

Bloomington Common Council Regular Session Second Packet Addendum

Wednesday, April 22, 2026 at 6:30pm

Council Chambers, City Hall, 401 North Morton Street, Bloomington, IN 47404

The meeting may also be accessed [remotely](#)¹.

1. Revised Reasonable Conditions 8&9 and 12

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

- [Community Access Television Services \(CATS\)](#)²
- [City's YouTube Channel](#)³

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

¹ <https://bloomington.zoom.us/j/89467134560?pwd=vIPuxjWDmbj0VObqVzQrGzlaQtlmr7.1>

² <https://catstv.net/>

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

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

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

- Ordinance: 2026-06
- Reasonable Condition #: 8C & 9C
- Submitted by: Councilmember Flaherty
- Date: April 22, 2026

Proposed Reasonable Condition:

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

Synopsis

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

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

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

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

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

04/22/2026 Regular Session Action: Pending

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

- Ordinance: 2026-06
- Reasonable Condition #: 12C
- Submitted by: Councilmember Flaherty
- Date: April 22, 2026

Proposed Reasonable Condition:

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

Synopsis

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

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

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

04/22/2026 Regular Session Action: Pending