

**NOTICE AND AGENDA  
BLOOMINGTON COMMON COUNCIL  
SPECIAL SESSION  
6:30 P.M., TUESDAY, DECEMBER 5, 2017  
COUNCIL CHAMBERS  
SHOWERS BUILDING, 401 N. MORTON ST.**

**SPECIAL SESSION – FOR CONSIDERATION OF THE CITY’S COMPREHENSIVE PLAN  
(AS PROPOSED BY RESOLUTION 17-28)**

- I. ROLL CALL**
- II. AGENDA SUMMATION**
- III. APPROVAL OF MINUTES**                      September 12, 2017 (Special Session)
- IV. CONSENT AGENDA**  
*(Awaiting Suggestions for Items Suitable for Action by Unanimous Consent)*
- V. CONSIDERATION OF SECOND-ROUND AMENDMENTS SUBMITTED BY  
NOVEMBER 28<sup>TH</sup> AND RELEASED ONLINE ON DECEMBER 1<sup>ST</sup>**  
*(Note: Amendments that affect more than one section of the Plan are only listed here in the  
section they reference or affect)*

**INTRODUCTION & SUMMARY**

**Am 84 (Cm. Piedmont-Smith) – Chapters 1 – 6, Goals & Policies (Pages 28, 38, 47, 55, 63 & 73) – Numbers 2013 Vision Statement Objectives as they appear in the Goals & Policies for Chapters 1-6 and aligns them with the most applicable chapter or chapters.**

**CHAPTER 1: COMMUNITY SERVICES & ECONOMICS**

**Am 85 (Cm. Piedmont-Smith) – Chapter 1, Goals & Policies (Page 28) – Follows upon adoption of Am 77 and deletes a duplicate Policy 1.1.3 and rewords Policy 1.1 to reflect that deletion.**

**Am 86 (Council Office) – Chapter 1, Outcomes & Indicators (Page 38) – Adds missing public health outcome header inadvertently omitted from the Plan.**

**CHAPTER 2: CULTURE & IDENTITY**

**Am 87 (Cm. Piedmont-Smith) – Chapter 2, Goals & Policies (Page 38) – Deletes reference to a 2013 Vision Statement objective not addressed in this chapter.**

**Am 88 (Cm. Piedmont-Smith) – Chapter 2, Goals & Policies (Page 38) – Adds new goal and policies to address a 2013 Vision Statement objective mentioned but not addressed in this chapter (See Am 84 – which proposes to add this objective to the Preface to this Goals & Policies section).**

**CHAPTER 3: ENVIRONMENT**

**Am 89 (Cm. Piedmont-Smith) – Chapter 3, Goals & Policies (Page 47) – Deletes 2013 Vision Statement objective not addressed in this chapter.**

**CHAPTER 4: DOWNTOWN**

**Am 90 (Cm. Piedmont-Smith) – Chapter 4, Goals & Policies (Page 55) – Adds Policy 4.1.4 to address the problem of amalgamating lots to create large, inappropriately scaled buildings which detract from the historic character and main-street feel of the Downtown.**

**Am 91 (Cm. Piedmont-Smith) – Chapter 4, Goals & Policies (Page 55) – Adds new Goal 4.2 and three policies to address the objective of “celebrat[ing] our rich, eclectic blend of arts, culture, and local businesses.” (Will require renumbering of subsequent Goals & Policies.)**

Notes:

*Auxiliary aids for people with disabilities are available upon request with adequate notice.  
Please call (812)349-3409 or e-mail [council@bloomington.in.gov](mailto:council@bloomington.in.gov).*

**Am 04-R (Cm. Sturbaum) – Chapter 4, Programs (Page 56) - Revises this rejected amendment regarding installation of public restrooms in Downtown by having stakeholders consulted on the “best options for” their installation (Will need a co-sponsor from prevailing side for reconsideration by the Council)**

**Am 07-R (Cm. Sturbaum) – Chapter 4, Programs (Page 56) – Revises this rejected amendment regarding installation of bus shelters in Downtown by adding consultation with Bloomington Transit on where they are most needed (Will need a co-sponsor from prevailing side for reconsideration by the Council)**

