

# CITY OF BLOOMINGTON



# PLAN COMMISSION

March 22, 2021 @ 5:30 p.m.

Zoom Meeting:

[https://bloomington.zoom.us/j/96747749718?  
pwd=bU5lc1hvZHhjbTB5a21GczlTSkl3Zz09](https://bloomington.zoom.us/j/96747749718?pwd=bU5lc1hvZHhjbTB5a21GczlTSkl3Zz09)

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## **ROLL CALL**

**MINUTES TO BE APPROVED:** None

## **REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

### **PETITIONS:**

ZO-03-21 through ZO-10-21 **City of Bloomington**

Request: Multiple text amendments to the Unified Development Ordinance (UDO) and the adoption of a new Zoning Map for the City of Bloomington.

**\*\*As discussed at the March 8, 2021 meeting, it is expected that ZO-03-21, ZO-04-21, ZO-06-21, ZO-07-21, and ZO-08-21 will be discussed at this March 22, 2021 meeting. Petitions can be continued as necessary.**

### **Specifically the following will be considered:**

**ZO-03-21 UDO Chapter 3, Use Regulations, Amendments** - Technical corrections for text amendments that add, remove, or edit text to clarify existing standards and generally are not substantive changes.

**ZO-04-21 UDO Chapter 4, Development Standards & Incentives, Amendments** - Technical corrections for text amendments that add, remove, or edit text to clarify existing standards and generally are not substantive changes.

**ZO-06-21 UDO Chapter 6, Administration & Procedures, Amendments** - Technical corrections for text amendments that add, remove, or edit text to clarify existing standards and generally are not substantive changes.

**ZO-07-21 UDO Chapter 7, Definitions, Amendments** - Technical corrections for text amendments that add, remove, or edit text to clarify existing standards and generally are not substantive changes.

**ZO-08-21 Delete RE District Zone** - Delete the RE district zone and change all district zone references, use standards, other applicable sections of the UDO to the R1 District Zone.

**ZO-09-21 Duplex, Triplex, and Fourplex Text Amendments** - Text amendments related to permitted, conditional, use specific standards, for duplex, triplex, and fourplex uses in the R1, R2, R3, and R4 District Zones.

**ZO-10-21 New Zoning Map** - Official Zoning Map will be changed to locate the new PO - Parks and Open Space, R4 - Residential Urban, and MS - Mixed-Use Student Housing zoning districts; to correct split zone lots; to rezone the MH - Mixed-Use Healthcare district, where Bloomington Hospital is currently located; to rezone Planned Unit Developments; to rezone RE to R1 while amending uses to align with RE; and to adjust some zoning district boundaries in order to align with the Comprehensive Plan.

**\*\*Next Regular Business Meeting April 12, 2021**

**\*\*Next UDO Map and Text Amendment Meeting March 25, 2021**

**Last Updated: 3/19/2021**

*Auxiliary aids for people with disabilities are available upon request with adequate notice.  
 Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*

**\*\*Next Regular Meeting April 12, 2021**

**Last Updated: 3/5/2021**

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## Case #s ZO-03-21, ZO-04-21, ZO-06-21 through ZO-08-21 Additional Information Memo

**To:** Bloomington Plan Commission

**From:** Jackie Scanlan, AICP Development Services Manager

**Date:** March 22, 2021

**Re:** Text Amendments to Chapters 3, 4, 6, and 7 of the Unified Development Ordinance And Deletion of RE Zoning District

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The Planning and Transportation Department proposes to complete the Unified Development Ordinance (UDO) and Zoning Map Update process by adopting a new Official Zoning Map and amending various sections of the UDO.

Based on guidance from the 2018 Comprehensive Plan, the Department led an effort to repeal and replace the previous UDO that culminated in the 2019 adoption of a new UDO, which became effective in April 2020. Staff has worked with the new UDO since that time and has identified portions of the code that contain errors or that may require additional amending. Staff has been compiling and analyzing those potential amendments since the new UDO was adopted in 2019. A public outreach effort was initiated in October 2020 to present a draft zoning map as well as potential text amendments. The draft map and amendments were reassessed and amended after the public outreach process. A new proposal was created, and was released in February 2021.

The proposal is divided into ten (10) petitions by subject matter, and five (5) are discussed below in this report. Those petitions are as follows:

1. ZO-03-21 | Chapter 3: Use Regulations
2. ZO-04-21 | Chapter 4: Development Standards & Incentives
3. ZO-06-21 | Chapter 6: Administration & Procedures
4. ZO-07-21 | Chapter 7: Definitions
5. ZO-08-21 | Deletion of RE Zoning District

As a reminder, the redline proposals per petition can be found at the project webpage: <https://bloomington.in.gov/planning/udo/map>.

A few amendment proposals have been received from Plan Commission members or are being offered by staff and those redlines will be available before the meeting on Monday 3/22/2021. Other amendments can be introduced at the hearing. The amendments are related to:

1. Amending the ME use list to expand two commercial uses
2. Clarifying the financial guarantee requirements on City of Bloomington projects

### **ZO-03-21 | Chapter 3: Use Regulations**

This petition deals with the amendment of details related to allowed uses. The 28 amendments can be roughly divided into seven (7) categories: Clarification; Student Housing; Parking; Livestock; Accessory Structures; Accessory Dwelling Units; and Home Occupations.

#### Clarification

1. Add a 15 day time limit to the existing temporary use ‘special event’.
2. Add the existing food protection fencing description to the Use Specific Standards for ‘urban agriculture, noncommercial’, while leaving it in the Landscaping, Buffering, and Fences.
3. Clarify that the existing language for structures related to livestock or livestock waste are for Large or Medium livestock, as those are the only defined livestock sizes in existing code. (See more below)
4. Clarify that each hose (typically one side) in a fuel dispenser is one unit, as opposed to the unit being both sides or two hoses.
5. Amend the existing regulation that storage units in the MN, MM, or MD district are required to be in 2 story buildings, so that the 2<sup>nd</sup> story can contain other uses besides storage.
6. Clarify that limits on accessory structures refers to enclosed accessory structures, as is the practice.
7. Limit farm produce sales to 180 days within a calendar year, as opposed to 180 consecutive days.

#### Student Housing

1. Asterisk added to the ‘P’ for Student Housing in MS, so that the Use Specific Standards for the use will apply in that district.
2. In Multifamily and Mixed Use districts, changing Student Housing separation requirements so that buildings on one lot also need to meet the separation requirement. Projects using the Affordable Housing Incentive are exempt from the requirement.
3. In Multifamily and Mixed Use districts, reducing building floor plate maximums by half. Projects using the Affordable Housing incentives may have double the floor plate maximum. In the MS district, setting a building floor plate maximum. Projects using the Affordable Housing incentives will have no maximum. These changes are made to adjust the size limitations to be more appropriate.
4. In the RH zoning district, reducing maximum building height by one story. Projects that need additional height to meet Affordable Housing incentives can be taller. This adjustment is made to make the maximum height more appropriate for by-right projects.

#### Parking

1. Add a 20 foot setback requirement for parking on the ground floor inside of a building facing a road for multifamily uses. Parking garages along streets and sidewalks hamper the interface of the site and the public realm, so the proposal is to limit the use in that area.
2. Limit parking garage space in a student housing use to 50% of the ground floor area for buildings along the street. This is also included to limit the direct interface of inactive space and the public realm.

#### Livestock

1. Add setback requirements for structures containing small livestock that are smaller than those required for medium or large livestock. 35 feet from the front property line, 15 feet from side lines, and 25 feet from rear lines so that smaller livestock buildings may be possible on smaller urban lots.
2. Amend the Table to clarify it lists Area Required for animals, which is not always pasture size in the proposal.
3. Add 'Small Livestock' to the table, allowing 2 per lot if the lot equals minimum lot size for the zoning district.
4. Delete the Note about small livestock because it cannot be administered as weight of the animal is in the definition of medium livestock. The addition of small livestock to Chapter 7 and this table should take care of that use.
5. Delete reference to age of animal. The addition of small livestock to Chapter 7 and this table should take care of that use.

#### Accessory Structures

1. In the RM, RH, and RMH districts, add a minimum square footage to the maximum footprint for accessory structures so that developments with only one or two small buildings can also have typical accessory structures. The regulation was previously percentage-based only, so smaller developments were extremely limited.
2. Delete the 50 percent maximum in the RE zoning district, as agricultural buildings are limited by this number. The provision will also be deleted if the RE district is removed.
3. Add a note for the R1 to exempt agricultural structures from the size limitations.
4. In Mixed Use districts, add a minimum square footage to the maximum footprint for accessory structures so that developments with only one or two small buildings can also have typical accessory structures. The regulation was previously percentage-based only, so smaller developments were extremely limited.

#### Accessory Dwelling Units

1. Remove minimum lot size requirement for ADUs. The site will still be subject to all impervious surface coverage and setback requirements.
2. Clarify what the gross floor area in a detached ADU references, so that it is clear that only the portion of the structure that is used for the ADU is limited to the square footage. This matches intent and practice.
3. Change the side and rear yard setbacks of a detached ADU to 5 feet, which was in the regulation in the previous legislation.
4. Remove the interested party notification requirement for ADUs, as the use is by-right and we have found that notice for by-right projects creates confusion for those receiving the letter.

#### Home Occupation

1. Change the Home Occupation maximum from 15% of the structure used to 50% of the structure to reflect changing practices in how and where people work. Add that Home Occupations can occur in accessory structures that meet the maximum size requirements for their zoning district. Clarify that exempted uses are excluded from size limitations.
2. Add that Home Occupations can occur in accessory structures and may not interfere with off-street parking requirements.

## **ZO-04-21 | Chapter 4: Development Standards & Incentives**

This petition deals with the amendment of details related to allowed uses. The 27 amendments can be roughly divided into six (6) categories: Clarification; Transportation Plan Terminology Sync; Parking; Architecture; Landscaping; Signage.

### Clarification

1. Amend Table title for development standards compliance thresholds to be clear that the table applies only to conforming sites and structures. Text in that section describes this, but often people view the table directly and we want its application to be clear.
2. Clarify that ability to use existing encroaching setbacks for additions is limited to accessory structures. This is the intent and practice.
3. Remove ‘porch’ from allowable encroachment as the definition has been updated to describe a traditional porch and to exclude an open/uncovered porch, which does not exist.
4. Add ‘Disturbance’ section to the Karst Conservancy Easement section to make it clear that no disturbance is allowed. While current code does limit disturbance, this format syncs with the way other environmental features are discussed for clarity.
5. Remove term ‘on platted lots’ so that the Flood Hazard Reduction section applies to all lots, not just platted lots.
6. Added R4 to the requirement for vehicular access to a site utilizing alleys when possible, as R4 should follow this convention as R3 does.
7. Add RM and RH to parking standards for single-family, plex, mobile home, and manufactured home lots, so that those uses in those districts will be held to the same standards as those uses in other Residential districts.
8. Clarify that crushed stone that has a raised border is allowed for single-family driveways. This is the intent and practice.
9. Adding existing language from Table 04-5 so that Transition Standards setback standards are clear if you look in this location first.
10. Add R4 to Affordable Housing incentives where R1-R3 are already listed.

### Transportation Plan Terminology Sync

1 through 4. Update the term ‘Neighborhood’ to ‘Local’ when discussing the lowest classified roads, in order to sync the language with the new Transportation Plan terminology.

