

Common Council Zoning Session
Monday, April 9, 1973, in the Council
Chambers of the Municipal Building,
from 7:30p.m. to 10:30 p.m., with
Councilpresident Charlotte Zietlow
presiding.

Present: Councilmen Ackerman, Behen, Fix,
Davis, Mizell, De St. Croix, Towell, and
Zietlow.

Absent: Councilman Morrison.

City officials present: Stu Reller, Senior Planner;
Steve Richardson, Associate Planner; Grace Johnson,
City Clerk.

Others: six people including members of the press.

George Blume made a presentation to the Council concerning
the University's plans.

Councilpresident Zietlow announced that the tentative agenda
of the next zoning sessions would be as follows:

Monday, April 9	20.05	ZONES	7:30-8:30	R Zones
			8:30- 10:30	B Zones
Tuesday, April 10	20:06	Non-conforming uses	7:30-8:00	
	20:07	Land-use provisions	8:00-10:00	
	20:08	Height, Bulk, Density & Area Provisions	10:00-10:45	
Thursday, April 12	20:10	Regulations for Conditional Uses	7:30-8:00	
	20:11	Regulations for Special Exceptions	8:00-8:30	
	20:13	Planned Unit Development	8:30-10:30	

The Council turned to a discussion of residential zones.

Councilman Towell moved that section 20.05.10.06 be amended
by deleting the first sentence and adding at the end the
sentence: "This district shall be applicable in RH zones only."
Councilman De St. Croix seconded the motion.

Councilman Ackerman moved that the motion be amended by
deleting the entire RC zone section (20.05.10.06) from
thetext. Councilman De St. Croix seconded the motion.

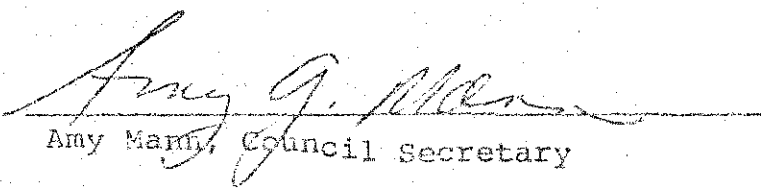
Councilman Ackerman's motion was carried by a roll call
vote of ayes 8, Nays 0.

Councilman Towell's amended motion was carried by a roll call
vote of ayes 8, Nays 0.

Councilman De St. Croix moved that section 20.05.10.05 be amended
to increase the density for that section to 20 units per acre,
while the planning department draws up height, bulk and density
figures to maintain the open space requirements of the 16 units
per acre density. Councilman Towell seconded the motion.

Councilman Towell moved that the motion be tabled until
Tuesday, April 10. Councilman Ackerman seconded the motion.
The motion was carried by a unanimous voice vote.

The meeting was adjourned by acclamation at 10:30 p.m.


Amy Mann, Council Secretary

RC: AMENDMENTS (from J. Dorr)

1. RC MUST BE ALLOWED AS AN OPTION ONLY IN HR ZONE.

REASON: RC WOULD OTHERWISE NULLIFY EFFECT OF MR IN AREAS NEAR DOWNTOWN & UNIVERSITY. SPECULATION

NOTE I.U.'S CLAIM THAT PEOPLE NOW RENOVATING. THIS IS WHAT WE WISH TO OCCUR IN CENTER CITY RM (AND, BY DEFINITION, IT APPEARS TO BE ECONOMICALLY FEASIBLE)

~~TO REASONS FOR~~ WOULD STILL EXIST, LANDLORDS WOULD STILL BE TEMPTED TO ALLOW SOUND OLDER STRUCTURES TO DETERIORATE IN EXPECTATION OF ^{POSSIBLE} HIGH RESALE VALUE OF LAND. OTHER OWNERS WOULD BE TEMPTED TO MOVE OUT IF SURROUNDED BY DETERIORATING STRUCTURES

REASONS FOR MR IN DOWNTOWN/UNIV AREA:

1. NEED FOR LOW COST HOUSING NEAR UNIVERSITY - OLDER UNITS SUPPLY THIS, NEW DO NOT.
2. DESIRE FOR VARIETY IN NEIGHBORHOOD - WHY SHOULD A PERSON EITHER HAVE TO LIVE IN A MODERN, OFTEN CRAMPED AND DEHUMANIZED APARTMENT OR BE CONDEMNED TO MOVE TO THE SUBURBS.
3. SHORT TERM EFFECT OF SPECULATION → SLUM. RC, IF & WHEN BUILDINGS ARE CONSTRUCTED, ^{WOULD HAVE} EFFECT OF A GIANT URBAN RENEWAL PROJECT WHICH, NOT FINDING AN EXISTING SLUM, ^{HAD} CREATED ITS OWN.

2. THERE SHOULD BE 1/2 BLOCK BUFFER ~~WH~~ IN HR BORDERS ON LESSER RESIDENTIAL ZONE.

REASON: TALL BUILDINGS BLOCKING SUNLIGHT FROM LOW RESIDENCES CREATE HEALTH PROBLEM. ~~AS WELL AS~~ ^{SERVING} ~~BEING~~ ALSO COULD CREATE TRAFFIC PROBLEMS ON STREETS SHARED BY LESS DENSE RESIDENTIAL AREA.

RC: AMENDMENTS (2)

3. BUILDER MUST SUBMIT MORE DETAILED PLANS THAN USUAL TO RECEIVE RC PRIVILEGE - MUST "PROVE" RC GOOD ON HIS LOCATION.

REASON: RC MAY PLACE STRAIN ON WATER, SEWER, STREETS ETC, DUE TO ULTRA HIGH DENSITY. BURDEN SHOULD BE ON BUILDER TO PROVE CAN ALLEVIATE ANY PROBLEMS. ALSO - RC SHOULD HAVE SPECIAL LANDSCAPING, GREEN SPACE, ETC. REQUIREMENTS - MORE STRINGENT ALSO - ELEVATION PLAN MIGHT BE APPROPRIATE REQUIREMENT AS NEIGHBORS FROM GREAT DISTANCES WILL HAVE TO LOOK AT IT. ALSO - FIRE EXITS, SPRINKLERS, ETC. SHOULD BE STRINGENTLY REQUIRED FOR SAFETY REASONS.

4. RC OPTION SHOULD BE ALLOWED IN ALL HR ZONES.

REASON: THERE ARE, OR MAY BE AREAS, NEAR MAJOR ROADS, IN OTHER AREAS OF BLOOMINGTON WHERE THERE IS GREAT DEMAND FOR HOUSING. CONFINING RC TO DOWNTOWN/UNIVERSITY AREA, IF THERE IS REASON FOR RC AT ALL, HAS EFFECT OF FREEZING TYPES OF DEVELOPMENT WHICH MAY IN FACT BE JUSTIFIED IN OTHER AREAS, (PUTS GREAT PRESSURE ~~ON~~ ON ONE AREA AT EXPENSE OF EFFECTIVE "ANTI-DEVELOPMENT" ATTITUDE ON ALL OTHER AREAS.)

Jim Dorr, East Central Neighborhood Association, asked that the following recommendations concerning the RC zone be included in the minutes of the meeting: