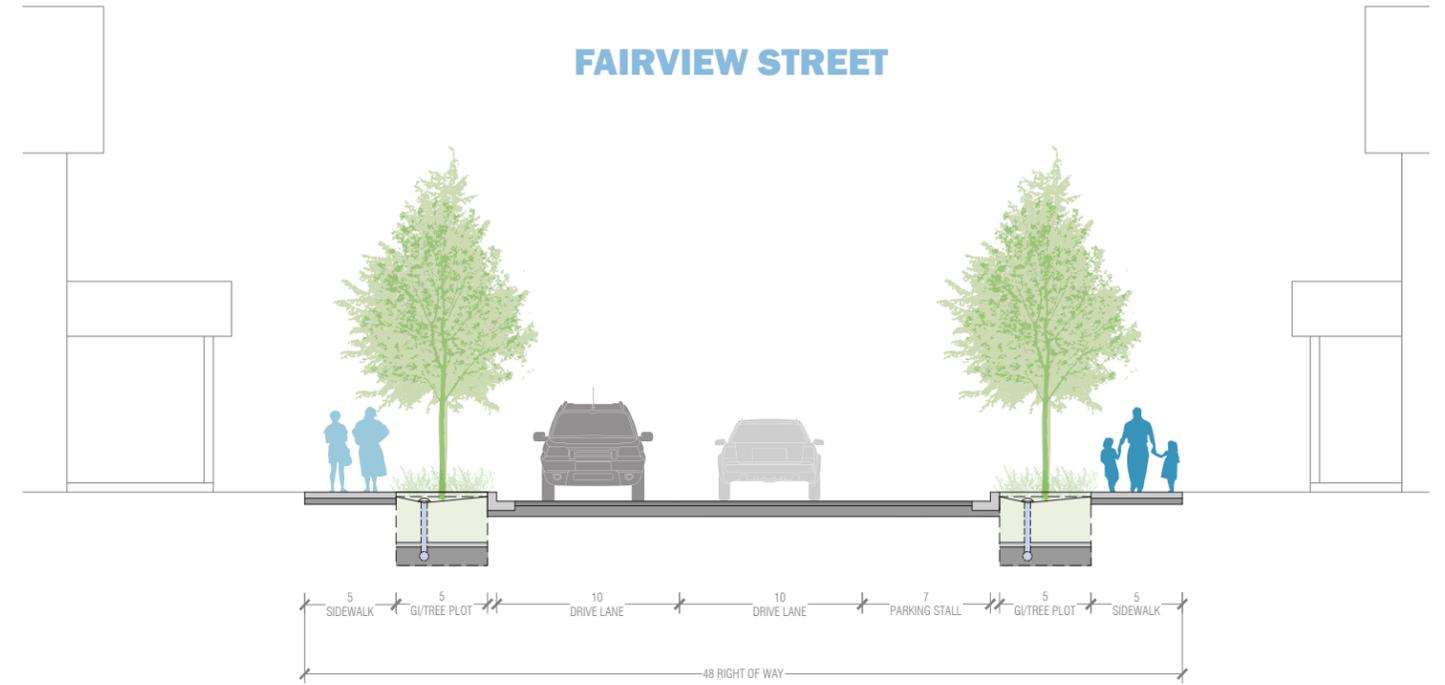
# STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

JACKSON STREET



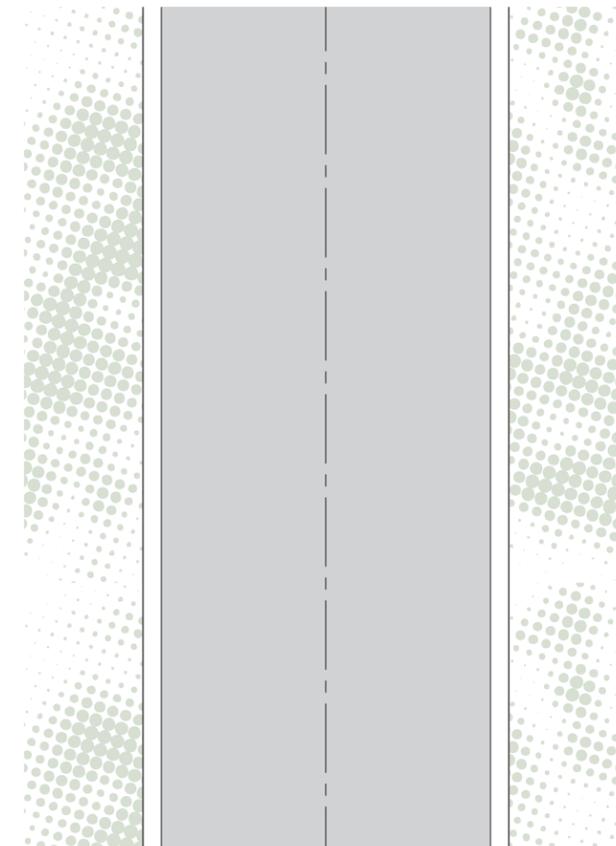
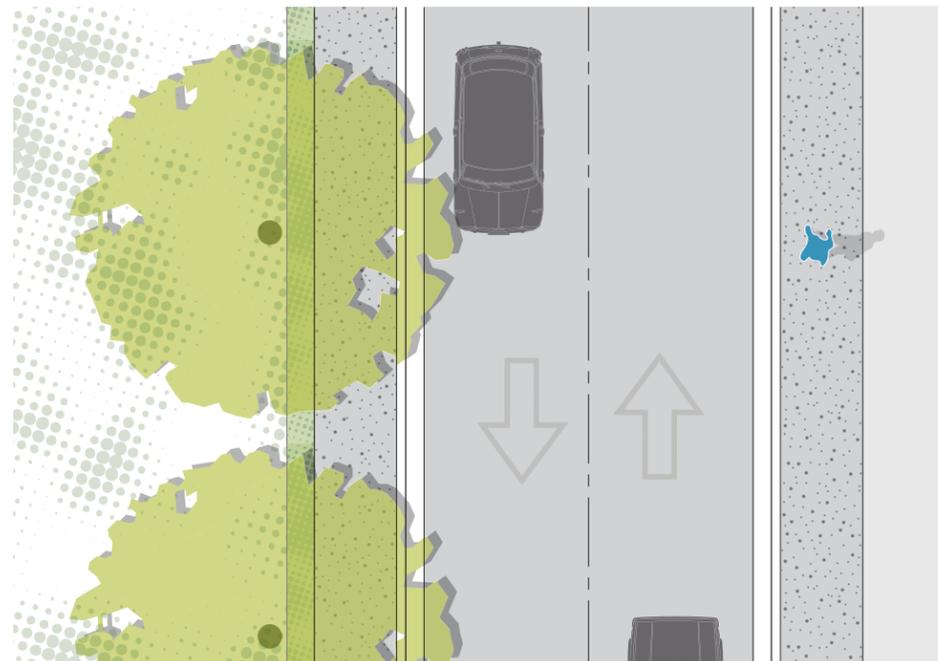
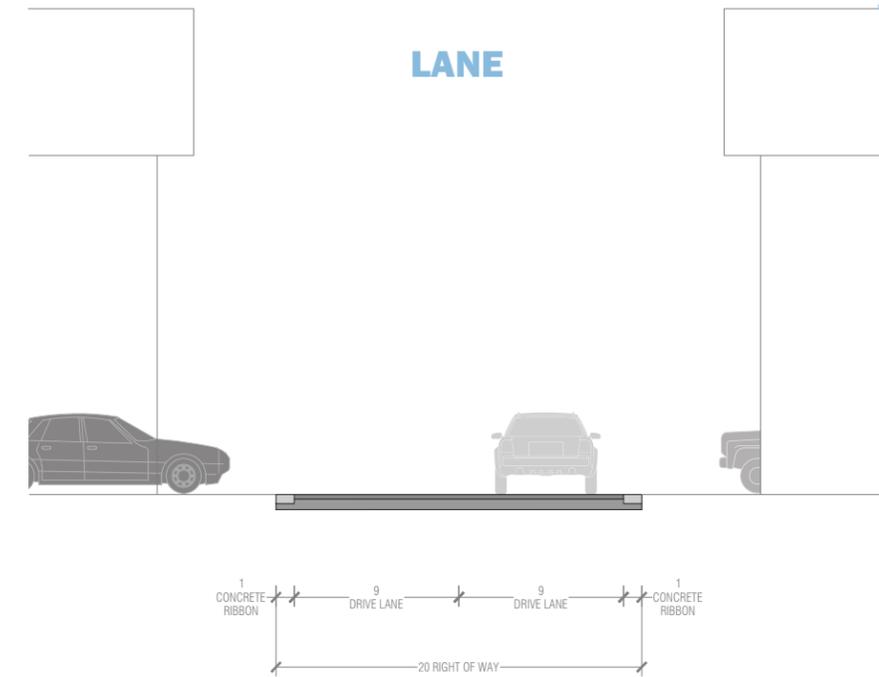
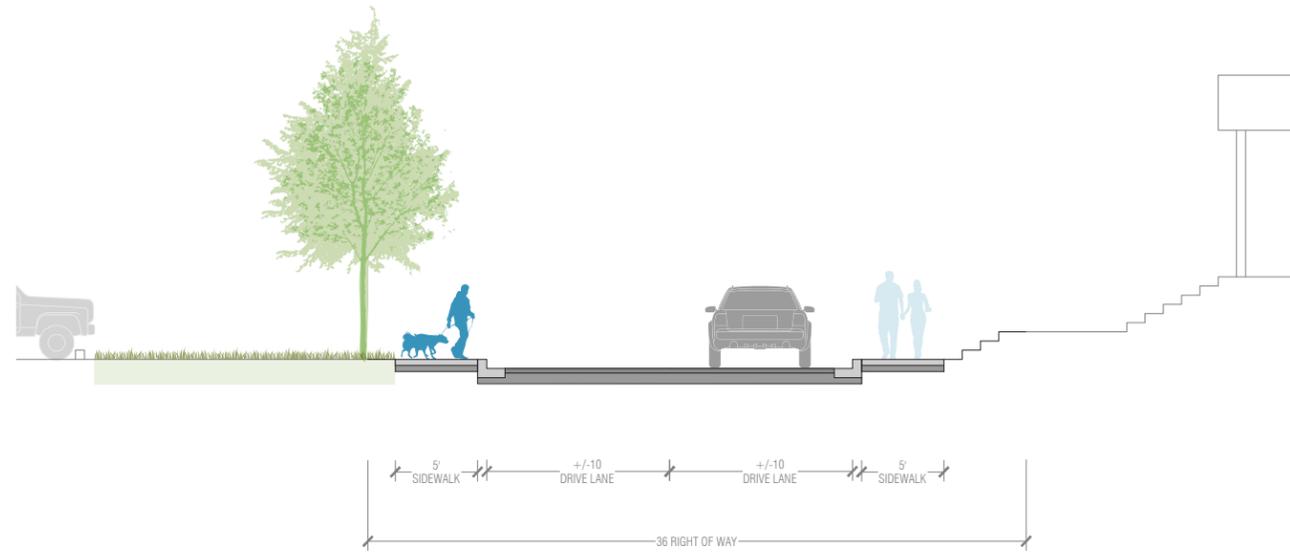
FAIRVIEW STREET



# STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

## WYLIE STREET

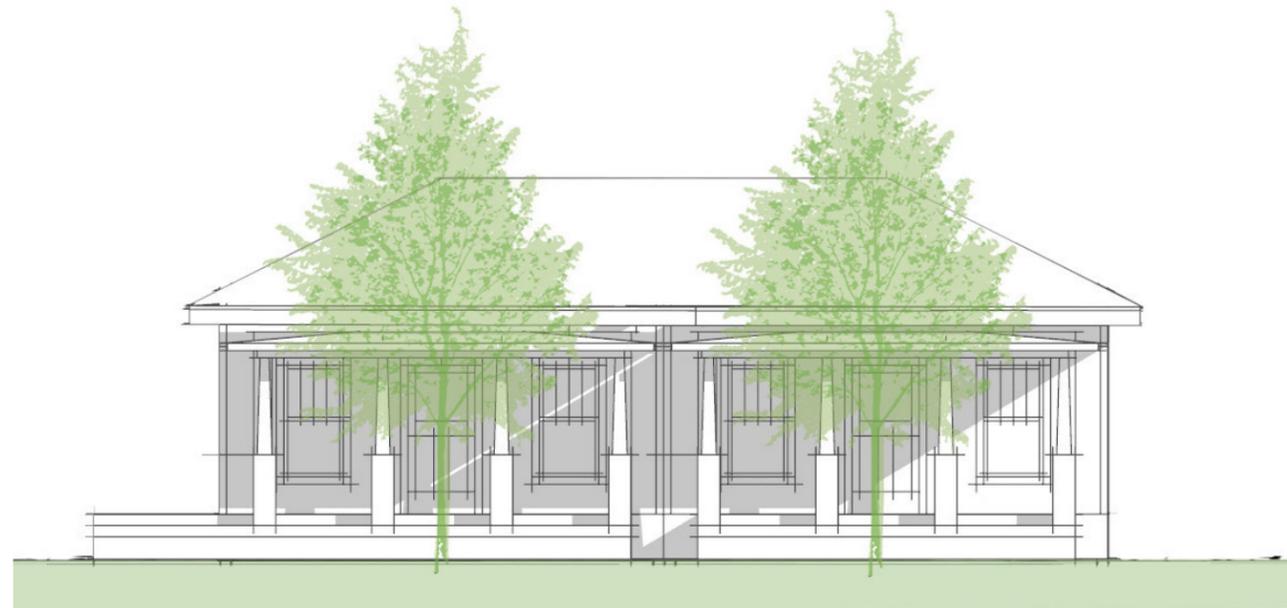


**EXISTING TO REMAIN**

REFERENCE PAGE 25 OF THE TRANSPORTATION PLAN STATING: EXISTING STREETS SHALL NOT BE REQUIRED TO COMPLY WITH NEW CROSS-SECTIONS

PARALLEL PARKING CAN BE ADDED ON ONE SIDE OR THE OTHER WHERE ADEQUATE RIGHT OF WAY EXISTS

# UNIT MIX AND TYPES



## EXAMPLE UNIT TYPES

# UNIT MIX AND TYPES

UNIT TYPE	SQUARE FEET	BEDS	BATHS	UNITS EACH BLDG	TOTAL BLDGS	TOTAL BEDS	TOTAL SALE PRICE	TOTAL UNITS	UNIVERSAL DESIGN	FULL ADA	DOWN PAYMENT	LOAN	MONTHLY MORTGAGE COST*	ANNUAL PROPERTY TAX	MONTHLY HOA FEE	MONTHLY HOME INSURANCE	MONTHLY TOTAL COST WITH HOA+PI+HI	AFFORDABLE TO INCOME	AMI LEVEL**	AFFORDABLE (UNDER 100% AMI)
Aster - KUA	252	1	1.0	1	8	8.0	\$83,160	8	4		16,632	66,528	\$357	1,281	\$0	\$83	\$547	\$21,882	35%	8
Avocet	1152	2	2.0	1	5	10.0	\$368,640	5			73,728	294,912	\$1,583	5,678	\$0	\$369	\$2,425	96,999	119%	
Beebalm (Accessible)	560	1	1.0	1	3	3.0	\$184,800	3	3	3	36,960	147,840	\$794	2,846	\$0	\$185	\$1,216	\$48,626	77%	3
Chinkapin	2255	3	2.5	1	3	9.0	\$653,950	3			130,790	523,160	\$2,808	10,073	\$0	\$654	\$4,302	172,071	191%	
Egret - KUA (Accessible)	850	2	1.0	1	2	4.0	\$272,000	2	2	2	54,400	217,600	\$1,168	4,190	\$0	\$272	\$1,789	71,570	88%	2
Elm 1.0	1800	2	2.5	1	5	10.0	\$522,000	5			104,400	417,600	\$2,242	8,040	\$0	\$522	\$3,434	137,352	152%	
Sassafras	1952	3	2.5	1	2	6.0	\$566,080	2			113,216	452,864	\$2,431	8,719	\$0	\$566	\$3,724	148,951	165%	
Gardenia - KUA (Accessible)	480	1	1.0	1	5	5.0	\$158,400	5	5	5	31,680	126,720	\$680	2,440	\$0	\$158	\$1,042	\$41,679	66%	5
Gooseberry	1536	3	2.0	1	2	6.0	\$491,520	2	2		98,304	393,216	\$2,111	7,571	\$0	\$492	\$3,233	129,332	143%	
Gull	1408	2	2.0	1	2	4.0	\$450,560	2			90,112	360,448	\$1,935	6,940	\$0	\$451	\$2,513	100,532	124%	
Lark	1408	2	2.5	1	6	12.0	\$450,560	6			90,112	360,448	\$1,935	6,940	\$0	\$451	\$2,964	118,554	146%	
Meadowlark	1312	2	1.5	1	3	6.0	\$419,840	3			83,968	335,872	\$1,803	6,467	\$0	\$420	\$2,762	110,471	136%	
Mayapple	528	1	1.0	1	4	4.0	\$174,240	4			34,848	139,392	\$748	2,684	\$0	\$174	\$1,146	\$45,847	72%	4
Trillium	728	1	1.5	1	12	12.0	\$240,240	12			48,048	192,192	\$1,032	3,700	\$0	\$240	\$1,580	\$63,213	87%	12
Faulkner	6,674	1	1.0	12	2	2.0	\$183,535	24	8		36,707	146,828	\$788	2,827	\$0	\$184	\$1,207	\$48,293	76%	24
Winslow	3951	1	1.5	6	2	2.0	\$217,305	12	4		43,461	173,844	\$933	3,347	\$0	\$217	\$1,429	\$57,179	79%	12
<b>TOTAL UNITS</b>	1,006				<b>66</b>	<b>103</b>	\$270,839	<b>98</b>	<b>28</b>	<b>10</b>	\$68,357									<b>70</b>
average						average	average		<b>29%</b>	<b>15%</b>	average									<b>71%</b>

Parking Required	51.5
Parking Provided	99
Spaces per bed	0.96
Spaces per unit	1.50

Total One Bedrooms	32.0	48%
Total Two Bedrooms	18	27%
Total Three Bedrooms	12	18%

\*\*Assumes 1 person household for 1 bedrooms, 3 person household for 2 bedrooms, 4 person household for 3 bedrooms

## ACCESSIBILITY

The proposed development provides a total of 98 units, with around **29% of units** meeting Universal Design Standards, exceeding the minimum 20% threshold. Half of the Universal Design Standards Homes are fully ADA compliant, providing ample opportunities for ensuring homes for seniors and those with mobility limitations.

## AFFORDABILITY

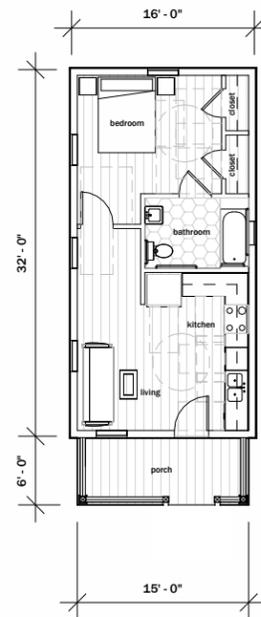
Affordability is a key goal for the proposed development. Of the 98 total units, **71% of units** are proposed as affordable (100% AMI or below).

# UNIT MIX AND TYPES

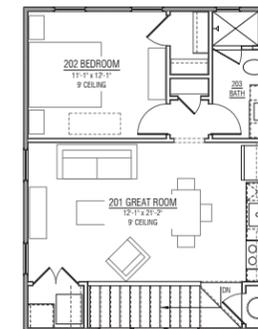
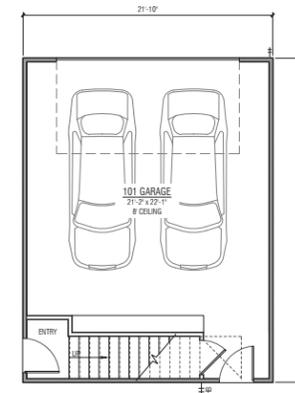
**ASTER**



**GARDENIA**



**MAYAPPLE**



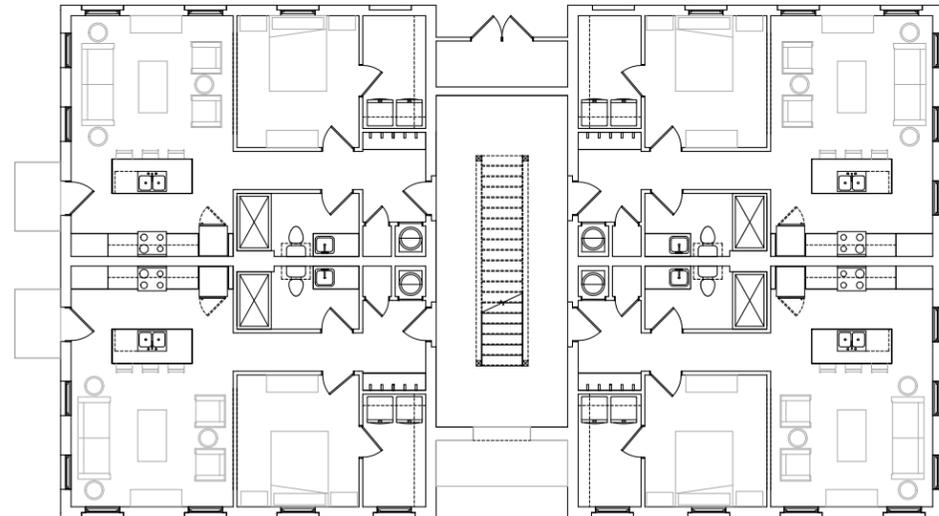
**TARGET SALE PRICE: \$83,160**

**TARGET SALE PRICE: \$158,400**

**TARGET SALE PRICE: \$174,240**

# UNIT MIX AND TYPES

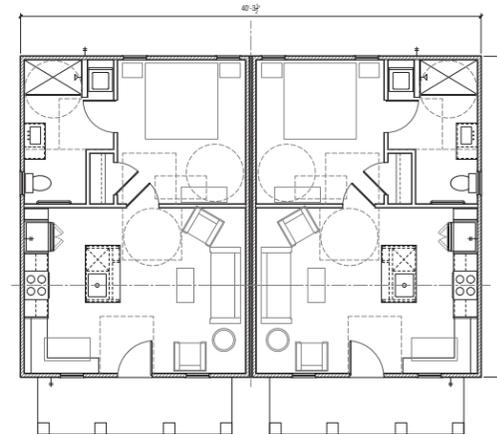
## FAULKNER



Typical Floor Plan

**TARGET SALE PRICE: \$183,535 (per unit)**

## BEEBALM



**TARGET SALE PRICE: \$184,800**

## WINSLOW

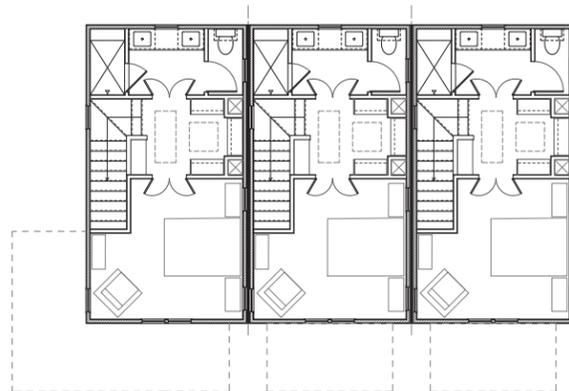


Typical Floor Plan

**TARGET SALE PRICE: \$217,305 (per unit)**

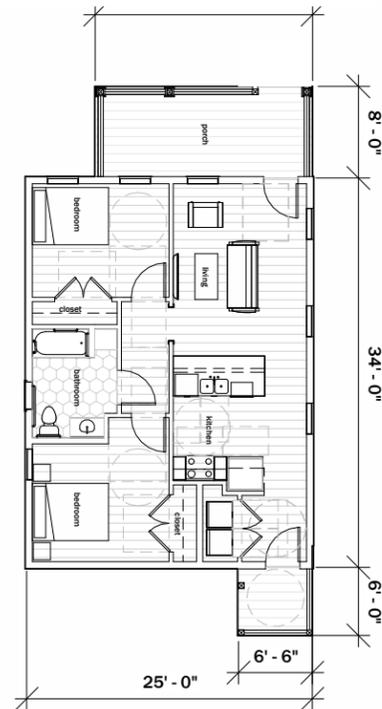
# UNIT MIX AND TYPES

## TRILLIUM



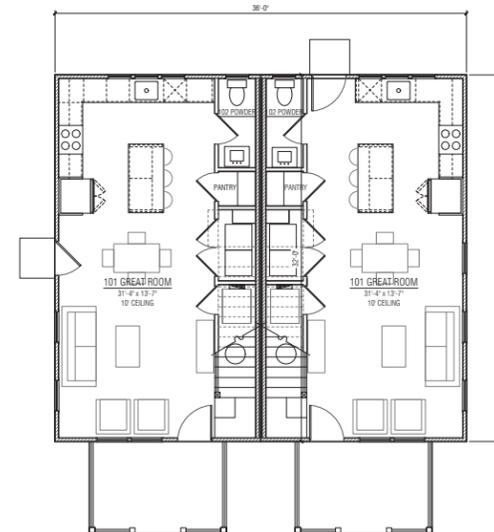
**TARGET SALE PRICE: \$240,240 (per unit)**

## EGRET

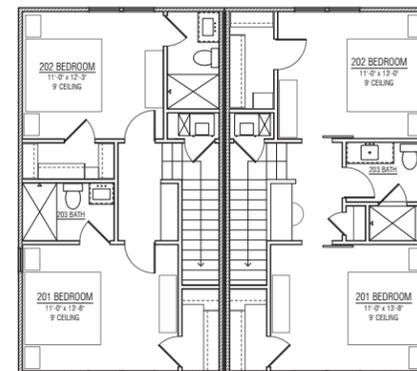


**TARGET SALE PRICE: \$272,000**

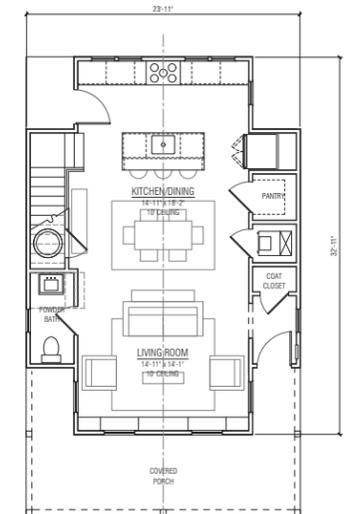
## AVOCET



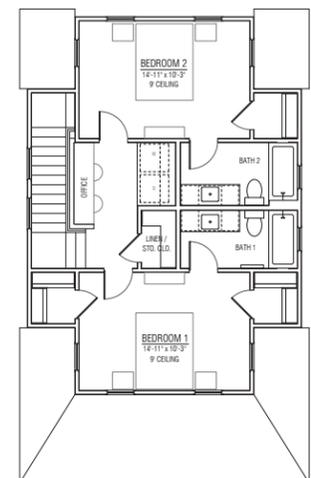
**TARGET SALE PRICE: \$368,640**



## MEADOWLARK

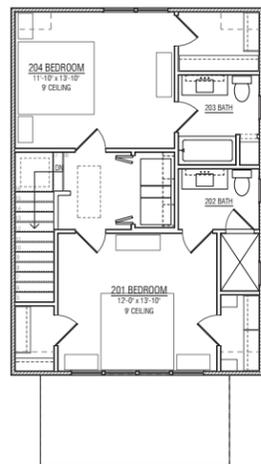
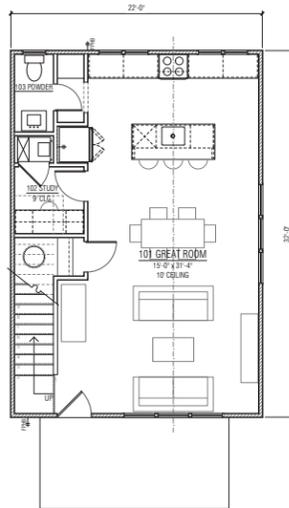


**TARGET SALE PRICE: \$419,840**



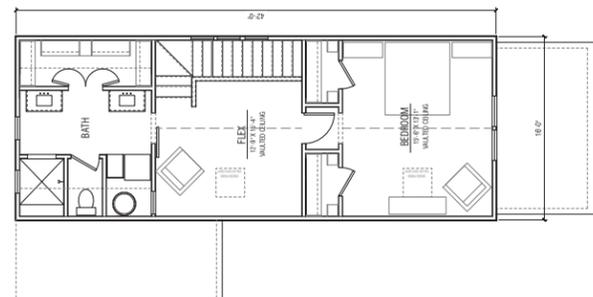
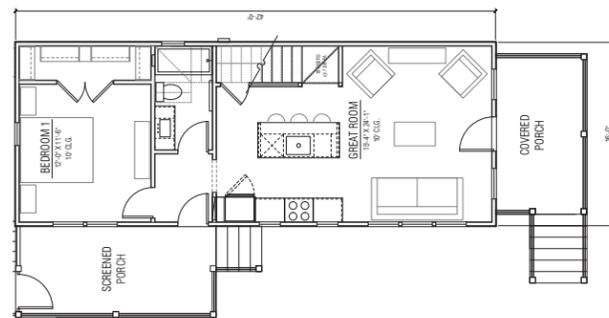
# UNIT MIX AND TYPES

LARK



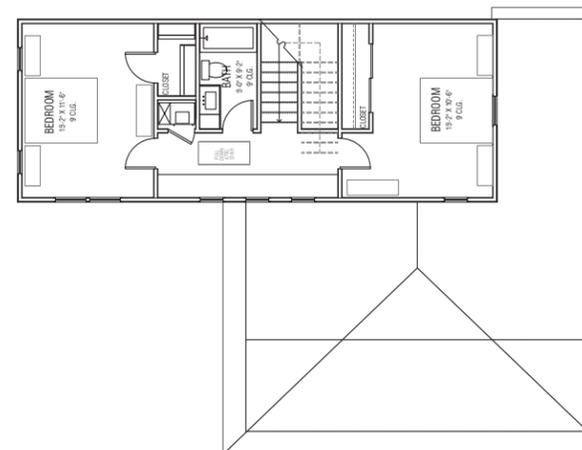
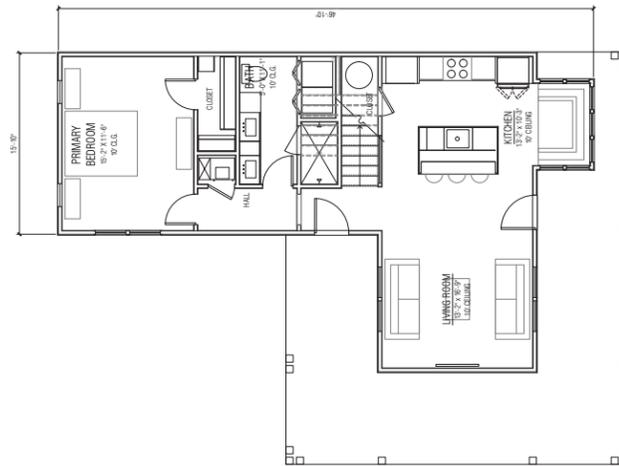
TARGET SALE PRICE: \$450,560