### Parking

1. Adjust ‘medical clinic’ parking maximum from 3.3 spaces per 1000 square feet of gross floor area to 5 spaces per 1000 square feet of gross floor area. We have seen that this particular use often requires slightly more parking because of overlapping appointment times and a lack of street parking in most locations.
2. Add a longer parking area for alley-access parking for multifamily zoned parcels.
3. Add a provision to make sure that a driveway deriving site access from an alley on corner lot has to be set back at least 15 feet from the public street.

4. Add a motorcycle parking space standard, as some areas are appropriate to have designated parking for that user.

#### Architecture

1. Include Mixed-Use Student Housing in the Architectural Standards section, as no standards were previously specified.
2. Add metal as a secondary finish material in mixed-use districts.
3. Add anti-monotony standards to mixed-use districts.

#### Landscaping

1. Add exception for required public pedestrian facilities so that they are not counted against the impervious surface requirements. Sometimes, there is not room for public sidewalks in the right-of-way and the facilities have to be located on private property with an access easement.
2. Clarify that mulch and decorative stone can only be used around plantings and not to fill large beds or open spaces. This is the intent and practice of allowing these materials.
3. Remove the requirement for 50 percent of required shrubs to be evergreen. This is a carryover from previous codes. However, it is very difficult to find the required number of shrubs that meet diversity requirements in local species. In practice, this requirement has become impossible to meet.

#### Signage

1. Changes regulation to apply to all second-story uses equally, as opposed to separate regulations for non-retail tenants.
2. Allow for a multi-tenant center sign to be either a wall or projecting sign.

### **ZO-06-21 | Chapter 6: Administration & Procedures**

There are 4 amendments in this petition. The petition amends the requirements for the minimum thresholds for a Major Site Plan and also syncs expansion limitations for buildings in the floodplain with the State code.

1. Delete the provisions that require major site plan review for expansions of existing developments that increase the units on a lot by 10 percent or more. The dwelling unit percentage expansion provision requires small apartment buildings that add one or two units to be seen by the Plan Commission. That was not the intent of the provision.
2. Delete the provisions that require major site plan review for expansions of existing developments that increase the gross floor area by more than 10,000 square feet or 25%, whichever is less. This provision, in practice, has caused confusion for interested parties. The threshold is so low, that additions have gone to Plan Commission that are by-right, where the Plan Commission must approve. The benefit of transparency is important, which is why the thresholds for this and 1 and 3 were set so low, but appear to be capturing too much.
3. Amend the minimum unit threshold for major site plan review from 30 to 50 units. In practice, 50 is a more reasonable number for the scale of project that should be seen by the Plan Commission.
4. Replace language that restricts expansion of structures in a floodplain from a one-time expansion to being allowed if State code is met.



### **ZO-07-21 | Chapter 7: Definitions**

This petition clarifies some existing definitions and proposes some new definitions. There are 7 amendments that can be split between amended and new.

#### Amended

1. Building or Structure, Primary: Clarifying that multiple uses can occur on a lot. The existing definition says ‘the primary use’, however a lot may have more than one.
2. Multifamily: Amending so that upper floor units, which is no longer a use in the code, is still allowed and treated like multifamily residential.
3. Family: Syncing the ADU reference with the changes that were made in the 2019/2020 update to allow for a family to live in each unit. The definition of family was not updated to reflect that change at the time, though the ADU section was.
4. Medical Clinic: Add ‘birthing center’ as a specific type of medical clinic, so that they are clearly regulated at this scale and not as a ‘hospital’.
5. Porch: Amend definition to meet a standard architectural definition as an ‘uncovered’ porch has presented issues for staff over the years.

#### New

1. Firearm Sales: Add definition because this use was previously regulated under a definition that is no longer in code. Having its own defined use clarifies administration of the use.
2. Small Livestock: Add definition in order to clarify what can be permitted as small livestock.

### **ZO-08-21 | Deletion of RE Zoning District**

The deletion of the Residential Estate (RE) zoning district stems from the attempt to map the Residential Large Lot (R1) zoning district. The R1 zoning district was a new district added to the code in the April 2020 adopted version. When staff began considering locations for the R1 zoning district, we looked at lots that would meet the minimum lot size for R1 or larger that were not existing RE. It became apparent that most lot-sized based potential R1 areas were located in larger R2 surroundings with very similar development. Based on existing neighborhoods and surrounding development, it made more sense to leave those areas as R2. The other potential locations for R1 were existing RE areas. The decision was made to functionally combine the two districts.

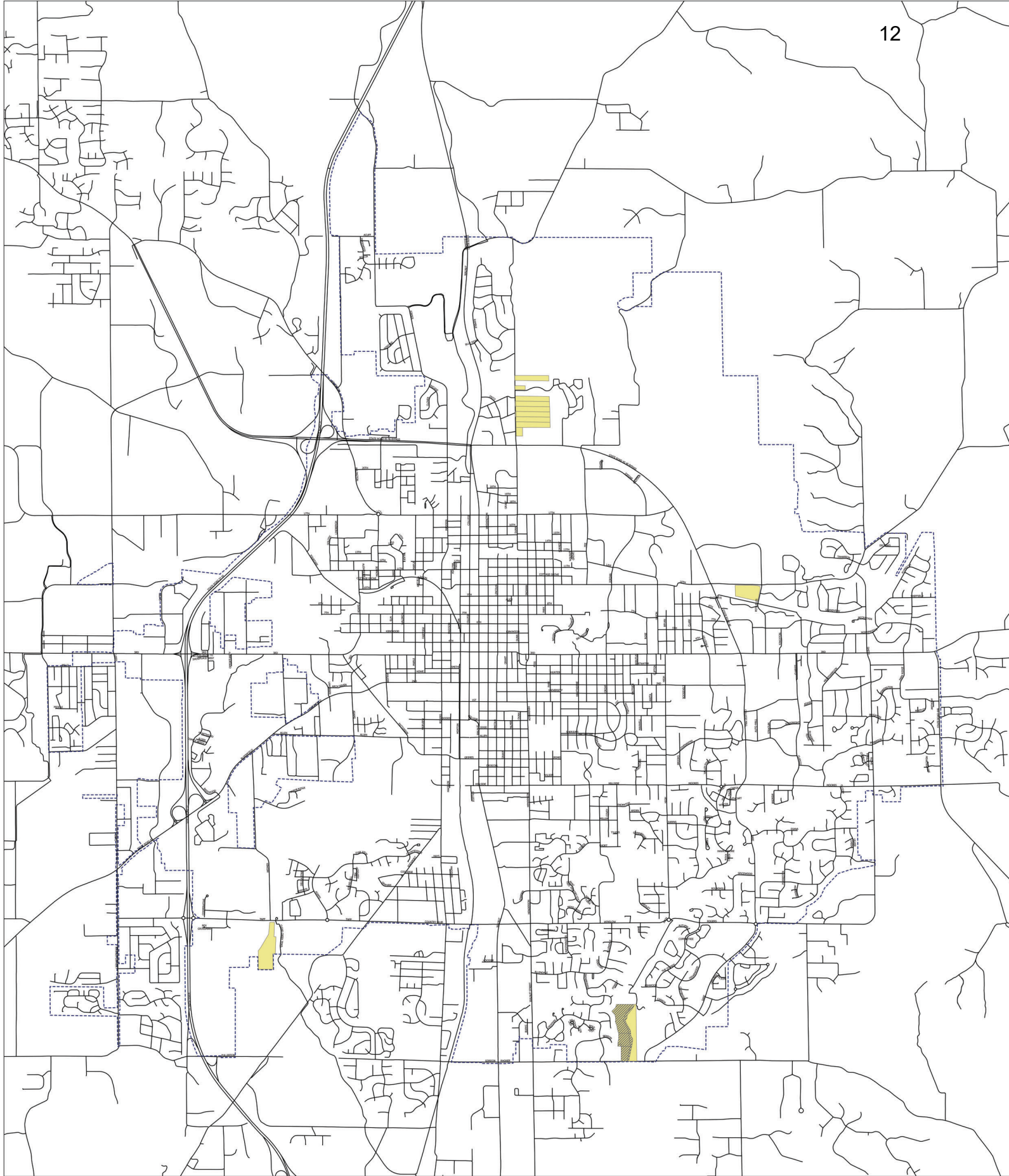
This petition effectively combines the RE and R1 zoning districts by removing the RE district from code and the map; amending the R1 uses to incorporate a few uses that were allowed in RE but not R1; and mapping the new R1 district in the previous RE locations. This allows for continued availability of the agricultural uses from RE, while enabling the smaller lot development of R1. This encourages a more realistic urban agricultural scale that the Comprehensive Plan envisions. One aspect of RE is that it was created, in part, to provide protection for environmentally-sensitive areas by limiting subdivision with its 2.5 acre minimum lot size. Switching the minimum lot size to the R1 standard allows for additional development, while the existing environmental protections in code will still protect those sensitive areas and require their preservation.

Below is a comparison of the existing RE uses and the proposed R1 uses. Some of the original RE uses have been removed, and others were switched to existing R1 designations.

There is a map below indicating where proposed R1 is located, and which portions are existing RE.

RE Allowed Use Table			
Permitted	Conditional	Accessory	
Dwelling, single-family (detached)	Dwelling, duplex	Day-care center, adult or child*	Home occupation*
Group care home, FHAA small*	Place of worship	Artist studio or workshop*	Swimming pool*
Opioid rehabilitation home, small*	Police, fire, or rescue station	Solar collector, ground- or building-mounted*	<b>Temporary</b>
Park	School, public or private*	Wind energy system, small*	Construction support activities*
Urban agriculture, noncommercial*	Plant nursery or greenhouse, commercial	Chicken flock*	Farm produce sales*
Crops and pasturage*	Country club	Detached garage*	Real estate sales or model home*
Orchard or tree farm, commercial	Recreation, outdoor	Dwelling, accessory unit*	Special event
Amenity center*	Bed and breakfast*	Electric vehicle charging facility	
Utility substation and transmission facility*	Communication facility*	Greenhouse, noncommercial	

Proposed R1 Allowed Use Table			
Permitted	Conditional	Accessory	
Dwelling, single-family (detached)	Dwelling, duplex*	Day-care center, adult or child*	Electric vehicle charging facility
Group care home, FHAA small*	Dwelling, cottage development*	Crops and pasturage*	Greenhouse, noncommercial
Opioid rehabilitation home, small*	Place of worship	Orchard or tree farm, commercial*	Home occupation*
Park	Police, fire, or rescue station	Artist studio or workshop*	Swimming pool*
Urban agriculture, noncommercial*	School, public or private*	Solar collector, ground- or building-mounted*	<b>Temporary</b>
Amenity center*	Plant nursery or greenhouse, commercial*	Wind energy system, small*	Construction support activities*
Utility substation and transmission facility*	Bed and breakfast*	Chicken flock*	Farm produce sales*
	Communication facility*	Detached garage*	Real estate sales or model home*
		Dwelling, accessory unit*	Special event



**Current Zoning District**

 (RE) Residential Estate

 (PUD) Planned Unit Development

**Proposed (R1) Residential Large Lot District Locations**

Public Hearings Draft  
02/26/2021

0 0.25 0.5 Miles



## General Comment Form

Is any of this going to affect my property at 3425 W. Vernal Pike? I have about 16 acres. I would like to be able to market it for businesses or some kind of housing on the property. Thank you.

