

*Plan Commission minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Department of the Monroe County Public Library at 303 E. Kirkwood Avenue. Phone number: 812-349-3111 or via e-mail at the following address: [moneill@monroe.lib.in.us](mailto:moneill@monroe.lib.in.us).*

The City of Bloomington Plan Commission (PC) met on September 9<sup>th</sup>, 2019 at 5:30 p.m. in the City of Bloomington Council Chambers. Members present: Burrell, Cate, Hoffmann, Kappas, Kinzie, Kopper, Sandberg, Wisler, and Endright-Randolph

**ROLL CALL**

**MINUTES TO BE APPROVED:** May & June 2019

**\*\*Sandberg moved to approve the May 2019 minutes. Burrell seconded. Motion carried by voice vote 5:0—Approved.**

**\*\*Sandberg moved to approve the June 2019 minutes. Burrell seconded. Motion carried by voice vote 5:0—Approved.**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:** Mayor Hamilton proclaimed September 9<sup>th</sup> to be Joe Hoffmann Day in Bloomington, recognizing Hoffmann's 32 years of service on the Plan Commission and other boards and commissions.

Hoffmann said that this hearing is a regular Plan Commission hearing and no Unified Develop Ordinance (UDO) topics would be discussed. The next UDO hearing is September 10<sup>th</sup>, 2019.

**PETITIONS CONTINUED TO:** October 7, 2019

SP-23-19      **City of Bloomington**  
105 & 111 W. 4<sup>th</sup> St., and 222 S. Walnut St.  
Request: Site plan approval for a new parking garage with waivers in the Commercial Downtown (CD) zoning district.  
Case Manager: Jackie Scanlan

PUD-26-19      **First Capital Management**  
3201 E. Moores Pike  
Request: A PUD amendment to the list of permitted uses to allow multi-family apartments.  
Case Manager: Eric Greulich

SP/UV-32-19      **Rimrock Companies**  
1901 W. 3<sup>rd</sup> St. & 307 S. Cory Ln.  
Request: Site plan approval and use variance recommendations to the Board of Zoning Appeals for larger units in the "mini-warehouse facility" use in the Commercial Arterial (CA) zoning district.  
Case Manager: Jackie Scanlan

**PETITIONS:**

PUD-27-19      **Hilltop Meadow, LLC**  
1201 W. Allen St.  
Request: An amendment to the PUD district ordinance and preliminary plan to allow a multi-family development.  
Case Manager: Ryan Robling

Jackie Scanlan prefaced the Staff report by saying Staff recommended approval at the time the report was

prepared based on the assumption of a commitment to affordable housing mentioned at the last hearing. The agreement has not been reached so Staff recommend after the report is presented the petition be continued to the next hearing so an agreement can be reached before going to the Common Council.

Cate joined the hearing.

Ryan Robling presented the staff report. Robling summarized the Staff report from the first hearing and followed with the petitioner's revisions. The petitioner submitted a revised site plan, and revised additions to the district ordinance for the proposed amendment to the current PUD.

The revised site plan includes:

- Identifying bicycle parking locations.
- Accessory structure (tool shed).
- Accessory structure (pergola).

The revised additions to the district ordinance include:

- Landscaping-within the area of the community garden up to 8 fruit trees may be planted and count toward the required interior medium or small canopy trees required under Chapter 20.05.054.
- Landscape Island- Mulch consisting of decorative gravel or rubberized mulch may be allowed in landscape bump outs and islands along with the required landscaping under Chapter 20.05.053.

The petitioner has expressed a willingness to create affordable housing but has not proposed anything specific as of this meeting. The petitioner is still working with this and other Departments in order to provide this component. As a result of the changes listed above, the Department believes this petition will support the goals of the Comprehensive Plan and benefit the community as a whole by providing additional housing adjacent to a growing industry. However, the incorporation of affordable housing with this project is another important aspect that would improve the petition and support the Comprehensive Plan goal of increasing housing opportunity.

The Planning and Transportation Department recommends that after continuing the petition to a later hearing that the Plan Commission adopt the proposed findings and forward PUD-27-19 to the Common Council with the following recommendations:

1. PUD Final Plan approval is delegated to the Planning and Transportation Department staff.
2. All required bicycle parking to meet Chapter 5 Unified Development Ordinance standards shall be included at the Final Plan stage.
3. The petitioner shall continue to work with the City in a good faith effort to provide permanent affordable housing options in the development.
4. The petitioner will provide on-site recycling for residents.
5. The vegetative buffer shall be shown on the plan and protective orange fencing should be installed during construction to ensure that construction disturbance does not encroach into it.
6. The petitioner shall work with the Department's Senior Environmental Planner to identify fruit trees that can be used as successful replacement for up to a maximum of 50% of required interior trees.
7. Prior to the issuance of a grading permit, a landscaping plan shall be approved by the Planning and Transportation Department.
8. All open spaces including bumpouts and islands must meet UDO requirements.

Kinzie joined the hearing.

Mark\_Lauchli, petitioner, spoke about changes made to the petition. The complex will contain 114 units with 48 percent of the units containing efficiencies in two buildings. The petition is delayed because townhome sale price hasn't been determined and the townhomes are the last part to be built and part of the affordable housing agreement. Uncovered and covered bike parking, additional trees, and a finalized easement to connect the sidewalk have been added and the Willows owner is willing to remodel the transit stop with coverage. Lauchli showed the modeled covered transit stop and covered bike storage. The garden area is unchanged, but now an

agreement is in place with Mother Hubbard's Cupboard to provide covered space to deposit free produce. The complex will have sixteen 10x10 garden plots for residents, and a maintenance shop with a green roof. Prices per unit range from \$660 to \$1300 with an anticipated 15% reserved for lower-cost workforce housing. Lauchli concluded by speaking about the petition's sustainability efforts, allowing a lower carbon footprint. The layout of the smallest unit is a very livable design. Though the square footage is small, the unit doesn't feel cramped.

**Plan Commission Questions:**

Hoffmann asked for clarification concerning Staff's recommendation on the petition. Scanlan said the petitioner is still working to provide an affordable housing option. If an agreement is not reached before Plan Commission approval Staff fear an affordable housing option won't be offered. Scanlan reminded the Plan Commission that an agreement is forthcoming. Hoffmann asked if the Plan Commission should proceed to vote on the petition and Scanlan responded that without the agreement the petition is a single-use development and not the intended multi-use development.

Discussion ensued between Staff and the Plan Commission over the particulars of conditionally approving the petition based on a verbal agreement on affordable housing. Lauchli again explained that sixteen to seventeen efficiencies will be workforce housing and all the three-bedroom condos will be home-owned. Scanlan explained that Staff want a written agreement in place before Plan Commission approval because the Common Council could deny the petition for lacking an affordable housing agreement. Philippa Guthrie, City attorney, and Enright-Randolph said a written agreement is better for everyone to secure the agreement.

Kinzie followed up on her inquiry about impervious surfaces at the previous hearing and if it would move closer to 50%. Lauchli said the surface stayed at 48% after looking at different layouts for parking and still maintaining the garden. Kinzie asked about fruit tree installation. Discussion ensued between Lauchli, Kinzie, and Jeff Fanyo, Bynum Fanyo, over the allowed impervious surface percentage and how this petition is falling significantly under that.

Kappas joined the hearing.

**Public Comment:**

Members of the public who spoke: Greg Alexander

Alexander said the Comprehensive Plan has walkability as a requirement. The sidewalk connection in the petition is good but the surrounding area has a lot of sidewalk gaps. In the future he would like to see Staff submit a map showing sidewalks with the petition. He said many projects have been approved without sidewalks. Overall he approved of the petition.

**Plan Commission Discussion:**

Plan Commission members said they thought the petition was a good project overall and promotes equality through the quality workforce housing component. The design is charming, the urban agriculture is admirable, and the secured easement and location of the transit shelter are great elements of the petition. The Plan Commission didn't want to stall the project any longer waiting on a written agreement for affordable housing, but stressed that the eventual written agreement must be to the satisfaction of Staff. They concluded by saying it's important to think of further connectivity issues, but the Plan Commission is not required to force the petitioner to fill in sidewalk gaps; that falls heavily to the Common Council.

**\*\*Wisler motioned to forward PUD-27-19 to the Common Council with the eight original conditions and an additional condition that the petitioner provides a written agreement providing affordable and diverse housing (rental and available for purchase) to the satisfaction of the Staff. Kappas seconded. Motion carried by roll call vote 8:0—Approved.**

SP-31-19

**City of Bloomington**

489 W. 10<sup>th</sup> St.

Request: Site plan approval to allow the construction of a new parking garage in the Commercial Downtown (CD) zoning district.

Case Manager: Eric Greulich

Eric Greulich presented the staff report. The property is located on the east side of Rogers Street and south of W. 10th Street and is zoned Commercial Downtown (CD), in the Showers Technology Park Overlay. Surrounding land uses include undeveloped lots within the Certified Technology Park to the north; the Showers office building to the east; surface parking and offices to the south; and business/professional offices to the west. The property currently contains a surface parking area that is used by tenants of the Showers building.