## **CHAPTER 5: HOUSING & NEIGHBORHOODS**

### **Chapter 5: Housing and Neighborhoods – Overview (Pages 58–62)**

**Am 92 (Cms. Piedmont-Smith & Rollo) – Chapter 5, Chapter Overview (Page 58) – Adds text clarifying that the City’s neighborhoods are diverse and pose different challenges and deletes reference to “supply-side” strategies.**

**Am 93 (Cms. Piedmont-Smith, Rollo & Sturbaum) – Chapter 5, Housing Trends and Issues, (Page 60) – Adds and deletes text to acknowledge the diversity of City neighborhoods and emphasize that core neighborhoods should not bear the burden increased density as the City grows.**

**Am 94 (Cms. Piedmont-Smith, Rollo & Sturbaum) - Chapter 5, Housing Trends and Issues, (Page 60) – Revises text to remove reference to “supply-side” housing solutions, correct reference to the 2002 Growth Policies Plan (GPP) , and describe some of the inappropriate development occurring since the adoption of the GPP.**

**Am 95 (Cms Piedmont-Smith and Rollo) – Chapter 5, Housing Trends and Issues (Page 60-61) – Revises a paragraph to recognize that existing older neighborhood housing stock is affordable and should be protected, and that “permanent affordability” can discourage home-ownership and deter upward household mobility.**

**Am 46-R (Cm. Sturbaum) – Chapter 5, Chapter Overview, Neighborhoods (Page 61) - Revises this rejected amendment to affirm the importance of income-diverse neighborhoods, caution against investment pressures that can undermine naturally occurring affordable housing in these neighborhoods, and recommend the siting of new, more dense housing types in multi-family and commercial zones and in new, greenfield development. (Will need a co-sponsor from prevailing side for reconsideration by the Council)**

**Am 96 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Overview, Neighborhoods (Page 62) – Revises text to recognize that historic designation preserves the fabric, and not just structures, within a neighborhood and to avoid misuse of certain historic designation terms**

### **Chapter 5: Housing and Neighborhoods – Goals and Policies (Pages 63-64)**

**Am 97 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Goals & Policies (Page 63) – Revised Policy 5.2.1 to require that new developments and redevelopments be evaluated on both their positive and negative impact on residents of the surrounding neighborhood.**

**Am 98 (Cm. Piedmont-Smith) – Chapter 5, Goals & Policies (Page 63) – Revises Goal 5.2 and adds Policy 5.2.2 (with renumbering of subsequent policies) to insert greenspace as an element of Housing Planning and Design.**

**Am 99 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Goals & Policies (Page 63) – Revises Policy 5.2.2 to be consistent with the intent and effect of historic designation regulations.**

**Am 100 (Cms. Piedmont-Smith and Rollo) - Chapter 5, Goals & Policies (Page 63) – Replaces Policy 5.2.5 to emphasize that development, whether traditional or contemporary, should be consistent with built character of existing neighborhoods, as evidenced by the neighborhoods “prevailing pattern of development, building density, and scale.”**

#### Notes:

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call (812)349-3409 or e-mail [council@bloomington.in.gov](mailto:council@bloomington.in.gov).*

**Am 101 (Cms. Granger and Sandberg) – Chapter 5, Goals & Policies (Page 63) and Programs (Page 65) – Adds Policy 5.2.6 and two bullet-points under Neighborhood Character and Quality of Life to introduce and prioritize “visitability” standards within the Comprehensive Plan.**

**Am 102 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Goals & Policies (Page 63) – Revises Goal 5.3 (Housing Supply) to encourage the redevelopment of non-residential developed land (parking lots and other underutilized property) instead of land that is already developed for housing.**

**Am 103 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Goals & Policies (Page 63) and Programs (Page 65) – Revises Goal 5.3.2 to encourage community centers for seniors and moves reference to a range of housing options for seniors to a new bullet-point under Programs – Neighborhood Character and Quality of Life.**

#### **Chapter 5: Housing and Neighborhoods – Programs (Pages 64-65)**

**Am 104 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Programs (Page 64) – Revises an Affordable Housing program that encourages placing alternative housing types everywhere in the City rather than defining the appropriate compatible locations.**