### ZO-08-21 public comment form

Hello and thank you for the opportunity to object to the proposed zoning change. My wife and I purchased a Residential Estate (RE) property on N. Dunn St. about 8 months ago - just a few months after the new UDO went into effect. The primary reason we purchased it was to establish a sustainable, efficient farm and orchard on the 6 acres of land. I have been very excited about the possibilities of having a working farm so close to town because I believe it can present a wonderful opportunity to educate young people who don't live in the rural countryside about where their food comes from. Being so close to town also means the food I grow can help contribute to solving our concerns about food security locally as well. My plan has been to gradually transition the property to a functional farm/orchard while I continue to work full-time. After several years of gradually building up the land and capabilities, I plan to retire from my day job and make farming on my property into a full-time job. I believe the land will be able to produce significant volumes of high quality food on a consistent basis and can provide tremendous benefits to the community. I read the new UDO carefully before purchasing the home and emailed with an individual in the city's Planning and Transportation Department to clarify what I would be allowed to do with the property before I purchased it. At that time, it seemed clear that I would be allowed to operate a commercial orchard, produce and sell food crops, and set up pastures for animals with very limited restrictions. It seems now, less than a year later, my aspirations may be shattered. I am very concerned about being switched into the R1 zone because that looks like it would mean my rights to have a commercial tree farm / orchard and crops/pasturage will go from "permitted" to "accessory use only". It is not totally clear what "accessory use" means but it seems like that means a smaller portion of my land could be used for growing food to support our local community. That change seems to be moving the city in the opposite direction it wants to go. It makes much more sense to allow large open lots like mine to be used to produce something for the good of the community (and the economy) rather than forcing it to serve as nothing more than a giant lawn that requires fossil fuels to mow it and fertilizers to stay green and healthy while producing nothing of value for anyone. My specific requests are: 1) Please do not eliminate the RE zone 2) If you decide to proceed with eliminating the RE zone, then please place my property at 2410 N. Dunn St. into a zoning category that allows for agriculture with fewer restrictions than residential zones. 3) If you are unable to heed either of my first two requests, then please ensure zone R1 is adapted so that I may still enjoy the following rights (which are allowable today in the RE zone): A) Exemption from fence height restrictions (or allowance up to 8 feet) when growing crops or pasturing animals (so that I may keep deer from eating my crops) B) Unlimited number of outbuildings (so that I may have places to keep animals and their feed, tool and tractor storage, and crop cleaning/processing/storage, etc. C) Rights to use maximal amount of my property for orchard and crops / pasturage (i.e. not limited to just 25% or less of the lot) D) Opportunities to operate a commercial tree farm/orchard, plant nursery, or food production farm. I realize that you probably

do not want to grant all R1 properties this right but consider two things: i) you could include a provision that this applies only if the lots are 4 acres or larger or ii) you could simply put this allowance in place and assume that nobody with a small in-town lot is going to operate a commercial orchard anyway and that only a few rare people like me with the desire and the size of lot would ever actually exercise this right. Thank you very much for hearing me out and please let me know if there is anything else I can do to clarify my desires or to work with you to come up with a solution that is fair and agreeable to all. Tom Mooradian

### **ZO-10-21 public comment form**

I want to call to your attention the small area of extreme West 8th Street in the Near West Side that is still mapped R4. (It's unclear whether you're include the short stub of North Oak St.) I can't fathom this suggestion. The area includes 16 lots, one vacant, the rest a mix of single-family and "Other Commercial" structures, about half owner-occupied. There's nothing in this section that suggests itself for compatibility of large plexes. What I mainly want to point out is that this is the most remote section of the neighborhood -- remote in the sense that there is no outlet from 8th Street to Adams. This is the far corner of the NWS. So, let's say you add two quadplexes -- that seems consistent with the intent of R4. Two quads could be 8 three-bedroom units of housing, which in turn could be as many as 24 new people in each quad. (Potentially, each bedroom is a couple.) Let's say it's 40 new tenants in total. It seems irresponsibly optimistic to assume half of them won't have cars, but let's assume this only introduces 20 new cars to the neighborhood. Each quad would be required to provide two off-street parking spaces (which is absurd, but let's let that go for now). So now there are 16 new cars looking for street parking spaces. That's a ridiculous burden to put on the residents of that end of 8th Street. On top of that, it's potentially 20 new cars coming and going from their homes. The only ways available to come and go are east on 8th Street either to Rogers or turning left on Fairview toward 11th St., or down Elm to West Kirkwood. That's a lot of new traffic through a neighborhood with 23-foot-wide streets. I want to point out also that this area is very near the new cooperative housing structure at 921 W. 9th. That building, when completed in August, will house 18 people. They too will have cars. Immediately west of that structure is a house with an ADU. Then two vacant lots, each of which, under the city's new zoning proposal, would be eligible to become a duplex. Also in this immediate area is the former Girls Inc. property; we don't know what's going to happen to that. Given the impact on traffic and parking in the Near West Side, I don't think you could choose a worse place to put new R4 density.

I am a home owner who will be most effected by this new zoning. I live at the end of Homestead Drive. When we bought our home in 2004, we chose this location and neighborhood because Hoosier Acres is so unique compared to other neighborhoods. We were told by the developer where the current IU health building now stands, that a street would never go through to Clarizz from Homestead Drive. A proposal had been voted down. How many times do the home owners have to fight to keep a street from Homestead to Clarizz from being passed? This is stressful and tiresome. Our streets are safe with low speed limits and less traffic. A street going to Clarizz would put us all in danger, especially the children. Why you are considering changing this old established neighborhood is so concerning. We are surrounded by apartments and condos and a new 5 story dwelling is unnecessary and an eyesore. With the new hospital moving to this



side of town there will be need of more (not less) medical office spaces closer to the hospital. The medical building that currently exists on the site is only 10 years old and in no need of tear down (if the property is rezoned to RH the value of the building is minimal given the opportunity to develop multi-family housing). The rezoning of the property and removal of the PUD could potentially open up the extension of Homestead Drive to Clarizz if and when the property is built out as multi-family housing, which as a matter of public safety is concerning given the lack of sidewalks in Hoosier Acres (which I appreciate). The buffer provided by the PUD plat, that the Hoosier Acres residents fought to put in place, will be greatly diminished if rezoned to Residential High Density. Please choose the PUD to be zoned as a mixed use healthcare rather than the proposed residential high density-multi family. And please do not even consider a street connecting Homestead Drive with Clarizz. Julia Conlin 3434 E. Homestead Drive Bloomington, Indiana 47401 812- [REDACTED]

I am a home owner who will be most effected by this new zoning. I live at the end of Homestead Drive. When we bought our home in 2004, we chose this location and neighborhood because Hoosier Acres is so unique compared to other neighborhoods. We were told by the developer where the current IU health building now stands, that a street would never go through to Clarizz from Homestead Drive. A proposal hand been voted down. How many times do the home owners have to fight to keep a street from Homestead to Clarizz from being passed? This is stressful and tiresome. Our streets are safe with low speed limits and less traffic. A street going to Clarizz would put us all in danger, especially the children. Why you are considering changing this old established neighborhood is so concerning. We are surrounded by apartments and condos and a new 5 story dwelling is unnecessary and an eyesore. With the new hospital moving to this side of town there will be need of more (not less) medical office spaces closer to the hospital. The medical building that currently exists on the site is only 10 years old and in no need of tear down (if the property is rezoned to RH the value of the building is minimal given the opportunity to develop multi-family housing). The rezoning of the property and removal of the PUD could potentially open up the extension of Homestead Drive to Clarizz if and when the property is built out as multi-family housing, which as a matter of public safety is concerning given the lack of sidewalks in Hoosier Acres (which I appreciate). The buffer provided by the PUD plat, that the Hoosier Acres residents fought to put in place, will be greatly diminished if rezoned to Residential High Density. Please choose the PUD to be zoned as a mixed use healthcare rather than the proposed residential high density-multi family. And please do not even consider a street connecting Homestead Drive with Clarizz. Mark Conlin 3434 E. Homestead Drive Bloomington, Indiana 47401 812- [REDACTED]

I am against the rezoning plan for a multitude of reasons, but mostly because we do not need more high density housing on the east side. Develop the areas of Bloomington that need it, such as the dilapidated areas on the west side. This will only ruin Bloomington's east side neighborhoods and there is no good reason for it.

the medical office buildings are sorely needed in this community. more could be located to meet the needs on this side of town near the hospital. it is environmentally irresponsible to tear a 10 year old building down and throw it in the landfill. the site at the old Kmart building would be an excellent to build higher density courtyard housing Hoosier acres does not have sidewalks it would ne disaasteroue to open it up at clarizz to thru traffic. the neighbourhoo is a natural

walking area open to other neighbourhoods which many people use that do not live there. everyone is happy with this arrangement and would welcome others from a project in the k mart area. It is better for for the environment and all residents in surrounding areas to keep hoosier acres and the Clarizz medical park in tact

Planning Commission, Do not rezone the Clarizz Medical Park Plat to Residential High Density. There are multiple reasons to keep the PUD in place: 1) With the hospital moving to this side of town there will be a large shift of necessities such as doctor's offices off site but close to the hospital. 2)The medical building that currently exists on the site is only 10 years old and in no need of tear down. 3)Eliminating the PUD could open the back of Hoosier Acres, which people come from all over the east side to walk, ride and enjoy the quiet street. If opened there are no sidewalks throughout our neighborhood making it a dangerous combination of people, animals and speeding cars. I do not know the reason for needing this drastic change at the Clarizz Medical Park plat but I hope that you can keep this small plat PUD in place. If it has to changed maybe a Mixed Use Healthcare zone would be a better fit for this parcel. Thank You, Cindy Paull 1000 S. Pleasant Ridge Road

There are several reasons I am objecting. These are: 1-With the hospital moving to this side of town there will be need of more (not less) medical offices close to the new hospital. 2-The medical building that currently exists on the site is only 10 years old and in no need of tear down (if the property is rezoned to RH the value of the building is minimal given the opportunity to develop multi-family housing). 3- the rezoning of the property and removal of the PUD could potentially open up the extension of Homestead Drive to Clarizz if and when the property is built out as multi-family housing, which as a matter of public safety is concerning given the lack of sidewalks in Hoosier Acres (which I appreciate). 4-the buffer provided by the PUD plat, that the Hoosier Acres residents fought to put in place, will be greatly diminished if rezoned to Residential High Density. Sincerely, Spencer Hays 3436 East Homestead Drive

My family and I live in the WestPointe neighborhood, and our neighborhood will be rezoned to R3. I STRONGLY oppose this change. While I support more affordable housing in Bloomington, I DO NOT support the addition of multiplexes in established neighborhoods, particularly in WestPointe. WestPointe has done its part in accommodating affordable housing. We have several Habitat for Humanity houses peppered throughout our neighborhood, and we have many rental houses too. PLEASE DO NOT add multiplexes to our neighborhood as well! I truly believe that the addition of multiplexes (even just duplexes) will tip the scale of our neighborhood in the wrong direction. Even now, the rental houses in our neighborhood frequently aren't kept in good order, including garbage/broken furniture in yards and houses in very obvious disrepair. My husband and I recently took out a home equity loan to do major repairs and some needed renovation to our house, and we added significant value to our home. However, if our neighborhood adds multiplexes, I strongly feel that our neighborhood will no longer be a place where established homeowners wish to live, and all of the work that we did on our house will be for nothing because the value of the houses in our neighborhood will plummet. PLEASE DO NOT let this happen. I strongly urge you to NOT change the zoning of our WestPointe neighborhood to R3. Sincerely, Sherry (and Jim) Barnhart 923 S. Rolling Rock Drive, Bloomington, IN 47403 Sherry's cell: (812) [REDACTED]





Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] Zoning plans Hoosier Acres/ S. Clarizz Blvd**

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'Christine Missik' via Planning Department &lt;planning@bloomington.in.gov&gt;

Sat, Mar 6, 2021 at 6:05 PM

Reply-To: ckayakm@aol.com

To: planning@bloomington.in.gov

Hello City Commissioners,

Please keep Hoosier Acres as a walking/biking oasis for our residents and bordering communities. **There are multiple pedestrian/bike paths into the Hoosier Acres neighborhood but only two vehicular roads (one exits to 3rd St. the other to Smith). This is perfect. Please make sure it stays that way. We don't want our walk/bike path shortcuts to be widened to allow cars.** For example, please make sure that the E. Holmstead Dr. and E. Latimer Rd. paths connecting to Clarizz stay as paths, not roads.