GULL



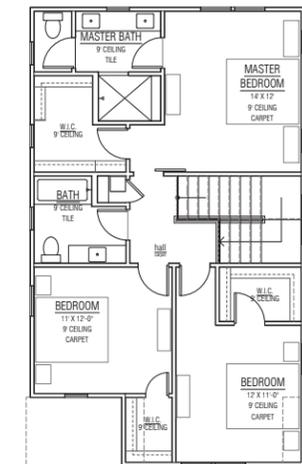
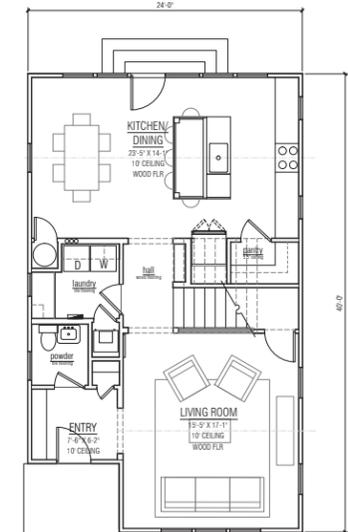
TARGET SALE PRICE: \$450,560

GOOSEBERRY



TARGET SALE PRICE: \$491,520

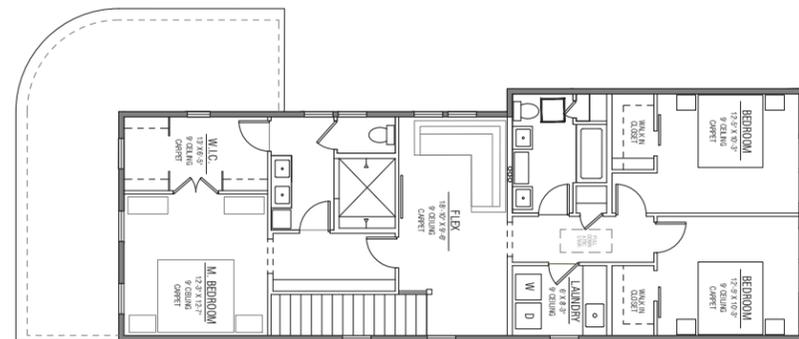
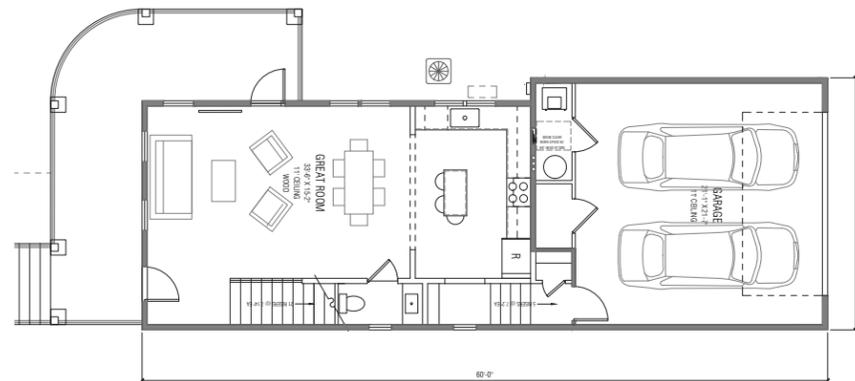
ELM



TARGET SALE PRICE: \$522,000

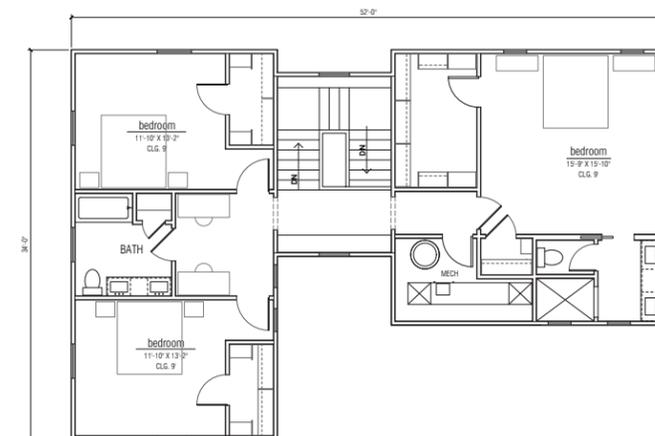
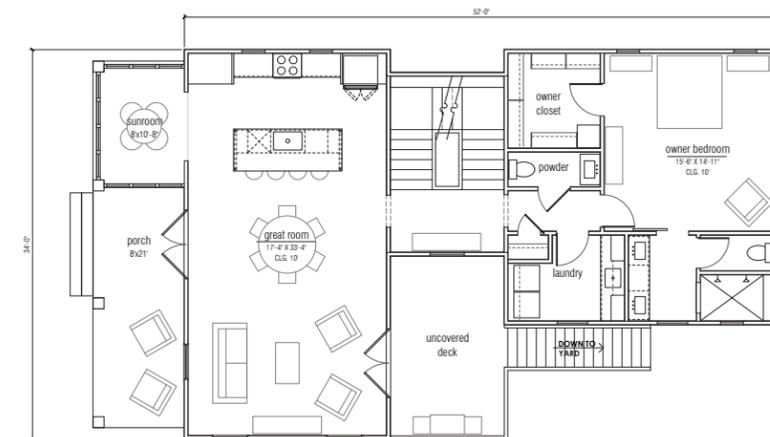
# UNIT MIX AND TYPES

## SASSAFRAS



**TARGET SALE PRICE: \$566,080**

## CHINKAPIN



**TARGET SALE PRICE: \$653,950**

## **Hopewell PUD Exhibits**

Third-party documents and supplemental materials were provided to demonstrate the Hopewell South project. Documents include site plans, schematics, street sections, and draft plans. Below, please find descriptions of these exhibits.

### **Exhibit Page 1:**

The exhibit is an existing topographic survey of the site.

### **Exhibit Page 2:**

The exhibit is a site map outlining existing lots. It contains three distinct parcels labeled as Parcel A - Block 10, Parcel A - Block 9, and Parcel B - Block 8. The map is bounded by several streets, including W 1st Street, S Fairview Street, W Wylie Street, and S Rogers Street, each with specified right-of-way measurements. Parcel A - Block 10 is on the left, Parcel A - Block 9 is in the center, and Parcel B - Block 8 is on the right. The map includes topographic lines indicating elevation changes and also marks several right-of-way dedications.

### **Exhibit Page 3:**

The exhibit is a detailed architectural site plan titled "HOPEWELL SOUTH SITE PLAN". It features a bird's-eye view of a development layout comprising multiple rectangular building structures, lots, two East/West lanes, and a central green corridor. The layout is bordered by W 1st Street at the top, S Fairview Street on the left, W Wylie Street at the bottom, and S Rogers Street on the right. Sidewalks, roadways, and landscaped areas with trees are evenly distributed throughout the site.

### **Exhibit Page 4:**

The exhibit is an architectural site plan labeled "ACCESSIBILITY". It displays a detailed layout of a residential or mixed-use complex. The plan is mapped out with streets bounding the site: W 1st Street at the top, W Wylie Street at the bottom, S Fairview Street on the left, and S Rogers Street on the right. The site includes multiple blocks of buildings, each labeled with "LANE" running through them. 10 universal design buildings are marked in dark blue, with 11 FHA Compliant accessible units marked in pink, and 3 full ADA compliant.

### **Exhibit Page 5:**

The exhibit is a detailed map showing a layout of a pedestrian and street network, designed with clear demarcations for pedestrian and vehicular traffic. The map includes a grid of streets and lanes, encompassing several blocks containing various-sized lots. The map consists of three types of vehicular traffic roads: 20-foot lanes, 20-foot neighborhood streets, and 22-foot regional streets, each indicated by different dashed line patterns. Pedestrian pathways are marked with solid green lines. Notably, there is a central roundabout with connecting streets, and larger lots towards the right-hand side.

### **Exhibit Page 6:**

The exhibit is a detailed architectural site plan, including lots, buildings, and roads titled "PUD Phasing," depicting a lot line adjustment and a planned development with three phases. Phase 1 is located on the left side and includes four lots labeled Lot 1 to Lot 4. Each lot is outlined with dashed lines and contains simplified schematic drawings of buildings. Roads labeled "Lane" run through and around these lots. Phase 2 occupies the area below Phase 1 but West of Fairview Street. An additional phase, Phase 3, is located East of Fairview but South of 1st Street and West of Jackson St. Phase 4 is located just below Phase 3. Phase 5 occupies lot 8 between Jackson Street and Rogers Street.

### **Exhibit Page 7:**

The exhibit is a conceptual site plan highlighting drainage and green infrastructure for an urban area. Lanes strategically separate the blocks, facilitating access. The design incorporates green areas denoting "Green Infrastructure," marked in light green, which are interspersed across the layout. These areas serve as drainage pathways or vegetated spaces.

### **Exhibit Page 8:**

The exhibit is a site plan titled "FIRE + TRASH COLLECTION" that illustrates a site plan showing fire and trash collection routes in the neighborhood. Designated routes marked for trash and fire trucks, and specific collection points are indicated by 10 small circles. Annotations in different colors show the radius for trash and fire truck movement.

### **Exhibit Page 9:**

The exhibit is a design plan titled "Street Sections" with the priority focused on designing and maintaining safe streets for pedestrians. It includes two street designs

labeled "1st Street" and "Rogers Street." Each section contains two diagrams: a cross-sectional view and a top-down plan view.

The "1st Street" section, on the left, shows two large green trees flanking a central vehicle lane, with separate pedestrian pathways on both sides. The measurements are provided below in an outlined diagram, indicating lanes for various uses such as a "drive lane" and "bike lane."

The "Rogers Street" section, on the right, also features large green trees, vehicle lanes, and pedestrian pathways. Both sections highlight the presence of pedestrian and vehicle areas, focusing on separating and calming traffic. The overall color scheme includes greens, blues, and grays, with trees and paved pathways as main elements.

### **Exhibit Page 10:**

The exhibit displays cross-sections of two different street designs labeled "Jackson Street" and "Fairview Street" with trees, vehicles, and pedestrian areas. Jackson Street, on the left, features a single lane for vehicles flanked by tree plots and sidewalks. Fairview Street on the right has a layout with two vehicle lanes and sidewalks on both sides.

### **Exhibit Page 11:**

The exhibit showcases a design plan for street sections titled "PRIORITY: DESIGN/ MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS," featuring "WYLIE STREET" on the left and "LANE" on the right. The left section illustrates a street with a pedestrian sidewalk, a tree, and a parking area adjacent to a two-lane road. A person with a stroller and another walking are depicted on the sidewalk. The right section represents a simpler street design with two driving lanes and areas for trees on both sides. Measurements for sidewalks and lanes are provided below each section.

### **Exhibit Page 12:**

The exhibit is a design layout illustrating different unit types and configurations. On the left side, there are two sketches of buildings, including trees for context. The top sketch shows a two-story house surrounded by several tall green trees, while the bottom sketch depicts a one-story building with a porch, also with trees in front. On the right side, there are five smaller illustrations showing various perspectives of housing units. These units have gabled roofs and front porches, featuring different architectural details.

