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The City of Bloomington Plan Commission (PC) met on January 13, 2020 at 5:30 p.m. in the City of Bloomington Council Chambers. Members present: Burrell, Cate, Coyne, Enright-Randolph, Kinzie, Sandberg, Shonkwiler, Wisler, St. John

ROLL CALL

MINUTES TO BE APPROVED: October 2019

REPORTS, RESOLUTIONS AND COMMUNICATIONS: Eric Greulich, Senior Zoning Planner, announced that Plan Commission elections needed to take place that evening.

OFFICER ELECTIONS:

**Sandberg nominated Wisler for president. Kinzie seconded. Motion carried by roll call vote 7:0:1—Approved. Wisler abstained.

**Sandberg nominated Kinzie for vice president. St. John seconded. Motion carried by roll call vote 7:0:1—Approved. Kinzie abstained.

**Sandberg nominated Kinzie for Plat Committee representative. Cate seconded. Motion carried by roll call vote 7:0:1—Approved. Kinzie abstained.

**Wisler nominated Shonkwiler as alternate Plat Committee representative. Kinzie seconded. Motion carried by roll call vote 7:0:1—Approved. Shonkwiler abstained.

**Kinzie nominated Burrell as Board of Zoning appeals representative. Sandberg seconded. Motion carried by roll call vote 7:0:1—Approved. Burrell abstained.

**Kinzie nominated Wisler as alternate Board of Zoning Appeals representative. Sandberg seconded. Motion carried by roll call vote 7:0:1—Approved. Wisler abstained.

PETITIONS:

ZO-30-19

City of Bloomington

Adoption Draft Unified Development Ordinance (UDO)

On September 23, 2019, the Plan Commission recommended that the City Council repeal and replace the City's zoning ordinance, commonly referred to as the Unified Development Ordinance (UDO). In the following weeks, during a series of meetings, the City Council considered and amended the Plan Commission's proposal. On December 18, 2019, the City Council adopted an amended version of the zoning ordinance. Under Indiana Code 36-7-4-606(g), the amended version comes back to the Plan Commission for a final review and approval.

Case Manager: Scott Robinson

Scott Robinson gave the report, asking the Plan Commission for approval of ZO-30-19 (Ordinance 1924). The petition originally went before the Plan Commission and commissioners drafted several amendments before sending the petition to the Common Council. The Common Council drafted several amendments and recently sent the petition back to the Plan Commission for final approval. The Plan Commission had three options: 1) Make no decision and the ordinance would be adopted in 45 days regardless, 2) approve the amendments drafted by the Common Council and recommended adoption, or 3) disapprove of the amendments drafted by the Common Council, and the petition goes back the Council who has 45 days to reaffirm their decision or do nothing. If the Council does nothing, the draft the Plan Commission originally sent to the Common Council is adopted, but this is highly unlikely to happen. The biggest change to the UDO was Accessory Dwelling Units (ADUs), and those changed from Conditional Use to By-Right during Council deliberations. After the vote, the Plan Commission would need to adopt the conversion map at a later hearing. Robinson said he anticipated that the UDO will become effective in early spring, after the Common Council approves the conversion map. The zoning map will need to be examined after that to consider rezoning some districts. The evening's vote was a formality of state code.

Plan Commission Questions:

Kinzie asked for clarification on the updated UDO's effective date. Robinson answered the UDO can be adopted tonight but won't be effective until the Common Council votes on the conversion map. St. John asked if approving the petition tonight makes it effective sooner rather than doing nothing and waiting 45 days. Robinson answered yes.

Public Comment: None

Plan Commission Comments:

Sandberg said the updated UDO has been a long time coming, undergone rigorous vetting, and she is ready to start applying the new UDO and is eager to look at the conversion map.

Wisler thanked the Staff, commissioners, and Common Council for their hard work and time spent on the updated UDO.