Many walkers (and bicyclists) of all ages (often with baby strollers and/or dogs) enjoy Hoosier Acres, including many walking/biking from neighboring apartment & high density complexes. This is great. People who border our neighborhood find it to be a comfortable place to walk because the streets are sufficiently wide, and *there is very little traffic.*

We have no neighborhood park, We depend on our streets. There are virtually no sidewalks. Increased vehicular traffic would destroy our calm walkable streets.

Also, please keep future dense development on the West side of Clarizz, near College Mall, and not where Southern Indiana Physicians are located. and Macy's has a huge parking lot that has always been mostly empty, and K-mart is empty. Projects should help the west side of Clarizz be attractive and bustling without affecting our neighborhood. Improving pedestrian/bike travel through the whole mall area would be great. It is difficult to get around the North side of Fresh Thyme, for example.

Thanks for considering these observations, especially that our neighborhood serves a recreational function that shouldn't be interfered with by additional traffic. Thanks you.

Christine Missik

[918 S. Meadowbrook Dr.](#)[Bloomington, IN](#)



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## [Planning] Support for More Housing Options

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**Cathleen P** <cathleenpaquet@gmail.com>

Sun, Mar 7, 2021 at 12:46 PM

Reply-To: cathleenpaquet@gmail.com

To: "planning@bloomington.in.gov" &lt;planning@bloomington.in.gov&gt;

Hello,

I write today to voice support for plex development in neighborhoods specifically walkable to downtown Bloomington.

I've lived in Bloomington for close to 20 years, and one of the things I liked most and that strongly influenced my move here, was that, at the time at least, it was affordable, walkable, and bike-able. I have seen that change dramatically in my time here, in no small part due to the lingering effects of restrictive zoning.

I understand the community resistance to increased density, as it is easy to equate that with student housing, and many members of the community, perhaps quite reasonably, do not wish to wade through discarded Solo cups and beer pong tables in their neighborhoods. But this is not only a misunderstanding of what rezoning would mean, it is also a gross over-generalization and prejudice toward a huge segment of our community.

As community decision-makers, it is up to organizations like the planning commission to properly educate the public on what policies mean, and to not allow a minority choosing to exercise their worst, NIMBY-ish impulses to bully important policies affecting affordable housing options in the city at-large.

Please expand the R4 zone to the map drafted in October. I also urge you to allow duplexes by right and permitted in all residential zones, to reduce the administrative burden on city staff.

Please share this email with all parties involved in this decision-making process.

Thank you so much.

Cathleen Paquet

--

Cathleen Paquet

*she/her*

*Stylist at Ruby's Hair Company*

Saturday, March 6, 2021

RE: Clarizz Medical Park Plat

From: Charles Teague  
401 S Pleasant Ridge  
Bloomington, Indiana 47401

Once again it has reared its ugly head – a cut through to Clarizz. This has been brought up several times.

Hoosier Acres is an historic neighborhood. I have been told by the Historical Society I cannot make any changes or additions to my home without their approval.

I feel once again, money and greed are behind this proposal. They can develop on Clarizz without destroying the beauty of our neighborhood. There is easy access to Third Street (which has become a super highway) and Moores Pike. What about using the old Kmart building that has been vacant for several years or even Macy's which will be closing. Also what about the old Marsh building that has been vacant for a good number of years.

There is no reason to destroy our neighborhood in which the residents have maintained their property. We do not need more apartments. Apartments are going to be going up further down Third Street passed Mr. Hibachi.

I feel the plan behind this is to then buy land from those of us who have a parcel of land from those of us who not only face – say Pleasant Ridge but also the street behind, Risner.

Let's not forget the safety of children and adult who can walk through the neighborhood safely even though we do not have sidewalks. We do not need more trucks and cars speeding through the neighborhood. This has always been a prestigious area and now the planning commission and developers are trying to make it into an ordinary area. Not to mention the wildlife that will be looking for a home because these developers will be cutting down trees that are hundreds of years old which provide a buffer to the noisy Third Street Highway.

I respectfully hope the planning commission will take my concerns into consideration.

Respectfully submitted,



Charles Teague



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] clarizz medical park**

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'Gerry Stieglitz' via Planning Department &lt;planning@bloomington.in.gov&gt;

Sat, Mar 6, 2021 at 9:48 AM

Reply-To: glstz@aol.com

To: planning@bloomington.in.gov

hello:

i am a resident of hoosier acres & live at [532 pleasant ridge rd](#). i am concerned about the medical park on clarizz trying to become rezoned. let me say this is not good for hoosier acres. as a resident on pleasant ridge and of hoosier acres my concern is the integrity of our neighborhood.

rezoning from medical to high density housing was not in the plan years ago when clarizz was 1st extended. hoosier acres was very instrumental in the planning then & agreed to allow low density business & medical to be built along our boarder. high density housing was not. we did not want apartments to "peer" into our back yards & windows, plus we were against apartment residence to feel they could come into our yards & calm low traffic streets to "party" & mingle ...thus the "buffer" of low density business/medical was a great solution.

further more the issue of connectivity was discussed. we agreed to allow walk/bike paths but no street connection. we have no side walks and not very many curbs so increased car traffic would be very hazzardous for our residence, especially children. with the lane changes on 3rd street it is becoming very difficult to make left hand turns out of hoosier acres....so any street connections will make conditions worse.

our/my position has not changed (been a residence of hoosier acres since 1984) ...the zoning must remain in place.

lastly, i do not trust developers/surveyors. the medical office behind our residence was built too close to my property. this was not discovered till after the building was built, thus my mistrust for surveyors. it encrouches by about 10 feet.

please leave the clarizz zoning stay as is.

sincerely,

gerry stieglitz

812-[REDACTED]



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] Up-zoning**

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**'jude' via Planning Department** <planning@bloomington.in.gov>

Mon, Mar 8, 2021 at 10:00 AM

Reply-To: jjvacation@yahoo.com

To: "planning@bloomington.in.gov" &lt;planning@bloomington.in.gov&gt;

Dear Planners,

I want to thank you and express my appreciation for the work done by you and all the people who help run the city of Bloomington and Monroe County.

I am very concerned about the up-zoning proposal and the process.

I have lived in the NWS since 1988. I bought a 600 sq ft home here in 1990. I lived in the backyard for two years while I fixed the house. Everyone told me how crazy for wanting to live in this neighborhood because it was "bad". Now in 2021 I could not afford to buy a house here. I met my partner in 93' and our family started to grow. We bought another dump of a house in the NWS fixed it up and moved in. I started renting the small house well below market value so other people could get a break and might have a chance to 'get ahead'. Every person who lived in that house for the first five renters, broke their lease early (with my blessings!) because they had managed to save up enough money to purchase their own home. I made a point of renting to single parents and people with poor paying yet 'good-for-our-community' jobs.

Then my partner and I got married and I lost the homestead benefit, and my property taxes went from \$30 a month to \$130 a month. I asked several city/county departments for help in being released from this increase so I could continue to rent at below market value but could not get one. Clearly affordable housing has not been on the forefront of our city/county because I was willing to personally take a hit, but the city/county would not. Please remember Indiana's minimum wage is still \$7.25 an hour which makes employers feel good when they pay you \$10 an hour, still not a living wage when over half of it is going for rent. When you add the poor hourly wages to the fact that people often hire you as temporary or keep your hours just under what they would have to provide benefits for its a vicious cycle. Our City of Bloomington is a master at temporary hiring therefore justifying paying under the living wage the city determined to be \$13 an hour.

Please stop this undemocratic, unimaginative, up-zoning in our city. It does not create affordable housing; Bloomington has no legal guarantee of affordable housing coming out of this process. It is insulting to anyone paying attention except the developers. Please, stop being followers of other cities who have made these mistakes. There is no going back once this happens and you know it.

There are ideas out there that do create affordable housing that can be purchased and provide ways for marginalized populations to build equity. (An example from Michigan: <https://casscommunity.org/tinyhomes/>)

I understand these ideas probably will not make anyone rich, but the money invested will be returned with the added benefit of more housing secure population.

This Up-zoning is not urgent. The critical problem is to create affordable housing. Your willingness to cram this through is shady and makes one wonder whose pockets are being lined with money from developers.

Respectfully,

J Flynn

835 W 7<sup>th</sup> St

47404



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] UPZONING**

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**'Judith Kearney' via Planning Department** <planning@bloomington.in.gov>

Sun, Mar 7, 2021 at 11:40 AM

Reply-To: jkearn361@aol.com

To: planning@bloomington.in.gov

I am writing to oppose the plan to upzone our neighborhood. We bought not long ago in Hoosier Acres because it was the kind of neighborhood we wanted to live and raise our family. I think the term upzoning is a euphemism for a way to ruin our quiet and peaceful way of life. There are many properties that actually need upzoning. I can think of several right off the bat. The property that will be vacated when the old hospital leaves, the area near the old kmart and soon to be vacated Macys, the places that are turning into slums because the landlords where students live, don't have any need to keep up the houses. Most residents oppose the plan for the same reasons I do. No need to wreck our area. J Kearney



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

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**[Planning] Secretary, Planning Commission, re: 03/08/2021 hearing regarding zoning amendments**

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Joseph Prejs <jmp3954@comcast.net>  
Reply-To: jmp3954@comcast.net  
To: planning@bloomington.in.gov  
Cc: rollod@bloomington.in.gov

Sun, Mar 7, 2021 at 10:33 AM

To: Secretary, Bloomington Planning Commission

The only way that multiplexes should be allowed in the core neighborhoods is if the property owner is required to live in one of the units and for-profit corporate ownership is prohibited, and they should mostly be limited to duplexes. It may be possible to arrange some types of cooperative ownership program, perhaps under the auspices of an organization such as Habitat for Humanity, with units regarded as types of condominiums. If the big commercial real estate concerns are allowed to be involved, then exactly what many residents object to will take place. It would also appear that for multiplexes to have a significant impact on density and its associated environmental benefits, a large-scale demolition of existing structures and the construction of their replacements would be entailed. The footprint of such a course of action may well offset any benefit.

Some of the proponents of the zoning changes, including certain members of the City Council, are hostile to detached single-family homes, and, I suspect, are hostile to the very notions of home ownership and private property. They may well be using climate change as an excuse to enact the kinds of quasi-Marxist social engineering schemes that have been popular with many on the Left since at least the '60s. (Decades ago, Romanian dictator Nicolae Ceaucescu had thousands of private homes demolished, forcing the residents into state-owned apartment blocks, in order to help facilitate his version of an egalitarian and communal "socialist" society. The difference between this and what some of today's radicals seem to desire is mainly a matter of degree.)