### **Exhibit Page 13:**

The image is a detailed table labeled "UNIT MIX AND TYPES" displaying various unit types, sizes, and pricing information for a development. It includes columns for unit type, square footage, bed/bath count, total buildings, sale price, units per building, total units, and financial metrics such as monthly mortgage, property tax, and affordability levels. Key statistics highlight 98 total units, with 29% meeting Universal Design areas and 71% proposed as affordable. The proposed development provides a total of 98 units, with around 29% of units meeting Universal Design Standards, exceeding the minimum 20% threshold. Half of the Universal Design Standards Homes are fully ADA compliant, providing ample opportunities for ensuring homes for seniors and those with mobility limitations.

### **Exhibit Page 14:**

The image presents architectural designs for three unit types labeled as Aster, Gardenia, and Mayapple. Each unit type includes a facade elevation and floor plan layout.

### **Exhibit Page 15:**

The exhibit displays architectural illustrations of three different unit types labeled as Faulkner, Beebalm, and Winslow. Each unit type includes a facade elevation and floor plan layout.

### **Exhibit page 16:**

The exhibit is a layout of architectural designs for four different types of housing units, each depicted with front elevations and floor plans. From left to right, the units are named Trillium, Egret, Avocet, and Meadowlark.

### **Exhibit page 17:**

The exhibit is a layout of architectural designs for four different types of housing units, each depicted with front elevations and floor plans. From left to right, the units are named Lark, Gull, Gooseberry, and Elm.

### **Exhibit page 18:**

The exhibit is a layout of architectural designs for two different types of housing units, each depicted with front elevations and floor plans. From left to right, the units are named Sassafra & Chinkapin.

# Bloomington Common Council Ordinance No. 2026-06

In accordance with IC 36-7-4-605, I hereby certify that the attached Ordinance Number 2026-06 is a true and complete copy of Plan Commission Case Number ZO2025-12-0018 which was given a favorable recommendation by a vote of 8 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on February 9, 2026.

Date: February 12, 2026

## Plan Commission Secretary Signature

Signed by:  
 2/13/2026  
50088325E089415...  
**David Hittle**  
Secretary, Plan Commission

## Clerk Signature

Received by the Common Council Office on:

Signed by:  
 2/13/2026  
60DF9241B070448...  
**Nicole Bolden**  
Clerk, City of Bloomington

## Type of Legislation

Zoning Change

## Fiscal Impact Statement

The legislation is not expected to have a major impact on existing City finances including, but not limited to revenues, expenditures, and any new debt obligations.

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).

## Interdepartmental Memo

To: Members of the Common Council  
From: Eric Greulich, Development Services Manager  
Subject: Z02025-12-0018/Ordinance #2026-06  
Date: February 10, 2026

Attached is the staff report which pertains to Plan Commission case ZO2025-12-0018. The Plan Commission heard this petition at the February 9, 2026 hearing and voted 8-0 to send this petition to the Common Council with a favorable recommendation.

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### **PETITIONER:**

Bloomington Redevelopment Commission  
401 N. Morton Street, Suite 130, Bloomington, IN

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### **CONSULTANT:**

Alli Thurmond (Range Co/Flintlock)  
512 N. Mission Blvd, Fayetteville, AR

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### **REQUEST:**

The petitioner is requesting to rezone approximately 6.3 acres to Planned Unit Development and a request for approval of a District Ordinance and Preliminary Plan.

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### **BACKGROUND:**

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#### **Area:**

6.3 acres

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#### **Current Zoning:**

Residential Urban Lot (R4)  
Residential Multifamily (RM) and Transform Redevelopment Overlay (TRO) District

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#### **Comprehensive Plan Designation**

Mixed Urban Residential/West 2nd Street Street - Former Bloomington Hospital Focus Area

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#### **Existing Land Use:**

Vacant

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#### **Surrounding Land Uses:**

North - Vacant  
East - Office  
West - Dwelling, Single Family

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## REPORT:

The petition site is located at the southwest corner of W. 1<sup>st</sup> Street and S. Rogers Street and extends west approximately 1,000' along the south side of 1<sup>st</sup> Street. The property is currently zoned Residential Urban Lot (R4) and Residential Multifamily (RM) with a portion of the site also within the Transform Redevelopment Overlay (TRO) District. Surrounding zoning and uses include undeveloped land within Hopewell to the north zoned Mixed-Use Medium Scale (MM) and Mixed-Use Institutional (MI) and also within the Transform Redevelopment Overlay (TRO); to the east offices zoned Mixed-Use Neighborhood Scale (MN); to the west single family residences zoned Residential Urban Lot (R4); and to the south single family residences zoned Residential Small Lot (R3) that are within the McDoel Gardens Historic District. There are no known regulated environmental features on the site.

The petition site consists of several properties within Blocks 8, 9, and 10 of Hopewell that contained buildings and uses associated with the former Bloomington Hospital and a convalescent building. The City purchased approximately 24 acres of properties previously owned by the Hospital as part of a redevelopment plan for this area. This area was identified in the 2018 Comprehensive Plan as a Focus Area (West 2<sup>nd</sup> Street-Former Bloomington Hospital Focus Area) and stated there was a need for a more detailed study of the area to guide the redevelopment. Several studies have been commissioned for the area including a study from the Urban Land Institute (ULI) in 2018 for recommendations in the redevelopment of the overall 24 acre area. The study evaluated possible overall massing and diversity of land uses within this area, as well as suggested that the City should engage a master developer to manage the redevelopment of the area. An additional plan for the area was commissioned in 2021 that gave a more in-depth analysis of the area including suggested land uses, road layout, and overall massing of buildings. This study also included a traffic study analysis for the area. In 2022, the City brought forward an amendment to the zoning maps for the area as well as created an Overlay District called the Transform Redevelopment Overlay (TRO) that encompassed much of the 24 acres.

The Redevelopment Commission in conjunction with a consulting firm have designed a redevelopment plan for approximately 6.4 acres of the 24 acre Hopewell area. The proposed plan is coming forward as a Planned Unit Development to create a very compact neighborhood and would include a mix of residential uses as well as include provisions to allow for a portion of the property that is occupied by the former convalescent building for the possible reuse by the Bloomington Police Department.

In order to accomplish the density and diversity of housing that is desired and needed, the PUD involves several unique aspects including narrower street cross sections to maximize development potential, substantially reduced building setbacks, as well as allow the creation of lots that do not front on typical public streets. The proposal would also include greater allowances for Accessory Dwelling Units, increased impervious surface coverage, fully ADA accessible dwelling units, affordable housing, and a housing catalog to simplify construction of new residences.

The petitioner is requesting to rezone the property to a Planned Unit Development which involves approval of a District Ordinance, as well as approval of a Preliminary Plan.

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## **PETITION OVERVIEW:**

At the first hearing on January 12, 2026 the Plan Commission received an overview of the petition and gave comments pertaining to pedestrian safety along the proposed internal roads, long term affordability within the PUD, ADA accessibility and visitability concerns, and parking and development standards for the existing building on Block 8. In the staff report the Department also outlined areas within the PUD District Ordinance and Preliminary Plan where changes were needed for clarity. The petitioner modified several aspects of the District Ordinance after the January 12 hearing. In addition, with the February 9 approval, a condition of approval was included regarding additional

The preliminary plan shows the creation of approximately 52 lots and a possible 98 units, in addition to the lot with the convalescent building. The number of lots and units is very conceptual at this point. The PUD envisions the creation of lots within the development that can be developed with any of the land uses and building types allowed within the PUD. The proposed District Ordinance does not have any minimum lot width or minimum lot area standards and very minimal setback standards to allow the establishment of a wide diversity of possible lot and building types and configurations. In addition, the PUD is proposing to allow for the creation of lots that do not have frontage on a public street and would allow for lots to be created that have frontage on trails, parks, and public sidewalks.

The proposed phasing plan shows three overall phases that would include adjusting existing lot lines to allow the creation of smaller individual lots along the west side of the site and subsequently followed by a primary plat for the development. The phasing plan is still unclear on when specific internal streets and infrastructure for the overall development will be installed as development occurs. The Public Works and Fire Department have indicated a need for Fairview Street to be constructed with the initial plat in order to serve the new units that are accessed exclusively from the proposed Lane. The Utilities Department has also indicated a need for a phasing plan to be presented outlining the plans for stormwater detention and utility infrastructure within the development in conjunction with the primary plat. A condition of approval has been included requiring a phasing plan for infrastructure be submitted with the primary plat or final plan approval, whichever comes forward first.

The petition involves the construction of several new roads within the development that have cross sections and proposed right-of-way widths that differ substantially from what is shown within the Transportation Plan. This particular element was one of the main reasons that a PUD was necessary. All internal streets will be public, but will have specific cross sections that differ from what is allowed in the Transportation Plan. Access to the site will come from existing public streets that border this site (Rogers Street to the east, 1<sup>st</sup> Street to the north, and Wylie Street to the south), an existing section of Fairview Street that bisects through the site, an extension of Jackson Street through the east side of the site, and new streets identified as 'Lane' that will provide access to the interior of the development. The proposed 'Lanes' would function similar to a conventional alley, and would have 20' of right-of-way with two, 9' travel lanes and

a 1' concrete border on each side.

Pedestrian accommodations within the PUD are provided through a mix of internal sidewalks and multi-use paths that connect to a central open space area, with sidewalks along many of the proposed streets as well. The central open space area will be accessed from connections that extend north to 1<sup>st</sup> Street, south to Wylie Street, east to Jackson Street, and west to the edge of the PUD. A bike lane is shown along the property frontage along Rogers Street and would connect to and extend an existing bike lane recently installed by the City. The proposed internal green space would also contain storm water infrastructure to meet water quality and storm water detention requirements. Additional storm water management infrastructure is expected within Block 8 within the proposed parking area on that lot. Specific plans for detention and phasing will be addressed with the final plan and primary plat, whichever comes forward first. Language for a condition of approval regarding the timing of these elements has been included.

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## **DISTRICT ORDINANCE:**

The District Ordinance sets the development and use requirements for the PUD. Those items that are not specifically discussed in the District Ordinance revert to the relevant [UDO](#) regulations per 20.02.040(c)(3) and 20.02.040(d)(3).

[The above link is to the Municode version of the Unified Development Ordinance, Title 20 of the Bloomington Municipal Code. All references throughout the report that reference Title 20 can be found at this searchable link.]

The Preliminary Plan and District Ordinance identifies two parcels within the PUD with specific development standards for each- Parcel A (Blocks #9 and #10) which will be developed with residential uses and Parcel B (Block #8) which contains the previous convalescent building.

