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The City of Bloomington Plan Commission (PC) met on June 10th, 2019 at 5:30 p.m. in the City of Bloomington Council Chambers. Members present: Hoffmann, Kinzie, Burrell, Kappas, Sandberg, Kopper, Wisler, and Endright-Randolph.

ROLL CALL

MINUTES TO BE APPROVED: None at this time.

REPORTS, RESOLUTIONS AND COMMUNICATIONS: None this time.

PETITIONS CONTINUED TO: July 8th, 2019

MP-28-18 **Adoption of the Transportation Plan for the City of Bloomington**
*The Common Council reviewed, revised, and approved a final version of the Transportation Plan, an amendment to the Comprehensive Plan, at their May 22, 2019 meeting. The Plan Commission must file a report approving or rejecting the amendments made by the Common Council as the last step of the adoption process. If approved, the Plan is adopted. If rejected, the Common Council may consider adoption through another resolution. The Plan and other information can be accessed at: <https://bloomington.in.gov/transportation/plan>
Case Manager: Scott Robinson*

PUD-21-19 **The Ridge Group, Inc.**
1841 W. Ezekiel Dr.
Request: Planned Unit Development (PUD) final plan approval to allow the construction of 130 dwelling units.
Case Manager: Eric Greulich

PETITIONS:

PUD-17-19 **CDG Acquisitions LLC (Motel 6)**
1800 N. Walnut St.
Request: Rezone 3.85 acres from Commercial Arterial (CA) to a Planned Unit Development (PUD). Also requested is approval of a preliminary plan, district ordinance, and a waiver from the required 5 acre minimum lot size for a PUD.
Case Manager: Eric Greulich

Note: This petition was forwarded to a 2nd hearing on May 13 2019.

Eric Greulich presented the staff report. The petitioner is requesting a rezone from Commercial Arterial (CA) to Planned Unit Development (PUD) and approval of a Preliminary Plan and District Ordinance on N. Walnut Street where a Motel 6 was previously located. Also requested is a waiver from the required 5 acre minimum for a PUD and delegation of final plan approval to staff. At the first hearing staff and the Plan Commission discussed numerous potential issues including height and massing issues, sustainability practices, bicycle parking standards, and whether the Plan Commission have enough information to delegate final approval to staff. Since the first hearing the petitioner has revised the proposed entrance, removing the proposed roundabout, attempted to provide a pedestrian crossing to the Varsity Villas to the east that would lead straight to an IU bus stop, increased proposed bicycle parking spaces, and proposed to complete a missing sidewalk segment that would greatly increase pedestrian safety, and the petitioner is discussing with Bloomington Transit on coordinating a shuttle service. In addition, the petitioner has proposed a contribution to be placed in the

Housing Development Fund to be used to provide affordable housing units elsewhere within the City. The petition aligns with the Comprehensive Plan because massing is acceptable, goods and services are adjacent, and student-oriented housing has been positioned away from downtown, placing a complimentary, high quality building along the Urban Corridor, which benefits the community. Staff recommends that the Plan Commission forward the petition to the Common Council with a favorable recommendation and that conditions listed in the staff report are met.

Steve Brehob, Brehob and Associates, spoke on the petitioner's behalf. Brehob thanked Staff and the Plan Commission for substantial feedback, especially about pedestrian connections to neighboring properties and greater traffic access to the proposed structure. The architect spoke about efforts to use more natural materials based on Plan Commission comments at the May hearing. Based on structure components, the firm will be able to incorporate a substantial amount of burgundy brick on a majority of the structure's façade. Brant Stiles, Collegiate Development Group, reiterated that bicycle parking spaces have been increased, discussions are underway with Bloomington Transit for a shuttle service, and the development group is very happy to have made the contribution to affordable housing to increase diverse housing in Bloomington.

Plan Commission Discussion:

Discussion ensued between the Plan Commission and Staff concerning the two access points to the structure's lot and necessity of road dedication. Plan Commission members asked about impervious surface conditions, the length of a pedestrian walkway that could potentially be connected through Varsity Villas should that apartment complex agree to connecting a pedestrian walkway in the future, and the occupancy percentage in Bloomington, given high demand for student housing. The Housing Development Fund particulars were also discussed, with Alex Crowley, director of the City's Economic and Sustainable Development department clarifying how the fund works to members and Staff. He explained the benefits of developments contributing to this fund is that it diversifies housing when developments are built and it is not beneficial to blend student and non-student tenants. Board members also inquired about Environmental Commission concerns over the project. Greulich explained concerns are low given the petitioner's effort to incorporate native species in the landscaping and the fact that the potential structure is a unique project fitting a particular housing need.

Public Comments:

John Burnham was the only member of the public that spoke. He asked for clarification on the number of beds and bedrooms and wondered how the price of rent will affect occupancy limits. Stiles answered that the planned development is for furnished, single occupancy units only at this time, not double occupancy, so the price per unit cannot be divided and also caps occupancy in the unit.

Plan Commission Comments:

Commission members voiced appreciation to the developer for being flexible concerning the Plan Commission's suggested changes. Wisler commented on a perceived mutual exclusivity between affordable housing and student housing and that the City should keep aiming to approve developments that do not cater exclusively to students. Instead new developments should appeal to different demographics with an affordable price point. In the future the Plan Commission wishes to see affordability built in to development proposals, but in the meantime applauds those working to contribute to the Affordable Housing Fund while those in the community work to bring affordable housing to Bloomington. Overall, members voiced approval of this particular development being student-oriented because of location to campus, and goods and services and are appreciative of efforts to connect the development to the nearby bus stop, despite the neighboring property's refusal to offer pedestrian connectivity. Lastly, the Plan Commission is pleased the development doesn't increase traffic due to proximity to campus and a bus stop, but reminded the petitioner to consider bicycle and pedestrian traffic on 19th street. This street could eventually become a "bicycle boulevard," designating the street for bicycle, pedestrian, and local car traffic only.

****Wisler moved to forward PUD-17-19 to the Council with a favorable recommendation, including the five recommendations for approval outlined in the staff report. Sandberg seconded. Motion carried by voice vote 7:0.**

Meeting adjourned.