I therefore oppose the zoning changes regarding multiplexes which are to be considered by the Planning Commission at its March 8, 2021 hearing.

Joseph Prejs  
[1501 S. Clifton Ave.](#)  
[Bloomington IN 47401](#)





Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## please listen to your constituents who voted you into office

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**Myers, Kathleen** <myersk@indiana.edu>  
To: "Myers, Kathleen" <myersk@indiana.edu>

Mon, Mar 8, 2021 at 1:56 PM

Dear Planning Commission, City Council, and Mayor Hamilton:

I write to register my continued concern and that the proposed changes in the revised plan are still far from adequate as a densification plan for moving forward at this point in time.

**First**, this process is still ALL being done in the middle of a pandemic! Like many citizens, we are dealing with life and death issues with elderly parents, unemployment, and children out of school. This is NOT a time to be changing the very fabric of Bloomington--when over half the population cannot have good input and due process.

**Second**, the changes still do not take into consideration neighborhood differences and needs. We all know that Bloomington is far from a one-size fits all. The new zoning and maps are largely doing just that in the core neighborhoods. WHY? Please consider a neighborhood by neighborhood study, approach, and plan. The citizens you represent deserve this thoughtful approach given that their livelihoods and living conditions depend on it.

In order to help you glimpse this problem of imposing a zoning without studying neighborhood differences and diversity, I offer just a few examples:

---In three directions from Bryan Park (E-W-S), there are no sidewalks for about 3 blocks or more; if the housing in each direction turns into duplexes w/ as many as 6 bedrooms/duplex and with mostly unrelated tenants that each have their own car, then there will be no safe place for kids to walk to the park; shouldn't that be studied before advocating blindly for increased density?

--Taking a quick informal survey of this same area reveals one of Bloomington's most diverse populations: about 15% retirees, 35% rentals (mostly to students), 35% families with school age children, 15% single or married professionals. Why would you want to tamper with this great diversity and tip the balance to rentals vs. homeownership?

--Take a close look at the houses in the Bryan Park and Maxwell Manors adjacent to the park; the majority are small ranch houses that are affordable to buy and maintain for retirees, young professionals, and working class families. Why would you risk destroying this affordable area?

**Third**, given my experience with planning meetings and the way wording is currently, in Zones R1, R2, R3 duplexes are 'Conditional' and the conditions have negligible requirements. It will be very hard for retirees, working parents, and others to engage with this process and fight for changes on a case by case basis. We need to not have the burden be on people who have invested in a neighborhood.

**Fourth**, why has the city spent so many years studying and carefully developing what will be established in the old hospital site, and yet now push through a radical change in the areas that will greatly affect much of Bloomington's core population?

**Fifth**, how will the new state rulings on what protections or requirements can be put on rentals effect an increase in rentals with the vast development of duplexes that will most likely be rental property in areas adjacent or near to Indiana University? Will the single most impactful action by a mayor--Tomi Allison and the limit of no more than 3 unrelated individuals--be viable still? As a citizen who has lived here over 30 years, I witnessed how this ruling radically changed several neighborhoods. In the late 1980s and early 1990s families were fleeing to the suburbs. After that ruling, slowly but surely families began moving back into the Bryan Park, Maxwell Manors, and Elm Heights areas. Please support this trend toward diversification.



There are many other reasons to take more time, care, and study before making radical changes to neighborhoods and the community culture around them. But I will close with what prompted me to finally carve out a valuable Sunday afternoon to write to you all again: I received two phones today from investors offering cash for my house. I had heard of this happening to others once this issue was put back on the table by the mayor in the middle of the pandemic (which still really feels like dirty politics), but I just experienced it myself.

Word is out that Bloomington is an investor's dream. But where will these retirees, young families and professionals, long-term graduate students renting a stable home for 5 years go when they are either priced out of the neighborhood or the balance has been lost to undergraduate rentals and intransient one-year rentals? These communities will most likely go to the suburbs where the city cannot go after the community they build and invest in. Is this the city you want to make happen because time and care was not taken to build consensus in a health (literally) atmosphere?

I urge you to please stop this current process and make it more democratic, specific, and supportive of the citizens you have been elected to represent. This is our home and our community and our town. It should be a joint, well-considered process instead of a radical change, often argued for by people who it will not even affect.

Thank you again for your time and consideration,

Sincerely,

Kathlen Myers

(former resident of Bryan Park neighborhood, current resident of Maxwell Manors)

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**From:** Myers, Kathleen <[myersk@indiana.edu](mailto:myersk@indiana.edu)>

**Sent:** Thursday, January 7, 2021 11:52 AM

**Subject:** please listen to your constituents who voted you into office

Dear John and members of the City Council and Planning Commission,

[Quoted text hidden]

[Quoted text hidden]

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 **Zoning Plans--Please Read and Consider.pdf**  
185K



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

**[Planning] [City of Bloomington, IN - Planning and Transportation Department] New message from Kathy L. Nesbitt**

'Facebook' via Planning Department <planning@bloomington.in.gov>  
Reply-To: notification@facebookmail.com  
To: Btown Planner <planning@bloomington.in.gov>

Mon, Mar 8, 2021 at 9:48 AM



**Kathy L. Nesbitt** is waiting for a response from City of Bloomington, IN - Planning and Transportation Department

Responding quickly to your message from Kathy L. Nesbitt will help increase their trust and confidence in your Page.



I am against allowing more duplexes, triplexes and quadplexes in core neighborhoods.

[View Conversation](#)

**New! Reply by Email**

If you reply to this email, Kathy L. Nesbitt will receive your response in Messenger.

This message was sent to [planning@bloomington in gov](mailto:planning@bloomington.in.gov) If you don't want to receive these emails from Facebook in the future, please [unsubscribe](#)

Facebook, Inc , Attention Community Support, [1 Facebook Way, Menlo Park, CA 94025](#)



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

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**FW: century village rezoning**

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**Wildman, Robert** <rwildman@boselaw.com>  
To: "scanlanj@bloomington.in.gov" <scanlanj@bloomington.in.gov>

Mon, Mar 8, 2021 at 10:46 AM

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Jackie, we represent [REDACTED]

**Robert T. Wildman**  
**Bose McKinney & Evans LLP**  
111 Monument Circle | Suite 2700 | Indianapolis, Indiana 46204  
RWildman@boselaw.com | P 317-684-5377 | F 317-223-0377

Assistant Contact | Michelle D. Kinnard | mkinnard@boselaw.com | P 317-684-5202 | F 317-223-0202

*Bose McKinney & Evans LLP is a member of Mackrell International, a network of independent law firms from more than sixty countries and thirty states.*

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Jacqueline Scanlan <scanlanj@bloomington.in.gov>

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## Please DO NOT rezone WestPointe neighborhood to R3

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**Barnhart, Sherry Ann** <shbarnha@iu.edu>

Mon, Mar 8, 2021 at 8:49 AM

To: "scanlanj@bloomington.in.gov" <scanlanj@bloomington.in.gov>, "kate.rosenbarger@bloomington.in.gov" <kate.rosenbarger@bloomington.in.gov>

Ms. Scanlan and Ms. Rosenbarger,

My family and I live in the WestPointe neighborhood, and it has come to my attention that our neighborhood is being rezoned from PUD 18 to R3. I STRONGLY oppose this change. While I support more affordable housing in Bloomington, I DO NOT support the addition of multiplexes in established neighborhoods, particularly in WestPointe.

WestPointe has done its part in accommodating affordable housing. We have several Habitat for Humanity houses peppered throughout our neighborhood, and we have many rental houses too.

PLEASE DO NOT add multiplexes to our neighborhood as well! I truly believe that the addition of multiplexes (even just duplexes) will tip the scale of our neighborhood in the wrong direction. Even now, the rental houses in our neighborhood aren't kept in good order, including garbage/broken furniture in yards and houses in very obvious disrepair.

My husband and I recently took out a home equity loan to do major repairs and some needed renovation to our house, and we added significant value to our home. However, if our neighborhood adds multiplexes, I strongly feel that our neighborhood will no longer be a place where established homeowners wish to live, and all of the work that we did on our house will be for nothing because the value of the houses in our neighborhood will plummet.

PLEASE DO NOT let this happen. I strongly urge you to NOT change the zoning of our neighborhood to R3.

Sincerely,

Sherry and Jim Barnhart

923 S Rolling Rock Drive, Bloomington, IN 47403

Sherry's cell: (812) [REDACTED]



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] Forward to Plan Commissioners: Support more housing options**

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**Sarah Mosier** <s.e.mosier1@gmail.com>

Mon, Mar 8, 2021 at 5:20 PM

Reply-To: s.e.mosier1@gmail.com

To: planning@bloomington.in.gov

Please forward my email to all Plan Commission Members.

To the Plan Commissioners: My husband and I are homeowners in Prospect Hill, and I am writing to express our support of plexes throughout Bloomington, especially, in the areas within a short walking distance of downtown. I would love the opportunity to welcome more neighbors in our neighborhood. We have a few small apartment buildings and plexes in our neighborhood already, including one on our street. I like living near them. I'm glad they are in our neighborhood, and having more multi-family homes like these would help more people live closer to the resources we enjoy, living close to downtown.

I urge you to expand the R4 zone to the map drafted by staff in October 2020. I also urge you to allow duplexes by right / permitted in all residential zones, to help decrease the administrative burden on staff and commissions.

Allowing plexes is a critical component of increasing housing stock in Bloomington. I know this will not improve affordable housing on its own, but it is a part of the solution and we have to start somewhere.

Thank you for supporting measures to increase housing options in Bloomington.

Sincerely,

Sarah Mosier and John Vanore

Euclid Ave (Prospect Hill neighborhood)

## General Comment Form

Is any of this going to affect my property at 3425 W. Vernal Pike? I have about 16 acres. I would like to be able to market it for businesses or some kind of housing on the property. Thank you.