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### **Parcel A-**

This parcel includes both Block #9 and #10. The base zoning district will be Residential Urban Lot (R4) with the modifications outlined in the District Ordinance and summarized below:

- Minimum Lot Width and Size: None
- Setbacks:
  - Front: 0' front setback along all roads except a 12' front building setback along Wylie Street.
  - Side: 0' and 5' along the edges of the PUD
  - Rear: 5' or 3' abutting a lane.
  - All setbacks listed above will apply for primary and accessory buildings and parking setbacks.
  - Since there are 0' front setbacks proposed, a notation has been made that no encroachments are allowed within the right-of-way.
- Maximum Height: 50' (primary and accessory structures).
- Impervious Surface Coverage: No maximum.
- Permitted Uses: A use table has been included.
- Lot Frontage and Lot Space: The DO states that-

- Lot Frontage requirements may be met by a street, lane, paved trail, common green space, or other right of way or access easement that provides continuous pedestrian and utility access to the lot, provided that all fire code and building code requirements are met.
- Where a lot has only non-street frontage, the frontage as described above shall be considered equivalent to street frontage for the purposes of development standards, permitting, and address assignment, except in instances where a lot has both lane and pedestrian frontages.
- In such cases, the project shall designate a “Building Front” on the development plan. The designated building front shall comply with all applicable frontage requirements—including orientation, entry visibility, and porch requirements—regardless of the location of legal or vehicular access.
- Building Front shall be assumed to be the primary pedestrian access for non-street frontage lots (i.e., a front porch and front door facing a trail or common green space with pedestrian access).
- Primary entrance shall be located on the designated building front, and shall not require a second entrance on other frontages.
- These provisions supersede any conflicting frontage or access provisions in the Unified Development Ordinance.
- Architectural Design Standards:
  - The proposed District Ordinance states that- “ *Residential Design Standards* shall be controlled within the PUD area via a pre-approved plans catalog provided with the PUD. No further architectural design standards shall apply within the PUD as long as the buildings are substantially similar to those shown in the final approved PUD Plan. Section 20.04.070(d)(3)(H)-(K)
  - Modifications to buildings after initial building occupancy shall be required to be compliant with all prevailing architectural design standards at the time of modification. The Department would apply this to mean that any additions or modifications to a building after occupancy, are regulated by the base standards of the UDO for the R4 district.
- Accessory Dwelling Unit Requirements:
  - Attached and Detached Accessory Dwelling Units shall comply only with all height and setback requirements within the PUD.
  - ADU’s shall not be subject to any owner occupancy residency requirements.
  - Accessory Dwelling Units shall be limited to 840 square feet of habitable space.
- Miscellaneous Provisions:
  - Up to 12 multi-family dwellings on one single lot or parcel of land shall be allowed.
  - Neighborhood Transition Standards: no additional setbacks or height reductions along the edges of the PUD are required.
  - Common landscape maintenance shall be provided by an HOA

- established before the final plat.
- No drive cuts are allowed on 1st Street or Wylie.

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### Parcel B-

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The base zoning district will be Mixed-Use Medium Scale (MM) with the Transform Redevelopment Overlay (TRO) standards and per the modifications outlined in the District Ordinance. The District Ordinance also states that- “....These standards and requirements shall apply only if the site is developed with a police, fire or rescue station. If it is developed in some other manner, standards of the MM and TRO district shall apply.”

The proposed modifications are summarized below-

- Setbacks:
  - Front: 0’ front setback,
  - Side: 0’ and 5’ abutting the edges of the PUD
  - Rear: 5’ or 3’ abutting a lane.
  - Parking: 0’
- Architectural Design Standards:
  - Non-conforming existing architectural features surrounding the building shall be exempt from TRO requirements. New architectural features shall be compliant except as specifically noted.
  - *Parking Lot Landscaping* shall not apply.
  - Fencing taller than 4 feet may be permitted.
  - UDO and TRO lighting standards would not apply to “Police, fire, or rescue station” uses and will be subject to Plan Commission approval during development planning to ensure lighting does not create a nuisance for adjacent residential uses.
- Parking
  - Parking maximum is not subject to the TRO standards
- Entrance and Drives:
  - One drive cut access will be allowed on Jackson St, 1st Street, Rogers Street, and Wylie Street. Each drive access shall be a minimum of 50’ from the closest street intersection.

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### PUD Standards Common to Both Parcels

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- Landscape:
  - Existing trees intended to be retained shall comply with tree protection fencing per UDO 20.04.080(c).
  - Buffer yards are not required within the PUD.
- Street Standards:
  - Minimum right of way width per PUD street standards
  - Sidewalk Minimum Width:
    - 5’ unless existing, in which case width shall match historic width and placement.;
  - Tree Plot/Green Infrastructure Minimum Width:
    - 5’ unless existing, in which case width shall match historic width and placement.
- Storm water Standards: Compliance required with all existing storm water

standards.

- Parking:
  - There is no minimum on-site parking requirement within the PUD.
  - Parking is allowed directly adjacent to lanes in designated parking spaces constructed of asphalt, concrete, pavers, gravel or other all-weather surfacing. Parking may at no time impede on the drive lanes of the lane.
  - Parking areas of 4 or more spaces located on lanes shall not require landscaping or screening.
  - On-street parking may be provided within the public right-of-way designated paved spaces on Fairview and Jackson as parallel, angled, or 90-degree spaces
  - Where angled or head-in spaces have been provided adjacent to a sidewalk, wheelstops or a wider sidewalk to maintain clear width shall be required.
- Phasing:
  - Phases will be completed per the phasing plan in the PUD exhibits.
  - Each phase will ensure that stormwater requirements are constructed with the associated improvements
- Utility Standards: Compliance required with all existing utility standards.

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### **Environment:**

There are no known regulated environmental features on the properties within this PUD. The petitioner is proposing no changes to the UDO regulations related to environmental standards in this PUD. Since the PUD is completely silent on environmental regulations, per UDO 20.02.040(d)(3), the UDO regulations of the base zoning district are applied to development in the PUD.

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### **Access and Connectivity:**

The petitioner is proposing a specific allowance for drivecuts on Parcel B (Block #8) to allow one drivecut on each respective street frontage with a 50' setback requirement from an adjacent street intersection.

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### **Driveways and Access:**

The District Ordinance does not have any specific regulations regarding access and drives for Parcel A. Language should be included in the final plan approval for Parcel A stating that no drivecuts are allowed on 1<sup>st</sup> Street, Fairview Street, Jackson Street, or Wylie Street.

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### **Pedestrian and Bicycle Circulation:**

Internal sidewalks are shown throughout the development connecting to the proposed interior open space and along proposed streets. The Fire Department has expressed a concern regarding access to units that do not have direct access to a public street. Access to all lots must meet Emergency Service's requirements. The Preliminary Plan needs to specify the width of the interior sidewalks that are not included in the public street cross sections. If multi-use paths are proposed within the PUD, those need to be indicated on the Preliminary Plan.

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**Public Transit:**

Rogers Street is the only road along the PUD that is served by Bloomington Transit and they have not expressed an interest in a bus shelter along this frontage. If a future need is identified, that can be addressed with the final plans.

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**Lighting:**

Pedestrian scale lighting should be utilized within Parcel A and will be reviewed with final plan approval. The District Ordinance for Parcel B states that the TRO standards would not apply for the use “police, fire, or rescue station”.

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**Signs:**

The petitioner is proposing no changes to the UDO regulations related to signage allowances in this PUD. Since the PUD is completely silent on sign regulations, per 20.02.040(d)(3), the base zoning district standards of the UDO are applied to development in the PUD.

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**Subdivision Regulations:**

The PUD is proposing to allow lot frontage requirements for new lots to be met by the presence of a street, alley, paved trail, common green space, or other right of way or access easement that provides continuous vehicular, pedestrian, and utility access, provided that all fire code and building code requirements are met. In addition, there are no minimum lot size or minimum lot width requirements proposed within the residential portions of the PUD.

As mentioned, with the possibility of lots being created that only front on sidewalks, those lots may be desired to have sidewalk access that is wider than 5’ to provide greater accessibility.

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**PRELIMINARY PLAN:**

Per 20.06.070(c)(3)(B), a Preliminary Plan is required with rezoning to Planned Unit Development and has been submitted.

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**Scaled Site Plan:**

The petitioner has submitted several conceptual and scaled site plans indicating proposed public improvements, proposed development areas, fire and sanitation access, accessibility, phasing, and green infrastructure.

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**Infrastructure Plan:**

The petitioner has included a plan for pedestrian and vehicular connections, which is shown on Pages #8-9 of the Preliminary Plan. Proposed infrastructure will include new internal roads and lanes, utility infrastructure, an extension of Jackson Street, and reconstruction of Fairview Street. Previous approvals to the north of this site platted 60’ of right-of-way for Jackson Street that stubs to where a future extension was expected when this section of Hopewell was developed. The proposed alignment of Jackson Street on this Preliminary Plan aligns with the location of the right-of-way for Jackson

Street to the north and where an intersection for this connection was recently installed by the City as part of the 1<sup>st</sup> Street project. Likewise 74' of right-of-way for Fairview Street was platted to the north of this site with an intersection recently installed, the proposed location of Fairview Street on the Preliminary Plan aligns with that intersection as well.

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### **Street Cross Sections:**

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This PUD is proposing several modifications for the existing and proposed roads within and adjacent to this site to maximize the ability to provide housing within the PUD. These proposed cross sections contained in the Preliminary Plan deviate from the Transportation Plan both in terms of the proposed amount of right-of-way to be dedicated and also in terms of the improvements shown within each cross section.

The property has frontage on four existing streets- Rogers Street, 1<sup>st</sup> Street, Wylie Street, and Fairview Street. The project also would involve the construction of a new segment of Jackson Street. The Transportation Plan classifications and requirements for each are as follows-

- Rogers Street
  - Secondary Arterial
  - 84' right-of-way required
  - General Urban typology (bike lane is the recommended facility) (10'sidewalk/8' tree plot)
- 1<sup>st</sup> Street
  - Primary Collector
  - 60' right-of-way required
  - Neighborhood Residential/Neighborhood Greenway typology (6' sidewalk/5' tree plot)
- Fairview Street
  - Local street
  - 60' right-of-way required
  - Neighborhood Residential typology (6' sidewalk/5' tree plot)
- Wylie Street
  - Local street
  - 60' right-of-way required
  - Neighborhood Residential typology (6' sidewalk/5' tree plot)
- Jackson Street (to be constructed)
  - Local Street
  - 60' right-of-way required
  - Neighborhood Residential typology (6' sidewalk/5' tree plot)

The proposed cross sections for all of the existing and proposed roads are summarized below:

- Rogers Street
  - The Transportation Plan would require a total 84' of right-of-way (42' from centerline). There is currently approximately 20-25' of right-of-way from centerline. The proposed cross section within the PUD for Rogers Street shows a dedication of 31' from centerline for right-of-way.
    - Within this cross section there would be an allowance for the

inclusion of a 5' on-street bike lane, 5' tree plot, and minimum 5' sidewalk.