**Am 105 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Programs (Page 64) – Revises the Affordable Housing program regarding adaptive reuse to de-emphasize the role of zoning regulations in pursuing it.**

**Am 106 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Programs (Page 64) – Revises the Affordable Housing program to promote multi-modal access to common destinations persons of all ages and abilities.**

**Am 53-R (Cm. Piedmont-Smith) – Chapter 5, Programs (Page 64) – Revises last bullet-point to correct reference to affordable housing programs at the Bloomington Housing Authority. (Note: This amendment is being reconsidered and will need a sponsor from the prevailing side to be introduced at the Special Session.)**

**Am 107 (Cm. Piedmont-Smith) - Chapter 5, Programs (Page 65) – Adds program to discourage restrictive covenants that deter green building practices or alternative, affordable housing types.**

**Am 108 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Programs (Page 65) and Chapter 7, Overview (Page 79) – Moves program for identifying high-value properties for redevelopment from Chapter 5 to the Overview of Chapter 7 (Land Use) so that it will have a broader application.**

#### **Chapter 5: Housing and Neighborhoods – Outcomes & Indicators (Page 65)**

**Am 109 (Cms. Piedmont-Smith and Rollo) – Chapter 5, Outcomes & Indicators (Page 65) and Chapter 7, Overview (Page 79) – Moves and modifies Indicator regarding evaluation of cumulative impact of regulations and city processes on the ability to meet housing demand to the Overview of Chapter 7 (Land Use) so that it will have a City-wide application.**

### **CHAPTER 7: LAND USE**

#### **Chapter 7: Land Use – Land Use Districts (Pages 81 – 93)**

**Am 110 (Cm. Piedmont-Smith) – Chapter 7, Exhibit 7, Land Use Map (Page 81) – Adds note to Land Use map stating that it is not a zoning map, which will come later.**

**Am 111 (Cm. Sturbaum) – Chapter 7, Land Use Districts, Mixed Urban Residential (Page 82) – Adds text recommending that the proposed denser uses in the Mixed Urban Residential land use districts respect existing zone and are more appropriate for existing multi-family and commercial zones, and new areas of development.**

#### Notes:

*Auxiliary aids for people with disabilities are available upon request with adequate notice.  
Please call (812)349-3409 or e-mail [council@bloomington.in.gov](mailto:council@bloomington.in.gov).*

**Am 112 (Cm. Piedmont-Smith) – Chapter 7, Downtown Land Use District (Page 84) – Revises third bullet-point under Land Use Approvals to address building height and density calculations in the Downtown.**

**Am 36-R (Cm. Sturbaum) – Chapter 7, Land Use Districts, Urban Corridor (Page 89) – Revises last bullet-point under Land Use Approvals to encourage higher-density developments be located to preserve the character of existing single family zoned neighborhoods and recommends those uses as more appropriate for multi-family and commercial zones in Urban Corridors.**

**Chapter 7: Land Use – Focus Areas & Strategies (Pages 94-97)**

**Am 113 (Cm. Piedmont-Smith) – Chapter 7, Focus Areas & Strategies (Page 94) – Revises entry regarding Form Based Codes to clarify that this strategy should be used in balance with use-based zoning.**

**Am 114 (Cm. Piedmont-Smith) – Chapter 7, Focus Areas & Strategies, Switchyard North (Page 96) – Revised Land Use Approvals for Switchyard North to clarify that development should respect existing single family zoning and be weighed against the value of existing affordable housing.**

**Am 41-R (Cm. Sturbaum) – Chapter 7, Focus Areas & Strategies, Gateways North and South (Pages 96-97) – Revises text in the two Gateway areas that call for branding to be informed by the 2005 Downtown Vision and Infill Strategy Plan and to include a robust public process.**

**VII. COUNCIL SCHEDULE**

**VIII. RECESS** *until Tuesday, December 12<sup>th</sup>, if necessary, for the Council to continue consideration of remaining second-round amendments carried-over from this evening.*

Notes:

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call (812)349-3409 or e-mail [council@bloomington.in.gov](mailto:council@bloomington.in.gov).*