### ZO-08-21 public comment form

Hello and thank you for the opportunity to object to the proposed zoning change. My wife and I purchased a Residential Estate (RE) property on N. Dunn St. about 8 months ago - just a few months after the new UDO went into effect. The primary reason we purchased it was to establish a sustainable, efficient farm and orchard on the 6 acres of land. I have been very excited about the possibilities of having a working farm so close to town because I believe it can present a wonderful opportunity to educate young people who don't live in the rural countryside about where their food comes from. Being so close to town also means the food I grow can help contribute to solving our concerns about food security locally as well. My plan has been to gradually transition the property to a functional farm/orchard while I continue to work full-time. After several years of gradually building up the land and capabilities, I plan to retire from my day job and make farming on my property into a full-time job. I believe the land will be able to produce significant volumes of high quality food on a consistent basis and can provide tremendous benefits to the community. I read the new UDO carefully before purchasing the home and emailed with an individual in the city's Planning and Transportation Department to clarify what I would be allowed to do with the property before I purchased it. At that time, it seemed clear that I would be allowed to operate a commercial orchard, produce and sell food crops, and set up pastures for animals with very limited restrictions. It seems now, less than a year later, my aspirations may be shattered. I am very concerned about being switched into the R1 zone because that looks like it would mean my rights to have a commercial tree farm / orchard and crops/pasturage will go from "permitted" to "accessory use only". It is not totally clear what "accessory use" means but it seems like that means a smaller portion of my land could be used for growing food to support our local community. That change seems to be moving the city in the opposite direction it wants to go. It makes much more sense to allow large open lots like mine to be used to produce something for the good of the community (and the economy) rather than forcing it to serve as nothing more than a giant lawn that requires fossil fuels to mow it and fertilizers to stay green and healthy while producing nothing of value for anyone. My specific requests are: 1) Please do not eliminate the RE zone 2) If you decide to proceed with eliminating the RE zone, then please place my property at 2410 N. Dunn St. into a zoning category that allows for agriculture with fewer restrictions than residential zones. 3) If you are unable to heed either of my first two requests, then please ensure zone R1 is adapted so that I may still enjoy the following rights (which are allowable today in the RE zone): A) Exemption from fence height restrictions (or allowance up to 8 feet) when growing crops or pasturing animals (so that I may keep deer from eating my crops) B) Unlimited number of outbuildings (so that I may have places to keep animals and their feed, tool and tractor storage, and crop cleaning/processing/storage, etc. C) Rights to use maximal amount of my property for orchard and crops / pasturage (i.e. not limited to just 25% or less of the lot) D) Opportunities to operate a commercial tree farm/orchard, plant nursery, or food production farm. I realize that you probably

do not want to grant all R1 properties this right but consider two things: i) you could include a provision that this applies only if the lots are 4 acres or larger or ii) you could simply put this allowance in place and assume that nobody with a small in-town lot is going to operate a commercial orchard anyway and that only a few rare people like me with the desire and the size of lot would ever actually exercise this right. Thank you very much for hearing me out and please let me know if there is anything else I can do to clarify my desires or to work with you to come up with a solution that is fair and agreeable to all. Tom Mooradian

### **ZO-10-21 public comment form**

I want to call to your attention the small area of extreme West 8th Street in the Near West Side that is still mapped R4. (It's unclear whether you're include the short stub of North Oak St.) I can't fathom this suggestion. The area includes 16 lots, one vacant, the rest a mix of single-family and "Other Commercial" structures, about half owner-occupied. There's nothing in this section that suggests itself for compatibility of large plexes. What I mainly want to point out is that this is the most remote section of the neighborhood -- remote in the sense that there is no outlet from 8th Street to Adams. This is the far corner of the NWS. So, let's say you add two quadplexes -- that seems consistent with the intent of R4. Two quads could be 8 three-bedroom units of housing, which in turn could be as many as 24 new people in each quad. (Potentially, each bedroom is a couple.) Let's say it's 40 new tenants in total. It seems irresponsibly optimistic to assume half of them won't have cars, but let's assume this only introduces 20 new cars to the neighborhood. Each quad would be required to provide two off-street parking spaces (which is absurd, but let's let that go for now). So now there are 16 new cars looking for street parking spaces. That's a ridiculous burden to put on the residents of that end of 8th Street. On top of that, it's potentially 20 new cars coming and going from their homes. The only ways available to come and go are east on 8th Street either to Rogers or turning left on Fairview toward 11th St., or down Elm to West Kirkwood. That's a lot of new traffic through a neighborhood with 23-foot-wide streets. I want to point out also that this area is very near the new cooperative housing structure at 921 W. 9th. That building, when completed in August, will house 18 people. They too will have cars. Immediately west of that structure is a house with an ADU. Then two vacant lots, each of which, under the city's new zoning proposal, would be eligible to become a duplex. Also in this immediate area is the former Girls Inc. property; we don't know what's going to happen to that. Given the impact on traffic and parking in the Near West Side, I don't think you could choose a worse place to put new R4 density.

I am a home owner who will be most effected by this new zoning. I live at the end of Homestead Drive. When we bought our home in 2004, we chose this location and neighborhood because Hoosier Acres is so unique compared to other neighborhoods. We were told by the developer where the current IU health building now stands, that a street would never go through to Clarizz from Homestead Drive. A proposal had been voted down. How many times do the home owners have to fight to keep a street from Homestead to Clarizz from being passed? This is stressful and tiresome. Our streets are safe with low speed limits and less traffic. A street going to Clarizz would put us all in danger, especially the children. Why you are considering changing this old established neighborhood is so concerning. We are surrounded by apartments and condos and a new 5 story dwelling is unnecessary and an eyesore. With the new hospital moving to this

side of town there will be need of more (not less) medical office spaces closer to the hospital. The medical building that currently exists on the site is only 10 years old and in no need of tear down (if the property is rezoned to RH the value of the building is minimal given the opportunity to develop multi-family housing). The rezoning of the property and removal of the PUD could potentially open up the extension of Homestead Drive to Clarizz if and when the property is built out as multi-family housing, which as a matter of public safety is concerning given the lack of sidewalks in Hoosier Acres (which I appreciate). The buffer provided by the PUD plat, that the Hoosier Acres residents fought to put in place, will be greatly diminished if rezoned to Residential High Density. Please choose the PUD to be zoned as a mixed use healthcare rather than the proposed residential high density-multi family. And please do not even consider a street connecting Homestead Drive with Clarizz. Julia Conlin 3434 E. Homestead Drive Bloomington, Indiana 47401 812-369-0806

I am a home owner who will be most effected by this new zoning. I live at the end of Homestead Drive. When we bought our home in 2004, we chose this location and neighborhood because Hoosier Acres is so unique compared to other neighborhoods. We were told by the developer where the current IU health building now stands, that a street would never go through to Clarizz from Homestead Drive. A proposal had been voted down. How many times do the home owners have to fight to keep a street from Homestead to Clarizz from being passed? This is stressful and tiresome. Our streets are safe with low speed limits and less traffic. A street going to Clarizz would put us all in danger, especially the children. Why you are considering changing this old established neighborhood is so concerning. We are surrounded by apartments and condos and a new 5 story dwelling is unnecessary and an eyesore. With the new hospital moving to this side of town there will be need of more (not less) medical office spaces closer to the hospital. The medical building that currently exists on the site is only 10 years old and in no need of tear down (if the property is rezoned to RH the value of the building is minimal given the opportunity to develop multi-family housing). The rezoning of the property and removal of the PUD could potentially open up the extension of Homestead Drive to Clarizz if and when the property is built out as multi-family housing, which as a matter of public safety is concerning given the lack of sidewalks in Hoosier Acres (which I appreciate). The buffer provided by the PUD plat, that the Hoosier Acres residents fought to put in place, will be greatly diminished if rezoned to Residential High Density. Please choose the PUD to be zoned as a mixed use healthcare rather than the proposed residential high density-multi family. And please do not even consider a street connecting Homestead Drive with Clarizz. Mark Conlin 3434 E. Homestead Drive Bloomington, Indiana 47401 812-320-9254

I am against the rezoning plan for a multitude of reasons, but mostly because we do not need more high density housing on the east side. Develop the areas of Bloomington that need it, such as the dilapidated areas on the west side. This will only ruin Bloomington's east side neighborhoods and there is no good reason for it.

the medical office buildings are sorely needed in this community. more could be located to meet the needs on this side of town near the hospital. it is environmentally irresponsible to tear a 10 year old building down and throw it in the landfill. the site at the old Kmart building would be an excellent to build higher density courtyard housing Hoosier acres does not have sidewalks it would ne disaasteroue to open it up at clarizz to thru traffic. the neighbourhoo is a natural



walking area open to other neighbourhoods which many people use that do not live there. everyone is happy with this arrangement and would welcome others from a project in the k mart area. It is better for for the environment and all residents in surrounding areas to keep hoosier acres and the Clarizz medical park in tact

Planning Commission, Do not rezone the Clarizz Medical Park Plat to Residential High Density. There are multiple reasons to keep the PUD in place: 1) With the hospital moving to this side of town there will be a large shift of necessities such as doctor's offices off site but close to the hospital. 2)The medical building that currently exists on the site is only 10 years old and in no need of tear down. 3)Eliminating the PUD could open the back of Hoosier Acres, which people come from all over the east side to walk, ride and enjoy the quiet street. If opened there are no sidewalks throughout our neighborhood making it a dangerous combination of people, animals and speeding cars. I do not know the reason for needing this drastic change at the Clarizz Medical Park plat but I hope that you can keep this small plat PUD in place. If it has to changed maybe a Mixed Use Healthcare zone would be a better fit for this parcel. Thank You, Cindy Paull 1000 S. Pleasant Ridge Road

There are several reasons I am objecting. These are: 1-With the hospital moving to this side of town there will be need of more (not less) medical offices close to the new hospital. 2-The medical building that currently exists on the site is only 10 years old and in no need of tear down (if the property is rezoned to RH the value of the building is minimal given the opportunity to develop multi-family housing). 3- the rezoning of the property and removal of the PUD could potentially open up the extension of Homestead Drive to Clarizz if and when the property is built out as multi-family housing, which as a matter of public safety is concerning given the lack of sidewalks in Hoosier Acres (which I appreciate). 4-the buffer provided by the PUD plat, that the Hoosier Acres residents fought to put in place, will be greatly diminished if rezoned to Residential High Density. Sincerely, Spencer Hays 3436 East Homestead Drive

My family and I live in the WestPointe neighborhood, and our neighborhood will be rezoned to R3. I STRONGLY oppose this change. While I support more affordable housing in Bloomington, I DO NOT support the addition of multiplexes in established neighborhoods, particularly in WestPointe. WestPointe has done its part in accommodating affordable housing. We have several Habitat for Humanity houses peppered throughout our neighborhood, and we have many rental houses too. PLEASE DO NOT add multiplexes to our neighborhood as well! I truly believe that the addition of multiplexes (even just duplexes) will tip the scale of our neighborhood in the wrong direction. Even now, the rental houses in our neighborhood frequently aren't kept in good order, including garbage/broken furniture in yards and houses in very obvious disrepair. My husband and I recently took out a home equity loan to do major repairs and some needed renovation to our house, and we added significant value to our home. However, if our neighborhood adds multiplexes, I strongly feel that our neighborhood will no longer be a place where established homeowners wish to live, and all of the work that we did on our house will be for nothing because the value of the houses in our neighborhood will plummet. PLEASE DO NOT let this happen. I strongly urge you to NOT change the zoning of our WestPointe neighborhood to R3. Sincerely, Sherry (and Jim) Barnhart 923 S. Rolling Rock Drive, Bloomington, IN 47403 Sherry's cell: (812) 361-9754



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] Changing R3 to R4**

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**Antonia Matthew** <antonia.matthew@gmail.com>

Wed, Mar 17, 2021 at 6:09 PM

Reply-To: antonia.matthew@gmail.com

To: planning@bloomington.in.gov

i am writing to you about proposed change in R3&R4

South Washington has many historic houses in the neighborhood. The danger of R4 zoning in this area is that it might encourage demolition for upscale apartments on the west side of Washington so changing the character of this neighborhood. It already has multifamily units as many of the big houses are duplexes, triplexes, quads and tiny efficiency apartments.

The other area is E Hillside. The city is including 50+ lots while only 4 of them actually face Hillside. The area was built without basic infrastructure and the R4 would be a disaster that would encourage a "patchwork" of development rather than a strategic approach to add basic utilities.

Please go to these areas and see that R4 zoning would be a mistake. Don't let theory triumph over what is there now and what it contributes.

sincerely,  
Antonia Matthew



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**PLEASE SHARE WITH ALL PLAN COMMISSIONERS -- INPUT TO UDO UPDATE**

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Cathi Crabtree &lt;cathic9@gmail.com&gt;

Thu, Mar 11, 2021 at 2:46 PM

To: planning@bloomington.in.gov, scanlanj@bloomington.in.gov

Dear Plan Commissioners:

I have been a homeowner in the Near West Side for approximately 7 years. I've been a Bloomington resident for over thirty years, as a renter and a homeowner.