- 1<sup>st</sup> Street
  - The Transportation Plan would require 60' of right-of-way and that currently exists, therefore no new right-of-way must be dedicated. In addition, the City recently completed a road improvement project for 1<sup>st</sup> Street along this frontage and installed all necessary improvements that include a 6' wide sidewalk and 5' tree plot with street trees along this frontage. No on-street parking was installed along the 1<sup>st</sup> Street corridor, including along this PUD frontage. No improvements along 1<sup>st</sup> Street are required.
- Jackson Street
  - The Transportation Plan would require a total of 60' of right-of-way. With this petition Jackson Street would be constructed through this site to connect to 1<sup>st</sup> Street to the north and Wylie Street to the south. The City's recent improvements to 1<sup>st</sup> Street constructed an intersection along 1<sup>st</sup> Street for Jackson Street to connect to and it is in place. In order to maximize housing potential, while also balancing appropriate infrastructure needs, the petitioner is proposing a 48' right-of-way that would include 5' sidewalks and 5' tree plots on both sides, 2- 10' travel lanes, and a 7' wide on-street parking lane on the east side.
- Wylie Street
  - The Transportation Plan would require a total of 60' of right-of-way. But, of residential streets, the Plan also states "in order to preserve existing neighborhood fabric, existing streets shall not be required to conform to these cross-section standards". There is currently approximately 40' of right-of-way. The proposed cross section shows maintaining the existing right-of-way line with no additional dedication. There is currently an approximately 4.5' monolithic sidewalk along the north side of Wylie Street along this frontage that would be replaced with this petition with a monolithic 5' sidewalk. There is also on-street parking along the north side of Wylie Street along this property frontage which is proposed to remain. The proposed cross section shows maintaining the current monolithic sidewalk.
- Fairview Street
  - The Transportation Plan would require a total of 60' of right-of-way. Fairview Street currently extends through the site and would be removed and reconstructed with this proposal. In order to maximize housing potential, while also balancing appropriate infrastructure needs, the petitioner is proposing a 48' right-of-way that would include 5' sidewalks and 5' tree plots on both sides, 2- 10' travel lanes, and a 7' on-street parking lane on the east side.
- Lanes
  - Within the development there is a new road type proposed identified as a 'Lane'. These are public streets with 20' of right-of-way and 18' of travel lanes. These would function to serve the rear of many of the units, but also serve as the only primary public road access points for some of the lots. There is a 1' "concrete ribbon" that is shown along the borders of the travel lanes.

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### **Traffic Analysis:**

A traffic analysis was not determined to be needed with this PUD since a traffic study analysis was done with a previous study in 2021. The proposed number of units is not expected to trigger the installation of any additional traffic management signals or turning lanes. Internal stop signs will be placed as needed.

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### **Description of Character:**

The petitioner includes a description of the concepts for this property in the petitioner's statement. The petitioner seeks to develop a distinct development that helps address the community's need for housing by providing affordable, owner occupied housing.

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### **Phasing:**

The petitioner has proposed five overall phases for the development. It is expected that the site will develop from west to east, starting with Block #10.

A detailed phasing plan regarding specific infrastructure will be reviewed with subsequent approvals. This is essential to determining what infrastructure must be included with each plat and to adequately serve the overall PUD as it develops. A condition of approval has been included to require a detailed phasing plan with the primary plat or final plan, whichever comes forward first. The adjustment of lot lines will not be a trigger for final plan approval or require the detailed phasing plan with that aspect.

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### **Environmental Plan:**

As noted earlier in the report, there are no known regulated environmental features on this property. The proposed District Ordinance does not propose any changes to the UDO regulations regarding environmental features, therefore the base zoning district standards of the UDO apply.

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### **Architectural Character:**

The petitioner proposes a specific set of design plans for all of the buildings within the PUD. There will be a housing catalog which will include build-ready plans to submit for permitting. The proposed residences in the housing catalog will be reviewed ahead of time for compliance with City standards to decrease permit review times. The District Ordinance addresses some specific elements of the proposed standards for the residential buildings, however it would be beneficial with the final plan approval to outline any specific aspects of the residences that are essential components, for instance- depth of porches, required diversity of exterior finishing materials, roof pitch, etc.

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## **COMPREHENSIVE PLAN:**

This property is designated as *Mixed Urban Residential*, and is located in the West 2<sup>nd</sup> Street- Former Bloomington Hospital Focus Area. The Comprehensive Plan notes the following about the *Mixed Urban Residential* area:

- The Mixed Urban Residential district refers to older neighborhoods that were

developed using the traditional block and grid-like street patterns. Which has been utilized in the proposed Preliminary Plan with the use of streets and lanes. The district is composed of both single-family residences and larger 2-4 story apartment buildings with densities ranging from 2 units per acre to 30 units per acre.

- Architectural styles largely consist of cottages and bungalows of less than two stories that were mostly built prior to the 1950s. Many structures are architecturally and historically distinctive, drawing upon their respective era's influence in design, scale, and use of materials. The proposed house catalog incorporates many historically appropriate design features and styles that are reflective of houses of the surrounding era.
- This area is essentially built out. However the location of the former Hospital use provides an opportunity for a larger scale planned development. This PUD would further that goal through a unified design for this area.
- The area is adequately served by existing utilities and those will be extended through this site.
- Create neighborhood focal points, gateways, and centers. This has been accomplished within the center portion of the site that is linked through a surrounding greenways system and sidewalks. The area also included several amenity buildings for use by the residents.
- Ensure that appropriate linkages to neighborhood destinations are provided. This has been incorporated through the series of internal grid-like streets and lanes. Sidewalks will be provide throughout the development and along all of the street frontage to incorporate a high degree of pedestrian facilities and connections throughout the PUD.
- Large developments should develop a traditional street grid with short blocks to reduce the need for circuitous trips.
- Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).

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### **20.02.040(b) PUD Qualifying Standards:**

A petition for rezoning into a Planned Unit Development (PUD) district shall only be considered if the petition meets the following criteria, as determined by the Planning and Transportation Director:

1. The proposed PUD zoning district includes a minimum of five acres of land;
2. The land included in the proposed PUD zoning district is not within the Mixed-Use Downtown (MD) zoning district;
3. Where residential dwelling units are proposed, a minimum of 15 percent of the total dwelling units must be permanently income-limited through a deed restriction to households earning less than 120 percent of the HUD AMI for Monroe County, Indiana and the development will be subject to the applicable standards established in Subsection 20.04.110(c): *Affordable Housing*, unless the City otherwise adjusts or releases this requirement.;
4. The proposed PUD could not be developed using conventional zoning districts or standards established in this UDO;

5. The land included in the proposed PUD is under single ownership or control. Single control of property under multiple ownership may be considered when the petition includes enforceable agreements, covenants, or commitments that run to the benefit of the City and that the City may require to be recorded if the PUD is approved; and
6. The proposed PUD zoning district embraces the following highly-valued design features:
  - A. Protection of specific natural, environmental, or scenic resources or green spaces; and/or
  - B. Retaining natural landforms throughout the development; and/or
  - C. Low Impact Development design features throughout the development; and/or
  - D. Solar orientation of building forms and other passive energy-efficient design strategies throughout the development.
7. The proposed PUD zoning district embraces several highly-valued design features, as determined by the Planning and Transportation Director, including but not limited to:
  - A. No block perimeter greater than 1,400 feet in the development;
  - B. Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development;
  - C. Internally and externally connected park, trail, and open space system;
  - D. Community-level renewable energy production.

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**ADOPTED FINDING:**

The petitioner addresses the Qualifying Standards in the petitioner's statement. The UDO contains 13 general Qualifying Standards for rezoning to Planned Unit Development as listed above. Standard #1 and #2 cover location and size of the property and are met. Standard #3 is related to permanently-income limited dwelling units. The Redevelopment Commission has language regarding ensuring long-term affordability that is addressed in their petitioner statement. Standard #4 is that the PUD could not be developed using traditional zoning districts and the processes in the UDO. In order to accomplish the density needed within this neighborhood, a narrower street design is required that is not possible through the Transportation Plan. The Planned Unit Development process is the only path available to propose specific road typologies. Standard #5 is verification that the land is under single ownership or control, and it is. Standards #6A-6B are related to protecting and retaining environmental and natural resources on the site which as stated previously are not present. Standards #6C-6D address low impact design features and solar orientation. The petition does not directly incorporate specific elements, however the high density compact urban form, maximum housing potential which reduces the need for additional density in undeveloped areas. Standard #7A allows no block length longer than 1,400 linear feet which has been met in the Preliminary Plan. Standard #7B outlines the need for a centralized gathering or recreation space for the development, and the petitioner has included that in their Preliminary Plan with a central gathering area that is connected by sidewalks that extend throughout the entire neighborhood and to all surrounding adjacent streets. In addition, Building Trades Park is located in close proximity to this site. Standard #7D is related to community-level energy production. The Department does not think that the community would best be served by focusing the use of this land on community-level

energy production.

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### **20.06.070(c)(3)(D)(i)(1) PUD District Ordinance and Preliminary Plan review criteria:**

The Plan Commission shall review the rezoning to a Planned Unit Development (PUD) petition and shall forward its recommendation to the Common Council in accordance with Section 20.06.040(g) (Review and Decision) based on the general approval criteria in Section 20.06.040(d)(6) and the specific approval criteria in Section 20.06.070(c)(4).

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### **20.06.040(d)(6)(B) General Compliance Criteria**

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

### **ADOPTED FINDING:**

The PUD meets the Qualifying Standards required in the UDO as outlined above. The PUD is compliant with the UDO. The petitioner will continue to work with City of Bloomington Utilities, as well as other departments, to ensure that the development is able to meet all of other City regulations. There are no other known applicable regulations. No prior approvals affect this petition.

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### **20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)**

- i. Consistency with Comprehensive Plan and Other Applicable Plans  
The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other adopted plans and policies.
- ii. Consistent with Intergovernmental Agreements  
The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.
- iii. Minimization or Mitigation of Adverse Impacts
  1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.
  2. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.
  3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
  4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in

the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.

iv. Adequacy of Road Systems

1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

v. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

vi. Rational Phasing Plan

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

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**ADOPTED FINDING:**

The proposed use and development does not interfere with the goals and objectives of the Comprehensive Plan or any other adopted plans and policies. In fact this development works to accomplish many of the goals outlined in the Comprehensive Plan for this redevelopment area that was already identified as an ideal location for denser development. The proposal is not affected by any existing interlocal agreements. There are no known regulated environmental features and the allowance of a denser housing development on this unencumbered property allows for the preservation of more environmentally sensitive land within the City. No known concerns have been raised by adjacent neighbors. This development will construct several new roads through the site and makes use of a recently constructed 1<sup>st</sup> Street along the north property line as well as recent improvements to Rogers Street adjacent to this site. Compliance with City of Bloomington Utility Department standards has been addressed through a condition of approval. An overall phasing plan has been submitted showing five overall phases, however a more detailed phasing plan regarding specific infrastructure will need to be reviewed with the final plan or primary plat approval, whichever comes forward first, to ensure all necessary infrastructure is installed with each phase. The adjustment of lot lines will not require a phasing plan to be submitted for that element.