****Kinzie moved that ZO-30-19 be approved. Sandberg seconded. Motion carried by roll call vote 8:0— Approved.**

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

Eric Greulich gave the staff report. This is the petition's second hearing. It was heard last year and denied by the Plan Commission and Common Council. At the first hearing on December 9, the Plan Commission expressed support for the project, however there were several items of concern. The Plan Commission expressed concern regarding the view of the multi-family building from Interstate 69, the closeness of the building to the property line in that area, possible areas of pedestrian improvements along Arlington Road, overall traffic management for the project, and wanting to hear the petitioner's responses to the items highlighted in the Environmental Commission memo.

Since the first hearing, the petition has increased the proposed buffer from Interstate 69 from 25' to 50', submitted renderings of the multi-family building as viewed from Interstate 69, written a response to the areas of concern outlined in the Environmental Commission memo, and revised their district ordinance to refine and clarify some of the proposed standards. There were several comments made by the Plan Commission regarding the desire to increase pedestrian facilities along the Arlington Road corridor. The petitioner has evaluated options along this corridor and concluded that due to a lack of right-of-way along this corridor, several properties that have topography challenges, a lack of other facilities to connect to in the area, and cost factors associated with installing a sidewalk under those conditions, it is not feasible to install sidewalks along Arlington Road. The lack of right-of-way to work within is a major hindrance to the installation of sidewalks along that area because the cost of acquiring right-of-way from all of the properties is very substantial.

Greulich reiterated that the petition is breaking up the site into four different development areas using R4 standards in the updated Unified Development Ordinance. Area A will have 45 single-family lots, area B will have 162 townhomes, area C will have a 113 units in the high-density multi-family structure, and area D will have 112 cottages/duplexes. A large portion of high-quality vegetation on the site is being set aside for preservation. The petitioner is also using Complete Streets standards for street layout and the site will have 125 on-street and 333 on-site parking spaces. The petitioner also has an agreement with Bloomington Transit to provide a shuttle service Monday through Friday to facilitate transit to campus. The Comprehensive Plan designates the site a neighborhood residential district. Staff recommends approval with the six conditions listed in the staff report and a seventh condition stating again that the 45 family lots will be dedicated to the City.

Kimberly Hansen, manager of design and development with Trinitas reiterated the four types of housing, the ample parking, centrally located green space and 1700 sq. ft. of retail space. She displayed slides showing the site plan layout and increased buffer area between the site and Interstate 69. Since the last hearing Trinitas has made several revisions, including increasing the buffer along Interstate 69 where allowable, submitting a Traffic Impact Analysis, changing area A to the R4 zoning district to permit single and attached family residences, and plexes, and providing additional information regarding the Bloomington Transit agreement, and access via West 17th street and Arlington road.

Plan Commission Questions:

Sandberg asked what the seventh condition of approval was and Greulich responded that the petitioner must dedicate the 45 lots in area A to the City.

Kinzie asked about what the order of development would be for each area and if anything was learned from the traffic study. Greulich responded that while it is up to the petitioner to determine what order to develop each area, each portion has to come back to the Plan Commission for final plan approval. Adrian Reed, Aztec Engineering Group explained that the hearing packet included an update of a previous study and he does not have any concerns. The study results show peak hours would have a 45-second wait to enter and leave. Greulich said the petitioner submitted the report and staff were not comfortable with the results, so the petitioner will study the traffic further and make a suggestion when they come forward for final plan approval. No changes to 17th street are proposed at this point.

Wisler asked about the City's plan for the 45 family lots and the shuttles specific route stops. Greulich responded that the City has no plans at this time in order to maximize options, but the City did want to have R4 zoning standards in place for the future. The lots may be a combination of mixed single family, attached single family or all single family. The lots will eventually be for sale after the City develops the area. As for the shuttle, it will make stops mostly around campus, but will also stop at the transit center and one other downtown stop.

Public comment: None

Plan Commission Comments: None

****Cate moved to forward PUD-36-19 to the Common Council with a positive recommendation, including the seven conditions for approval outlined in the Staff presentation. St. John seconded. Motion carried by roll call vote 8:0—Approved.**

Meeting adjourned.