I've been following the proposed UDO updates for months and I am disappointed in some of the changes I see in this latest redlined draft. I would have liked to have seen the originally proposed updates go forward to the Plan Commission for consideration.

I understand that plexes will be discussed in detail at a later date but since the Plan Commission will be working on amendments over the next week or so, I want to state that I believe duplexes should be Permitted Use in R1 through R4 zones. I don't have concerns with the criteria being applied to duplexes per se, but I think that so long as duplexes meet the criteria set forth in 20.06.040(d)(6)(B) and 20.06.040(d)(6)(C), no reason exists to make them Conditional. I recommend this criteria be applied but as Permitted Use, i.e. not requiring additional review by the Board of Zoning Appeals or a Hearing Officer. While the additional costs and delays of Conditional Use are not a hindrance to big developers, they could be a hindrance to small, locally based developers as well as homeowners.

So long as the duplexes meet the requirements set forth, there is no reason Duplexes will do anything other than improve the neighborhoods by allowing more folks to live there, including folks who can't afford a single-family home and aging folks who want to live in walkable, accessible neighborhoods. "By 2030, one in every five Americans will be over age 65, and our nation will face a severe shortage in appropriate housing to meet their needs."<sup>1</sup> "Communities and builders are recognizing the need for a shift in the way American homes are designed, regulated and developed. So-called **Missing Middle Housing** is a critical part of the solution."<sup>2</sup>

[<sup>1</sup> and <sup>2</sup> source is American Association of Retired People (AARP).]

On a personal note, while it was in Evansville, not Bloomington, living in a multiplex dwelling was a great option for my mother as she aged. I would like to think Bloomington would offer this same option to me and other Baby Boomers as we age.

I would also like to see triplexes and fourplexes allowed as Conditional Use in R1 through R4 zones for the reasons stated above. Limiting triplexes and fourplexes to R4 zones does not make sense for a city that is growing ... and Bloomington is growing.

I do not agree with the 150-foot buffer around duplexes in R1 through R3 for a two-year period. This places an unfair restriction upon a homeowner who might live next door to another homeowner who gets approval for a duplex. Duplexes are not blights on our neighborhoods and having two or more duplexes in one block is not a problem. If the Plan Commission feels it must place some sort of cap on the number of duplexes (which I do not agree with), I ask that you do it in another way (such as a percentage) so that you are not unfairly impacting folks. Two years is a long time for a homeowner to wait to convert a house to a duplex and it is extremely arbitrary.

I also ask that the Plan Commission expand the R4 zone to align with the map drafted by City staff in October 2020. At the very least, increase the size of R4 to somewhere between what was proposed and the tiny amount of R4 that is currently proposed.

As Randy Shaw states in *Generation Priced Out: Who Gets to Live in the New Urban America*, “Backers of exclusionary zoning and opponents of infill housing are worsening economic and racial exclusion.” (Shaw, 2018, p. xx)

The Plan Commission is the land use and development policy body for the City and is the decision-making body that acts in an advisory capacity to the Common Council for amendments to the UDO.

I see the members of the Plan Commission serving as the objective subject matter experts. I ask you to forward a proposal to City Council that you believe is best for the City, regardless of political pressure. Bloomington is growing and we need to do that smartly and equitably. Allowing duplexes in all residential neighborhoods, particularly the most walkable neighborhoods, is both smart and forward looking. I welcome more neighbors into the Near West Side.

Sincerely,

Cathi Crabtree



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] Amendment comments for Plan Commission**

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**Dave Warren** <dcwarren@gmail.com>  
Reply-To: dcwarren@gmail.com  
To: planning@bloomington.in.gov

Wed, Mar 17, 2021 at 4:17 PM

Greetings! Could you please pass on my UDO amendment comments to all members of the city's plan commission? Thank you! (I've pasted the text below and also attached it as a Word doc.)

Dave Warren

Good evening! My name is Dave Warren, an adjunct instructor of a class called Urban Problems and Solutions at the O'Neill School of Public and Environmental Affairs and a member of Neighbors United Bloomington-Monroe County. Like many of us who closely follow Bloomington's zoning ordinance, I was disappointed to see how far the city walked back the proposed changes to the zoning code and map, even before a single public hearing at plan commission or city council. I'm writing here to weigh in on some of the amendments before you and discuss at least one additional amendment that might be helpful.

I'm including a TL;DR (too long; didn't read) section here on my specific comments on various amendments in case the amount of text below that looks daunting! I provide more details and discussion after that.

**TL;DR:** To move towards a more affordable, equitable, sustainable, and fiscally healthy Bloomington over the coming 20-30 years, I'd like to suggest that plan commission considers the following:

-Amend the proposed zoning map to convert as many R3 areas to R4 as possible (with similar changes made to R1 and R2 areas) so that more affordable housing types can be legally built in more places. Redrawing zoning lines is likely too difficult, but upgrading some residential areas could get the map looking more like what was originally proposed.

-Pass an amendment to the UDO that would at least make duplexes allowed by right in any residential zone, just as detached single-family homes are allowed by right in any residential zone. Local governments that want more affordable housing should not use a long-term planning tool like zoning to prioritize the most expensive type of house (the detached single-family home). A common retort to this is that "new plexes will be expensive." But this conveniently ignores that fact that a unit in a new plex is always going to be more affordable than a new single-family home in the same location. It also ignores the fact that when a new multi-unit home is built, multiple older more affordable homes elsewhere in the community can open up when folks move into the new plex units).

-Reject the amendment that forbids someone from converting their home to a plex for two years if someone within 150 feet beat them to conditional approval of their own plex. This pits neighbor versus neighbor and also favors wealthier residents who may own multiple properties and have the resources and knowhow to quickly navigate the conditional approval process.

-Impervious surface amendment: Related to an ongoing debate over a proposed housing development bordering Switchyard Park, it seems like it would make a lot of sense to propose an amendment that allows for increased impervious surface area for developments that border greenspace within the city. One of the main reasons local governments build parks like Switchyard Park is to act as a catalyst for more compact forms of mixed-use development around the park. There is certainly nothing wrong with having a lower cap on impervious surface area for most developments. But when permanent greenspace borders the proposed development, the petitioner shouldn't have to add even more, especially if doing so reduces the number of homes that can be built (which, all else equal, results in more expensive homes).

**Longer explanation:**

In general, I am writing to encourage plan commission to pursue amendments that would send the common council a set of petitions closer to the mayor's original proposal. I do so for several reasons.

The first reason is a big number: 36,000 people. That's over twice as many people as Assembly Hall holds for a basketball game. 36,000 is also the number of people who work in the city of Bloomington but don't live there, according to the city's hospital site redevelopment report. Of course, some of those 36,000 choose to live outside the city. It's totally fine to make that choice. But thousands of those 36,000 people would probably live in the city if they could afford to. Four of those people are my family. We moved out of a Sherwood Hills townhome (I guess you could

call it a six-plex!) on the south side in 2017, had two offers on places in the city fall through, and wound up on the far west side in the Fieldstone neighborhood, one of the city's primary areas intended for annexation. We likely couldn't afford to live in our current neighborhood if we were buying today instead of four years ago—prices here are up about 40 percent since we moved in.

Living further away means fewer transportation options, generally resulting in added congestion and emissions. More people living outside the city also means more development pressure on the county's greenfields and rural landscapes. Indeed, 80 percent of housing added outside the city of Bloomington and town of Ellettsville since 2015 took the form of detached single-family houses on relatively large lots eating up more land in the county (according to annual data obtained from the county's planning department).

Why does this happen? How are we such an unaffordable and sprawling place to live? A big reason is that the government of the city of Bloomington—like Monroe County's government and the local governments of most jurisdictions in the United States—use their zoning code to prioritize the most expensive type of home—the detached single-family house. You get what you plan for, and for decades, Bloomington has planned in a way that makes living in our community exceedingly unattainable for folks who lack high incomes or wealth. That has to change, and you have an opportunity to make that change happen faster by offering amendments that get us closer to the mayor's original proposal.

In 2019, some on council noted the importance of city council as a regulatory body for development. That is indeed true. What is also true, however, is that it is a regulatory body that for decades has made decisions that favor incumbent homeowners over the community as a whole. Regulatory capture occurs when decisionmakers and institutions make choices that favor a small group over the larger needs of the community. We rightly hate when institutions like the forest service appear to be captured by logging interests. But too many are quiet when local governments continually favor comfortable homeowners, even when the city is two-thirds renters. The consequences of this unfortunate status quo harm both renters and would-be homebuyers, resulting in a chronic lack of available ownable and rentable housing that drives high prices and rents.

Those high prices and rents are known to generate racially and economically inequitable outcomes in communities where population growth surpasses homebuilding. In Indiana, according to the Census' Bureau's American Community Survey, the median Black household makes \$25,000 less per year than the median white household. Hispanic households make \$13,000 less per year. When our zoning code forbids anything but the most expensive type of home from being added to most neighborhoods, that makes it that much harder for lower income families and people of color to live in those neighborhoods. I've heard many say that exclusionary zoning in Bloomington was never intended to segregate people by race or class. But look at how segregated MCCSC elementary schools are: Child's Elementary—just an 11-minute drive from Fairview Elementary—has a free and reduced price school lunch rate of just 9 percent compared to Fairview's 83 percent. Binford-Rogers's attendance boundary is adjacent to Templeton's boundary, with the schools even closer together than Child's and Fairview, but Binford-Rogers has a FRPL rate of 19 percent compared to Templeton's 56 percent rate. All of these schools are fantastic, but we know that students don't learn as well when they are in classrooms with large concentrations of poverty. And because schools are assigned based on a child's home address, schools that serve lower-income neighborhoods have higher concentrations of poverty. By making it easier to add more affordable types of homes throughout Bloomington, our community can move towards a situation in the coming decades that gives lower-income families more options to live in more neighborhoods throughout the city (which by extension gives families more ability to choose which public school their children will attend).

By the end of June, every municipality over 10,000 people in the entire state of Oregon will no longer be able to use exclusionary single-family zoning within their borders. Just a couple weeks ago, the city council of Berkeley California—a college town not much bigger than Bloomington—voted 9-0 to move toward eliminating single-family zoning by the end of next year. It's particularly important that such a vote happened in Berkeley, as it is the birthplace of single-family zoning. Cities across the country are moving to strike exclusionary zoning from their municipal codes. The federal government—via both the executive branch and in bills introduced in both chambers of Congress—is signaling its willingness to start tying federal CDBG and other dollars to local government efforts to eliminate exclusionary zoning. Bloomington is almost certainly going to end single-family zoning at some point this decade, whether on its own or after being nudged by the state or federal government. Let's find a way to do so sooner rather than later. The Bloomingtonians of 2040—many thousands of whom haven't even been born yet—will thank you. (Okay, they probably won't thank you, but you'll know you made living here a little easier for the average person now and long into the future.)

