

City of Bloomington Common Council

Legislative Packet – Addendum

(Issued on Wednesday, 20 January 2021)

Wednesday, 20 January 2021
Regular Session

For a schedule of upcoming meetings of the Council and the City's boards and commissions, please consult the City's [Calendar](#).

2021 Assignments By Committee

	Administration	Climate Action & Resilience	Community Affairs	Housing	JHSS	Land Use	Public Safety	Sustainable Development	Transportation
Chair >>>	Volan	Flaherty	Rollo	Rosenbarger	Sandberg	Piedmont-Smith	Sims	Sgambelluri	Smith
	Sgambelluri	Rollo	Volan	Flaherty	Smith	Rosenbarger	Sandberg	Sandberg	Rosenbarger
	Flaherty	Piedmont-Smith	Sandberg	Sims	Sgambelluri	Flaherty	Volan	Smith	Rollo
	Sims	Smith	Sgambelluri	Piedmont-Smith	Rosenbarger	Volan	Piedmont-Smith	Rollo	Volan

2021 Assignments By Council Member

	Rollo	Volan	Rosenbarger	Sgambelluri	Sims	Flaherty	Piedmont-Smith	Smith	Sandberg
Chair >>>	Community Affairs	Administration	Housing	Sustainable Development	Public Safety	Climate Action & Resilience	Land Use	Transportation	JHSS
	Transportation	Community Affairs	JHSS	Administration	Administration	Administration	Climate Action & Resilience	Climate Action & Resilience	Community Affairs
	Sustainable Development	Land Use	Land Use	Community Affairs	Housing	Land Use	Housing	JHSS	Public Safety
	Climate Action & Resilience	Transportation	Transportation	JHSS		Housing	Public Safety	Sustainable Development	Sustainable Development
		Public Safety							

Note: This form is being provided in advance of anticipated appointments of councilmembers to standing committees by the Council President at the January 20, 2021 Regular Session.



Land Use Committee City of Bloomington Common Council

Report on Referral of:

Ordinance 21-01 - To Amend the City of Bloomington Zoning Maps By Rezoning
7 Acres of Property from Residential Medium Lot (R2) to Employment (EM) –
Re: 1600 W. Fountain Drive (Comcast, Petitioner)

Referral and Deliberations:

Date	Entity	Action
01/13/2021	Common Council Regular Session	Introduction and referral to Land Use Committee
01/13/2021	Council Land Use Committee Meeting	Presentation, discussion, public comment, do pass vote, return to Council

Summary and Recommendations

The Land Use Committee met on Wednesday, January 13, 2021 for approximately thirty minutes to discuss Ordinance 21-01. Eric Greulich, Senior Zoning Planner, gave the staff presentation. The Petitioner, Comcast, was requesting to rezone 7 acres located at 1600 W. Fountain Drive from Residential Medium Lot (R2) to Employment (EM).

Greulich explained that the Petitioner would like to expand one of the buildings on the site. He explained that portions of the property were developed with a trade shop building, storage for vehicles and equipment, and housing for mechanicals. He said Comcast had operated on the site for at least 20 years. Greulich noted that nearby property uses included industrial uses as well as single-family residences. He pointed out that the existing tree line would serve as a buffer between the building and nearby lots. He noted that there had been several expansions to the property over the years, and each expansion had required a use variance. With the recent update to the city's UDO, however, the use variance process no longer exists. Therefore, the petitioner is requesting a rezone. Greulich said that the Plan Commission found that the rezone would match the goals of the Comprehensive Plan and had recommended the rezone 9-0.

Committee members then asked questions of Greulich and of Andrew Brinks and Dennis Copley, representatives of the petitioner.



City of Bloomington Indiana

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Cm. Rosenbarger asked if the rezone would necessitate putting in a sidewalk. Greulich explained that the city had plans for a multi-use path along the entire Fountain Drive frontage. He said that the petitioner would likely make a contribution toward the project rather than construct a segment of the path, so that the resulting infrastructure would be more seamless.

Committee members asked for additional information about the construction of a new building, as well as information about a tower on the site. Greulich noted the petitioner was planning to work within the existing disturbed area and would not be disturbing any trees on the property. Andrew Brinks (with Frederick's Contractors) and Dennis Copley (representative from Comcast) explained that a new building would be built around an existing building before removing the older building from the inside. Copley also noted that Comcast had moved channels that had been coming into the tower on the site to a different tower in Greencastle and thus no longer needed the tower here, so it would be taken down.

Committee members also asked for more information about the proposed zoning district. Greulich explained that the proposed zoning of EM was the only district that would allow for the contractors yard use, which most closely matched the long-standing use of the property. Greulich also noted that, given the other industrial uses in the nearby area, the proposed zoning would not be uncommon or inappropriate.

Finally, Cm. Flaherty asked about conservation easements for the site. Greulich explained that the easements already existed but would need to be recorded as a condition for the rezone.

There was no public comment on the proposal. Committee members were in favor of the project. The committee recommended do-pass by a vote of 4-0.

/s/Isabel Piedmont-Smith
Isabel Piedmont-Smith, Chair

01/19/21
Date

/s/Matt Flaherty
Matt Flaherty

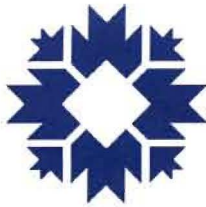
01/20/21
Date

/s/Kate Rosenbarger
Kate Rosenbarger

01/20/21
Date

Stephen Volan

Date



**BLOOMINGTON COMMON COUNCIL
FISCAL IMPACT STATEMENT**

Per BMC §2.04.290, any legislation that makes an appropriation or has a major impact on existing city appropriations, fiscal liability, or revenues shall be accompanied by a fiscal impact statement.

LEGISLATION NUMBER AND TITLE

Ord 21-01

PROPOSED EFFECTIVE DATE

Upon passage

FISCAL IMPACT. Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

☐

YES

☒

NO

If the legislation will not have a major fiscal impact, briefly explain below.

There are no fiscal impacts associated with this ordinance anticipated by the Controller's Office.

FISCAL IMPACT FOUND. If the legislation appropriates funds and/or will have a major fiscal impact, please complete the following:

	FY -- CURRENT	FY -- SUCCEEDING	ANNUAL CONTINUING COSTS THEREAFTER
REVENUES			
EXPENDITURES			
NET			

IMPACT ON REVENUE (DESCRIBE)

IMPACT ON EXPENDITURES (DESCRIBE)

FUTURE IMPACT. Describe factors which could lead to significant additional expenditures in the future.

FUNDS AFFECTED: TO BE COMPLETED BY CITY CONTROLLER

If the proposal affects City funds, please describe the funds affected and the effects of the legislation on these funds.

Signature of Controller

Signature of City Official
responsible for submitting legislation