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The City of Bloomington Plan Commission (PC) met on December 9, 2019 at 5:30 p.m. in the City of Bloomington Council Chambers. Members present: Burrell, Cate, Enright-Randolph, Kinzie, Kappas, Sandberg, Shonkwiler, Wisler

ROLL CALL

MINUTES TO BE APPROVED: August and September 2019

****Sandberg motioned to approve the August and September 2019 minutes. Kinzie seconded. Motion carried by voice vote 6:0:1. Shonkwiler abstained due to his absence at those hearings.**

REPORTS, RESOLUTIONS AND COMMUNICATIONS: SP-23-19 has been requested to be withdrawn by the petitioner. Staff expect the petition will be re-submitted.

PETITIONS:

SP-23-19 **City of Bloomington**
105 & 111 W. 4th 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
****Withdrawn**

PUD-36-19 **Trinitas Development**
1550 N. Arlington Park Dr. and 1723 W. Arlington Rd.
Request: Approval of Preliminary Plan Amendment and District Ordinance and rezone Business Park (BP), Residential Single Family (RS) and Planned Unit Development (PUD) to PUD.
Case Manager: Eric Greulich

The property is located north of West 17th Street at the north end of Arlington Park Drive. The property is north of offices, industrial development, and a multifamily development that maintains frontage on 17th Street and is bounded by single family lots to the north and east and State Road 37/Interstate 69 to the west. The western portion of the property is zoned Business Park (BP), while the eastern portion is zoned Planned Unit Development (PUD) and Residential Single Family (RS).

The petitioner proposes to amend the existing District Ordinance and PUD Preliminary Plan in order to allow for the BP and RS portions of the site to be added to the PUD and to amend the list of uses for the PUD to allow for multi-family and single family residences. This site was previously petitioned for a similar rezoning petition in 2018 under PUD-13-18, however that petition was ultimately denied by the Common Council. Since then the petitioner has made several overall changes to the petition.

The proposed petition currently features 387 units and 825 bedrooms with a mix of 45 single family lots, 162 townhouses, 113 units of multi-family student rentals, and 112 cottage (duplex) units. The petitioner proposes a total of 361 on-site parking spaces, which equals 0.43 parking spaces per bedroom. There will also be 97 on-street parking spaces. The petition includes a possible bedroom count of 109 one-bedroom units, 326 two-bedroom units, 74 three-bedroom units, and 128 four-bedroom units. Approximately 13.89 acres of preservation will also be set aside in a conservation easement to protect trees, wetlands, and other high-quality vegetation that hasn't been graded. Access to the site will come from two connections to 17th Street to the south and a connection to Arlington Drive to the east.

The previous petition was predominantly duplexes and the Plan Commission and Staff had a lot of concerns. The Common Council denied the petition due to lack of diverse housing, the petition being heavily student-oriented. The petitioner has since diversified the housing to include townhomes and single family lots,

addressed environmental concerns, and increased the unit count. The new petition also reduces parking spaces, and the internal streets will have on-street parking equal to 0.44 parking spaces per bedroom. Some of the proposed 45 single family lots and their surrounding streets and utilities will be installed by the petitioner and then dedicated to the City, and this is a unique situation. The previous petition also had problems with transit access, but the petitioner has worked with Bloomington Transit to provide shuttle access, like the recent Motel 6 petition.

The Comprehensive Plan refers to the area as neighborhood residential and encourages pedestrian-friendly features, front yards, density, and walkability. The petitioner has worked to install a grid-like network within the site and strived for anti-monotony standards with color, height, and open space and yards. Greulich said the petition has been heavily improved since it was first heard in 2018. It lacks a mixed-use component and is currently a one-use PUD. The Plan Commission could weigh in on whether it should be mixed-use. The staff recommends the petition be heard at a second hearing.

Kimberly Hansen, Trinitas Development, spoke about existing site characteristics on the currently vacant lot and the recent tree survey done to determine high quality trees that will remain. She reiterated the variety of housing types being proposed in the petition. In several slides she showed the site plan, clarifying the orientation of housing types and roads and the conceptual design of the structures. Area A will have 45-build-ready single family lots with complete site work, roads, and utilities. Area B will be townhomes with wetlands, Area C will be a multi-family building with 113 dwelling units with retail space, amenities, and 86 underground parking spaces. Area D will be cottages/duplexes containing 118 dwelling units. Hansen explained that Trinitas has worked with Bloomington Transit to create a new bus route for a three-year term, and the site will no longer need a private shuttle service. She emphasized the environmental efforts made by explaining that 33% of the site will never be developed, it has potential for multiple walking trails, and eight electric car charging spaces will be available. Hansen added that Trinitas has initiated community engagement by hosting a neighborhood meeting in June and a site walkthrough in October.

Plan Commission Questions:

Commissioners asked if the amenities in the multi-family residential building would be accessible to all site residents, what order each area would be developed, if the 65 ft. tall multi-family residential building would be visible from Interstate 69, and about Bloomington Transit route details. Commissioners expressed concerns about internal road connectivity, traffic signals and congestion, lack of walkable food and grocery options, and the length of buffer between the multi-family residential building and Interstate 69. Hansen responded that Trinitas is still discussing on-site amenity accessibility and that the possibility of a 50 foot buffer from Interstate 69 is being examined, but 50 feet will be difficult to accomplish in some parts. The Bloomington Transit route will have multiple stops, including campus.

In response to traffic concerns, Shonkwiler said he is currently reviewing the traffic study, but in his experience previously residing in Champaign-Urbana, another town with a similar college student population, student-oriented housing like Area C have different peak traffic times and he doesn't predict any issues. He is also happy to see multi-modal travel addressed, especially with the multi-use path and an accompanying transit analysis. Greulich responded though traffic is expected to increase some, no adjacent road improvements will be needed. When Kinzie asked about Environmental Commission concerns in the packet, Jeff Fanyo, Bynum Fanyo, said those concerns can be accommodated and at the next hearing the petitioner will address compliance with them.

Public Comment:

Member of the public that spoke: Greg Alexander

Alexander said Arlington Road has no sidewalks, and west 17th street has several gaps. He pointed out areas he predicts pedestrians will walk and the problematic lack of sidewalk connectivity. He said the project would be better if it was twenty smaller projects at the edge of existing neighborhoods, rather than a ½ mile of undeveloped land between the site and amenities.

Plan Commission Discussion:

Commissioners reiterated their concerns about traffic congestion, given the proximity to IU sporting events, the new Tri-North middle school location, and developments on Vernal Pike. They would also like to see improvements to sidewalk connectivity and accessibility to nearby amenities. Kappas is still concerned the proximity to Interstate 69 will make the location less desirable to live and Kinzie would like to see the Environmental Commission concerns addressed. Overall, Sandberg, Wisler, and Cate were very pleased with the petition and believe it was a significant improvement from the 2018 hearing. It is fulfilling a need for more housing, especially the single-family lots.

****Kinzie motioned to forward PUD-36-19 to a second hearing. Sandberg seconded. Motion carried by roll call vote 7:0—Approved.**

Meeting adjourned.