The petitioner proposes to redevelop this property by constructing a new 3-story parking garage with 4,000 square feet of commercial space and public amenity space on the first floor. The parking garage would contain 379 vehicular parking spaces. The design also includes 50 outdoor and indoor bicycle parking spaces as well as restrooms available to the public. The petitioner is proposing to include various green features, such as electric vehicle charging stations and solar panels. The petitioner is seeking a Silver level Parksmart designation for the project.

The petitioner proposes vehicular entrances on the north side of the building from a new drivecut on 10th Street and a second entrance on the south side of the garage from the interior parking area. The petitioners will be seeking a variance to allow the existing drivecut on 10th Street that accesses the interior parking area to be relocated east.

This petition meets most UDO requirements for the STOP overlay district, while allowing for a functional parking garage which is an atypical use. It also includes various positive aspects related to larger City goals including promoting development in the Certified Technology Park by providing a centrally accessed parking garage providing bicycle parking and incorporating green building practices such as solar panels. In addition, this would provide additional commercial space in the downtown and along the B-Line Trail. The petitioner is bringing this before the Plan Commission because of the height of the garage, though necessary for functionality, is taller than the Showers building.

The Department recommends approval of SP-31-19 with the following conditions of approval:

1. A total of 4 bicycle parking spaces must be within 50' of the entrance of the commercial spaces.
2. Solar array design must be approved by the Planning and Transportation staff before a building permit will be issued.
3. Approved contingent on the approval of the requested variance.

Alex Crowley, director of City of Bloomington Economic and Sustainable Development said the 2013 certified tech park master plan proposed two garages. Private developers and potential tenants will need a long-term parking solution to commit to the investment and much of the area is or will soon be developed. The garage will be meeting Redevelopment Commission requirements by providing electric vehicle charging stations, carpool parking, a maintenance and caretaking plan, public art, restrooms, and Parksmart certification.

Josh Scism, Core Planning Strategies, said the aim is to have the garage be architecturally different, but align with the Showers building aesthetic. He shared slides showing the complimentary garage design fitting in with existing buildings and internal layout. He explained solar panel installation will be installed based on the retail space needs while complimenting the "sawtooth" roof design. A buffer will be maintained between the garage and the B-Line. He said he hoped for approval from the Plan Commission so it could move forward to the Board of Zoning Appeals for variance approval.

**Plan Commission Questions:**

Discussion ensued between Staff, the Plan Commission, and Scism concerning the retail space design choices and budget allowances, maintaining a view of the B-Line, retail parking, position of rooftop solar panels, and the position of the plaza gradually sitting below the B-Line with an accessible connection between.

Deputy Mayor Mick Renneisen said an agreement is forthcoming to move CFC Properties employee parking to the new parking garage and he expects garage completion by the end of 2020.

**Public Comment:**

Members of the public that spoke: Greg Alexander, Jim Murphy, Jennifer Pearl

Alexander said road additions and improvements have caused bike lanes and sidewalks to be eliminated, and the City needs to ensure pedestrian connectivity. He asked if the project would disrupt pedestrian connectivity during construction. He is in favor of the petition if it reduces the number of smaller lots, but he also feels parking has been massively overbuilt in the area. He has observed other lots and garages in the area being only half full at peak times and believes that this petition will build another garage that will sit empty.

Murphy spoke on behalf of CFC properties and said that Cook has purchased and renovated surrounding properties, seeing the potential the area could have when it was very depressed in the 1970s. CFC Properties is currently negotiating parking during and after construction and he is grateful for improvements happening and the historical preservation taking place.

Pearl spoke on behalf of the Bloomington Economic Development Corporation, thanking the Plan Commission for their consideration of the petition. She explained the garage is an important part of adding density in the tech park area, thereby spurring growth and attracting talent to the Trades District.

Hoffmann asked Staff to answer the pedestrian connectivity question asked during public comment. Greulich replied that Rogers Street and the B-Line should be unaffected during construction. If the sidewalk would need to be closed, pedestrians would be directed to cross at an approved location.

**Plan Commission Discussion:**

Plan Commission members agreed the garage is a better project than the current surface lot available, the solar panels are an attractive feature, and the area has delightful walkability and hopes construction doesn't hinder this. Members hope Parksmart will help determine peak use time and prevent parking being overbuilt. Overbuilding of parking needs to be evaluated and a comprehensive study is needed. Overall, members support the project for bringing density to the core and further developing the area.

Before the vote took place, Kappas clarified that he is employed by Cook but has no financial interest in the petition.

**\*\*Kinzie motioned to approve SP-31-19 to allow for the construction of a new parking garage in the Commercial Downtown (CD) zoning district with the three conditions indicated in the Staff report. Sandberg seconded. Motion carried by roll call vote 7:0:1.**

Wisler recused himself from the vote due to conflict of interest.

Meeting adjourned.