

CITY OF BLOOMINGTON



PLAN COMMISSION

**August 29, 2019 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION – Special Hearing
August 29, 2019 at 5:30 p.m.**

❖City Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: None at this time.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- **Special meetings for the Adoption Draft of the Unified Development Ordinance (UDO)**
 - 8/29/19 – Council Chambers – City Hall, 5:30 PM
 - 9/5/19 – Council Chambers – City Hall, 5:30 PM
 - Additional meetings may be added by the Plan Commission
- Order of business for ZO-30-19 8/29/2019
 - Message from the Plan Commission Chair
 - Amendments
 - Public Comment on Amendments
 - Plan Commission Resolutions
 - Public Comment on items NOT covered by any Resolutions (with time limitations)

PETITIONS:

ZO-30-19

City of Bloomington

Adoption Draft Unified Development Ordinance

The City of Bloomington Plan Commission (“PC”) will consider the adoption of a proposed zoning ordinance (“Proposal”) and repealing the previous Unified Development Ordinance (“UDO”). The Proposal applies to all areas within the corporate boundaries. The Proposal is for replacement of the UDO with a new version based on guidance from the 2018 Comprehensive Plan. Penalty and forfeiture provisions in the current UDO remain the same in the Proposal. Written objections to the proposal that are filed with the secretary of the PC before the hearing will be considered and oral comments concerning the proposal will be heard. The hearing may be continued from time to time as may be found necessary.

Case Manager: Scott Robinson

****Next Meeting September 5, 2019**

Last Updated: 8/29/2019

**Auxiliary aids for people with disabilities are available upon request with adequate notice.
Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.**

Proposed Edits to UDO Adoption Draft

Proposed corrections to typographical and/or technical errors throughout the draft UDO including the specific examples referenced below and those not listed that correct the following types of errors:

- Spelling;
- Punctuation;
- Tense;
- Plural;
- Cross-references;
- Conjunctions (e.g., and, or, but);
- Document formatting styles; and
- Numbering and sequencing.

20.04.060(I)(2)(E) – When No On-Site Vehicle Spaces are Provided

Where no vehicle parking spaces are provided on-site, one bicycle parking space shall be required for every 5,000 square feet of gross floor area in each primary building, or a minimum of six bicycle parking spaces, whichever is greater.

20.04.110(b)(3)(B) – Incentives, Administration

Projects that qualify for the affordable housing incentive and/or the sustainable development incentive established in Section 20.04.110: (Incentives), shall have the site plan portion of the petition processed as a minor (rather than major) site plan, except when the project is adjacent to a lot in the R1, R2, R3, or R4 zoning districts and/or contains more than 50 dwelling units.

20.04.110(c)(2)(B)(ii) – Incentives, Tier 2

A minimum of 7.5 percent of the total dwelling units (including those on floors awarded with an incentive) are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning below 80120 percent of the HUD AMI for Monroe County, Indiana; and

Proposed Edits to UDO Adoption Draft

20.03.030(b)(3)(A) - Use-Specific Standards – Dwelling, Duplex

CURRENT LANGUAGE

(A) Location

In the R1, R2, and R3 zoning districts, duplex dwellings shall only be allowed on a lot or parcel that existed prior to the [effective date] of this UDO. Duplex dwellings shall not be permitted on abutting lots or parcels that have been consolidated after [effective date].

PROPOSED LANGUAGE

(A) Generally

- i. For any property zoned R1, R2, or R3 on [effective date], duplex dwelling uses shall not be established on any lot or parcel that has been platted, replatted, subdivided, or consolidated after [effective date] where such action creates more R1, R2, or R3 residential lots than existed prior to such action.¹
- ii. For any property that has been rezoned to R1, R2, or R3 after [effective date] that was not previously designated in the R1, R2, or R3 zoning districts, duplex dwelling uses shall be permitted by-right and shall not require conditional use permit approval.

¹ NOTE: This new language would forfeit a developer's right to build a duplex on the land if they choose to subdivide. For example, if someone owned one large parcel they would be allowed to build one duplex with conditional use approval, but if they subdivide the property they would no longer be able to build a duplex structure.

Proposed Edits to UDO Adoption Draft

20.03.030(b)(4)(A) - Use-Specific Standards – Dwelling, Triplex and Fourplex

CURRENT LANGUAGE

(A) Location

In the R1, R2, and R3 zoning districts, triplex dwellings shall only be allowed on a lot or parcel that existed prior to the [effective date] of this UDO. Triplex dwellings shall not be permitted on abutting lots or parcels that have been consolidated after [effective date].

PROPOSED LANGUAGE

(A) Generally

- i. For any property zoned R1, R2, or R3 on [effective date], triplex dwelling uses shall not be established on any lot or parcel that has been platted, replatted, subdivided, or consolidated after [effective date] where such action creates more R1, R2, or R3 residential lots than existed prior to such action.¹
- ii. For any property that has been rezoned to R1, R2, or R3 after [effective date] that was not previously designated in the R1, R2, or R3 zoning districts, triplex dwelling uses shall be permitted by-right and shall not require conditional use permit approval.
- iii. For any property that has been rezoned to R4 after [effective date] that was previously designated in the R1, R2, or R3 zoning districts, fourplex dwelling uses shall require conditional use permit approval.²

¹ NOTE: This new language would forfeit a developer's right to build a triplex on the land if they choose to subdivide. For example, if someone owned one large parcel they would be allowed to build one triplex with conditional use approval, but if they subdivide the property they would no longer be able to build a triplex structure.

² NOTE: The City may consider amending the Allowed Use Table to revise the level of permission for "dwelling, fourplex" from C* to P* in the R4 zoning district.