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## **20.06.070(c)(4) Approval Criteria for Rezoning to a Planned District (PUD)**

The Plan Commission and Common Council shall only approve a petition for rezoning to a PUD district if they determine that the petition:

- (A) Is consistent with the purpose of this UDO and the purpose of Section 20.02.040 (Planned Unit Development (PUD) District); and
- (B) The petitioner has demonstrated that the proposed rezoning is compatible with surrounding development or can be made compatible with surrounding development through commitments or conditions; and
- (C) Any portion of the PUD zoning district to be occupied by multifamily, mixed-use, or industrial development shall provide a greater level of internal connectivity and connectivity to surrounding developments than would be required by this UDO if the project were not being developed in a PUD zoning district; and
- (D) Each multifamily, mixed-use, or nonresidential principal structure in the PUD zoning district shall provide a greater level of design quality than would be required by this UDO if the project were not being developed in a PUD zoning district; and
- (E) At least one of the following criteria are met;
  - i. The proposed PUD zoning district will include construction of a substantial open space, recreational, entertainment, or cultural amenity that will be open to and usable by the general public, and that would not otherwise be required by this UDO. Reconfiguration of open space required by this UDO does not satisfy these criteria;
  - ii. The proposed PUD zoning district will protect a significant ecological, natural, historical, architectural, or archeological resource that was not already protected from development by this UDO or by state or federal law. Avoidance of designated floodplains or wetland areas, or the provision of additional buffers around such areas, does not satisfy these criteria; or
  - iii. The proposed PUD zoning district provides affordable housing beyond the amounts that the petitioner would have been required to provide in order to earn a Tier 1 or Tier 2 affordable housing incentive under Section 20.04.110(c)(5) by either:
    - 1. Income-restricting at least 10 percent more of the dwelling units at or below the income levels required to earn a Tier 1 or Tier 2 incentive, or
    - 2. Income restricting the same number of dwelling units required to earn a Tier 1 or Tier 2 affordable housing incentive, but limiting incomes to at least 10 percent lower AMI level than would have been required to earn a Tier 1 or Tier 2 incentive under Section 20.04.110(c)(5).

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### **ADOPTED FINDING:**

The petitioner has addressed these criteria in their petitioner statement. This proposal is consistent with the goals of the UDO by allowing the creation of a PUD that seeks to

modify several standards of the UDO to allow for a dense residential product that meets many goals of the City by providing affordable, owner-occupied housing in close proximity to resources and infrastructure. The PUD will match the surrounding land uses and housing types of the McDoel neighborhood and expected development of other sections of Hopewell to the north. The PUD incorporates a high degree of internal pedestrian connectivity through sidewalks and multi-use paths that connect to a large, central green space. The proposed housing catalog has been designed to provide a wide range of architectural housing types with a mix of building footprints, finishing materials, height, roof pitches, and land uses. The PUD exceeds the affordable housing requirement by providing at least 50% of the total dwelling units within the PUD to home buyers under 100% of the Area Median Income (AMI). At least 15% of total dwelling units within the PUD will be permanently income-limited to households earning less than 120% of AMI.

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## **CONCLUSION:**

The petitioner has designed a high quality development that incorporates a wide mix of residential housing types. This development will also allow the opportunity to explore allowing the creation of dwelling units that do not front directly on typical street frontages, as well as allow the use of more narrow streets to maximize housing potential. The commitment to affordable housing for owner occupied housing also helps further many goals and fill a missing housing need.

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## **RECOMMENDATION:**

The Plan Commission voted 8-0 to forward this petition to the Common Council with a favorable recommendation and the following conditions of approval:

1. Final plan approval for Block 8 shall be heard by the Plan Commission. Final plan approval for all other phases shall be delegated to staff.
2. With final plan or primary plat approval, whichever comes first, for Phase 1 a drainage plan that meets the requirements of Title 13 and CBU's Stormwater Design Manual shall be submitted and approved by CBU. Drainage plans may be submitted either for each phase, or for the entire PUD with phasing included. Each phase shall satisfy the requirements of Title 13 including the management of runoff and sediment during construction, as well as post-construction stormwater management.
3. Water calculations (fire protection pressure and flows) for the development shall be submitted to and approved by CBU prior to final plan approval for Phase 1.
4. Final details regarding architectural materials and specific design elements of the proposed buildings shall be submitted for final plan approval.
5. Site plan improvements for Block 8 shall indicate bicycle parking and landscaping along the south side of the building to the extent practical.
6. Pedestrian scaled lighting shall be indicated on Parcel A and reviewed with the final plan.

7. Within Parcel A, drivecuts shall be prohibited on 1<sup>st</sup> Street, Fairview Street, Wylie Street, and Jackson Street as indicated on the final plan for Parcel A.
8. All secondary plats shall be delegated to staff.
9. A specific phasing plan for all infrastructure including roads, utilities, and detention must be submitted and approved with either the final plan or primary plat approval, whichever comes forward first. The adjustment of lot lines will not require final plan approval or trigger a phasing plan.
10. Prior to final plan or primary plat approval, the petitioner shall prepare and include in the project record written documentation describing how visitability and accessibility were evaluated and how people with disabilities were engaged.
11. Petitioner will work with staff and Commissioner Stosberg to clarify language and correct citations in the District Ordinance.

[This memo references documents that were prepared by a third-party and may not meet ADA requirements. The materials may be found at [pdf Hopewell PUD Exhibits.pdf](#) and the description of exhibits is located here [Hopewell PUD Exhibits Descriptions](#) ]

## **Resolution 2026-04 - A Resolution Establishing Immediate Transparency, Limits, And A Public Review Process For Automated License Plate Reader Technology In Bloomington**

### **Preamble**

Whereas, the Common Council of the City recognizes and affirms the community's commitment to civil liberties, including freedom of movement and speech, due process of law, and the principle that government should not create standing surveillance capabilities absent necessity, strict limits, and democratic accountability; and

Whereas, "Automated License Plate Reader" or "ALPR" technology means any fixed, mobile, or portable camera system—together with any associated software or service—that captures images of motor vehicles and automatically detects, extracts, or converts license plate numbers (and related vehicle descriptors such as make, model, color, date/time, and location) into searchable records or alerts; and

Whereas, ALPR systems collect and store location-linked data about large numbers of residents and visitors who are not suspected of wrongdoing, and experience shows that surveillance infrastructure tends to expand in use and scope over time unless constrained by binding rules; and

Whereas, the City currently utilizes ALPR technology and related services provided by Flock Safety, which operates as a privately owned, vendor-managed platform, meaning the City does not fully control the software ecosystem, product roadmap, integrations, or the ways the platform may evolve; and

Whereas, public trust in law enforcement and local government depends not only on good-faith use today, but on durable safeguards that hold under changing conditions—leadership changes, policy changes, vendor changes, or external pressure; and

Whereas, the Council finds that any use of ALPR technology must meet a heightened standard of necessity and proportionality, must be subject to strict purpose limitations, short retention, auditable access, meaningful reporting, and hard limits on sharing—especially any pathway that could make access easy beyond local intent; and

Whereas, the Council further finds that the strongest protection for civil liberties is restraint: data not collected cannot be misused, compelled, breached, or normalized;

### **Be It Resolved by the Common Council of the City of Bloomington, Monroe County, Indiana, That:**

Section 1. The Council states its opposition to unchecked, generalized surveillance and affirms that any technology capable of tracking the public at scale must meet a heightened standard of necessity and proportionality, with strict limits, public transparency, and democratic oversight.

Section 2. The Chief of Police and the Office of the Mayor shall provide a briefing to the Common Council on the City's ALPR program, including the City's contract(s) and relationship with Flock Safety, and the current operational use of ALPR cameras and related equipment.

Section 3. The police department shall provide a written briefing packet to the Council no later than seven (7) days prior to the public briefing, describing in plain language: the number of ALPR devices in operation and their general placement; the contract term(s), renewal dates, termination provisions, and total program costs to date; the data retention period(s); the current access controls and training requirements; and the current rules governing searches, auditing, reporting, and data sharing.

Section 4. The Chief of Police shall explicitly address in the briefing what controls are currently in place—or are technically feasible under existing agreements—to ensure the following best-practice safeguards: narrowly authorized purposes; short retention windows; role-based access; query logging; routine auditing; and public reporting

(including volume of searches, categories of cases, hit rates, and errors); and hard limits on data sharing, especially any pathway that could enable easy access beyond local intent.

Section 5. The Office of the Mayor shall impose an immediate pause on any expansion of the ALPR program until the requested briefing is completed, including a pause on adding new cameras, expanding features, creating new access pathways, enabling new integrations, or increasing the number of user accounts, except as required to maintain existing obligations or ensure continuity of essential operations.

Section 6. The Council states its intent to develop and consider an ordinance to establish durable rules governing the acquisition and use of ALPR technology in Bloomington—regardless of vendor—including binding limits on purpose, retention, access and auditing, transparency and reporting, sharing restrictions, and periodic reauthorization or sunset provisions.

Section 7. The Council will use the information provided through the briefing and written materials to make determinations both about Bloomington's current relationship with Flock Safety and about the broader governance framework the City should adopt for ALPR and similar surveillance technologies now and in the future.

Section 5: Severability. If any section, sentence or provision of this resolution, 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 resolution which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are declared to be severable.

Section 6: Effective Date. This Resolution 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 \_\_\_\_ day of \_\_\_\_\_, 2026.

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Isak Nti Asare  
President, Bloomington Common Council

**Attestation of Bloomington City Clerk:**

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Nicole Bolden  
Clerk, City of Bloomington

**Presentation by Bloomington City Clerk:**

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

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Nicole Bolden  
Clerk, City of Bloomington

**Approval by Mayor**

Signed and approved by me upon this upon the \_\_\_\_ day of \_\_\_\_\_, 2026:

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Kerry Thomson  
Mayor, City of Bloomington

**Synopsis**

This Resolution sponsored by Councilmember Asare requires the Chief of Police and Office of the Mayor to brief the Common Council on the City of Bloomington's Automated License Plate Reader (ALPR) program, with specified information provided in plain language writing. It also calls on the Office of the Mayor to impose an immediate pause on any expansion of the ALPR program until the briefing is completed. Finally, this Resolution states the Common Council's intent to consider adoption of an Ordinance to establish durable rules governing acquisition and use of ALPR technology by the City of Bloomington.