Sincerely,  
Dave Warren

P.S. I hate listing credentials, it feels gross! But I want to do so in this case given the subject matter. I have a Ph.D. from the O'Neill School at IU (formerly SPEA), earned in 2019 in the fields of environmental policy and policy analysis. I served on the Monroe County Plan Commission and the MBCMPO policy committee in 2020, have served

on the Monroe County Environmental Commission since 2017, and have taught a class on local government called Urban Problems and Solutions at the O'Neill School since 2015. Prior to coming to Bloomington, I was a research analyst for five years at the Brookings Institution's Metropolitan Policy Program, where I did research on demographic change, transportation, housing, sustainability, and other issues at the local, state, and federal levels. Housing interacts with nearly every other policy area local governments address, so it's impossible to fully discuss the benefits of more inclusive zoning rules and address the common misperceptions and myths in just a page or two. I love talking about these issues with anyone, though, so I'd be happy to meet with anyone to really dig into this stuff. There's so much to do across all of our local jurisdictions and lots of opportunities to start pulling in the same direction. Just let me know if you'd ever be willing to chat!



**2021-3-17 Dave Warren Plan commission UDO amendment comments.docx**

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Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**Re: Upzoning Form Based Zoning**

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**Susan Sandberg** <sandbers@bloomington.in.gov>

Mon, Mar 15, 2021 at 3:08 PM

To: "Bernstein, Edward Charles" &lt;ebernte@indiana.edu&gt;

Cc: Scott Robinson &lt;robinsos@bloomington.in.gov&gt;, Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;, Brad Wisler &lt;brad@bradwisler.com&gt;

Thank you, Ed, I will be sure to pass this along for consideration as the Plan Commission deliberations approach for UDO revisions. We all want this legislative policy to be as sound as it can possibly be as we plan for our housing future.

Best,

Susan Sandberg  
Council At-Large

On Mon, Mar 15, 2021 at 2:49 PM Bernstein, Edward Charles &lt;ebernte@indiana.edu&gt; wrote:

Dear Ms. Sandberg:

I am sending this letter to you as both a member of the Planning Commission and the City Council and would appreciate it that the members of the Planning Commission receive it. Please see it attached as well as below. Thanks.

Dear Planning Commission Member Susan Sandberg

City Council member Matt Flaherty attended one of the Elm Heights Neighborhood Association meetings several weeks ago as a guest devoted to Upzoning and the plexes. He suggested that "Form Based Zoning," of which he is an advocate, would have been very useful in this process because it examines the form of new architecture in detail for each area and would receive more input from each core neighborhood and beyond rather than what I and many other see as a broad-brush approach to solving density. It would enable more predictability in what may be built or changed which is something the lack of which scares many of us.

The Planning Commission's taking this approach would obviously slow things down which many of us feel is necessary at this point anyway given Covid and much of the complex and indeed confusing language in this very important proposal for our City. Where is the rush here for changes that are potentially so profound?

I hope that you can consider this idea before you decide to move forward, and I look to your meeting on March 25.

Sincerely,

Edward Bernstein

Elm Heights resident for 29 years.







Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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## [Planning] R4 within the boundaries of Bryan Park neighborhood

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**'Jean Palange' via Planning Department** <planning@bloomington.in.gov>

Wed, Mar 17, 2021 at 3:56 PM

Reply-To: jmpalange@yahoo.com

To: planning@bloomington.in.gov

Cc: mayor@bloomington.in.gov, council@bloomington.in.gov

Dear Plan Commissioners,

I have been thinking deeply and trying to learn as much as possible about the proposed changes to the zoning ordinance including the map and the newly created R4 district. While I appreciate the intention of creating a district that offers a transition between the R1-R3 districts and the more urban districts, I hope you will consider these two objections to the current map and remove the two areas of R4 proposed within the Bryan Park Neighborhood.

In principle, I support increasing density along the edges of neighborhood on traffic corridors like the new construction I've noticed along Walnut. However, Washington Street is a walkable, bike-able, tree-lined route within the neighborhood. Are there not enough areas, truly at the edges along traffic corridors, that can be developed? It seems possible to me that if development (consistent with the R4 district) is desired within the neighborhood in this area of Washington Street, it should be done on a case-by-case basis and not by right to ensure that the integrity of this pedestrian and bike-friendly area along Washington is maintained.

For the area along Hillside and north to Wilson, from my perspective, the corner developments at Hillside and Henderson are examples of how, through the PUD process, the neighborhood gained pedestrian friendly sidewalks and now the bike path extension to the B-link path that have enhance this neighborhood node in ways that are pedestrian friendly and desirable. My concern is that by right R4 development along Hillside and into the neighborhood as far north as Wilson, will not result in the type of pedestrian friendly improvements to sidewalks (with a tree buffer) and other infrastructure improvements that would make increased density in this specific area of Bryan Park successful.

The Comprehensive Plan is clear in where higher density should be located: at the edges and along transit routes.

These two proposed R4 zones are more than at the edges but rather within the Bryan Park Neighborhood. The Comprehensive Plan also says neighborhoods should not be the focus of the city's increasing density. Please consider these two objections to the proposed zoning map.

Sincerely,


Jean Lennon

[1404 S Dunn Street](#)

269-615-4993

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### 4 attachments

 **objection Hillside.pdf**  
129K **map Hillside delete R4 (1).pdf**  
85K **map Washington delete R4 (2).pdf**  
115K **Objection to Washington.pdf**  
109K



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

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## [Planning] UDO Amendment Comments

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**James Rosenbarger** <jrosenbarger@sbcglobal.net>  
Reply-To: jrosenbarger@sbcglobal.net  
To: Bloomington Planning Dept <planning@bloomington.in.gov>

Wed, Mar 17, 2021 at 10:33 AM

Hello,

My comments in opposition to the proposed duplex zoning amendment is attached. Thanks for your help in forwarding my comments to the Plan Commission.

Jim Rosenbarger



**Follow Comp Plan to PC.docx**

19K

## Follow Bloomington's Comprehensive Policy Plan

Jim Rosenbarger

3-17-21

### The Unified Development Ordinance

Chapter 20.01 Ordinance Foundation Title, Purpose p.1

*"This UDO is adopted to promote the orderly, responsible, and sustainable development and redevelopment of the areas within the City in accordance with the Comprehensive Plan and its components...."*

The proposed zoning amendments permitting duplexes in single family neighborhoods flagrantly violates the Comp Plan and Bloomington's culture of civic participation. **The radical proposed zoning duplex amendments should only be undertaken after an update of the Comp Plan.** The plain language of policy plans is understandable to citizens. The complicated, technical zoning code is difficult for professionals, myself included.

### Comprehensive Plan,

Purpose, p. 8:

*"While the Bloomington Comprehensive Plan has a horizon of 2040, it should be reviewed periodically and updated regularly..."*

The projected long-life span of the Comp Plan is also being ignored. Home buyers sign mortgages for 20 or 30 years and rely on long term stability. Decades of the City's support for home ownership has been crucial to preserving core neighborhoods. The Comp Plan's long horizon makes sense and should be respected.

### Comp Plan Specifics

The Comp Plan includes goals and policies that apply to the city as a whole and are general in nature. The city's justification for increasing density in already dense core neighborhoods also employs this non-specific language, and inexplicably ignores the Plan's very specific and repeated direction to avoid, to discourage, to hinder, to reverse and to protect from, higher density housing in core neighborhoods.

Comp Plan p.60 Chapter 5 Housing and Neighborhoods

*"Most core neighborhoods are stable but are trending towards a lower percentage of new single-family homes." ... "Existing core neighborhoods should not be the focus of the city's increasing density."*

Comp Plan p.61

*"Bloomington's older urban, small scale, compact, single-family housing stock located around the city center and university provide some of the city's more affordable housing stock and must be protected."*

Comp Plan p.64

*“Encourage opportunities for infill and redevelopment across Bloomington...with accessory dwelling units, duplex, triplex, and fourplex buildings,...Avoid placing these high-density forms in single family neighborhoods.”*

Comp Plan p.84      Chapter 7 Land Use, Mixed Urban Residential (Core neighborhoods)

*“They are built at higher densities than the Neighborhood Residential district.”*

*“It is important to protect the existing single-family housing stock within this district.*

*The conversion of dwellings to multifamily.... should be discouraged.”*

*“Safeguards should be considered to hinder or reverse the conversion of owner-occupied residential units to multifamily units.”*

Comp Plan p.85

*“Support incentive programs that increase owner occupancy and affordability...for all income levels.”*

Former mayors, starting with Tomi Allison in the 1980's, wisely responded to the impact of student rentals. Allison initiated a maximum occupancy of three unrelated adults to reduce neighborhood impacts and slow the transition of houses from owner occupied to rental. Other mayors also encouraged owner occupancy by developing the Quiet Nights program, historic preservation districts, and rental inspections.

We still have many rental houses dating from pre-occupancy limits. Now grandfathered with more than three tenants and increased rental income, they don't transition back to owner occupied. We learned, but apparently have forgotten, that once a street becomes dominated by student rentals it doesn't re-transition to owner-occupied. Where's the diversity in that result? Walk along Hunter Ave. or E. 2<sup>nd</sup> St between Woodlawn Ave and Henderson St. It's all student rental.

### **Are existing core neighborhoods really at risk to becoming all rental?**

In Elm Heights from 1999 to 2020, 75 houses changed from owner occupied to rental. 25 changed from rental to owner occupied, a 3 to 1 ratio favoring rentals. \* This change occurred under the 3 maximum occupancy rule. The mix of rental and owner occupied is at a precarious balance. The profit incentive to convert houses to duplexes is strong.

\* References: A 1999 Elm Heights Area map from HAND showing all houses with rentals indicated. I updated the map with current information from Elevate. If the owner's address varied from the property address it was counted as a rental.

See also Comp Plan, p.61, quoted above.

### **In defense of core neighborhood homeowners**

In the sometimes acrimonious Council zoning meetings last year core residents were portrayed as the greedy 'haves', and standing in the way of diversity, etc.

In my 30 years of living and working in core neighborhoods I have found residents to be mostly liberal, green, and tolerant. Many were early adopters who bought houses in need of repairs

and over time made improvements. That care from homeowners helped enhance the attraction of older neighborhoods to well off student renters.

### **Suburbia**

Instead of a house in a core neighborhood, home buyers could have bought a house in a suburban subdivision. That option still comes with 'protective' covenants mandating minimum house sizes targeted to a defined income range. Running homeowners out of the core neighborhoods will contribute to suburban sprawl and degrade our most diverse, green, and

Increasing suburban density is now recognized as an enormous environmental issue. The financial and social success of the core neighborhood's current mix of homeowners, renters, duplexes, small lots, higher density, large and small houses, walkability, and street grids is a pattern to hold up to suburbia and say, "Look, this works!" We need to replicate core neighborhoods, not eradicate them.



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] UpZoning**

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**Marcia Campbell** <mjcampbe@alumni.iu.edu>  
Reply-To: mjcampbe@alumni.iu.edu  
To: planning@bloomington.in.gov

Mon, Mar 15, 2021 at 10:12 PM

**Please forward this note to the members of the Plan Commission. Their email addresses are NOT listed on the City of Bloomington website.**

March 15, 2021

To:  
Mayor John Hamilton

Common Council: Matt Flaherty, Isabel Piedmont-Smith, Dave Rollo, Kate Rosenbarger, Susan Sandberg, Sue Sgambelluri, Jim Sims, Ron Smith, Stephen Volan

Plan Commission: Flavia Burrell, Beth Cate, Chris Cockerham, Israel Herrera, Jillian Kinzie, Neil Kopper, Susan Sandberg, Karin St. John, Brad Wisler.

**RE: Reintroduction of Core Neighborhood “Plexes” to City Planning Process.**

We would like to express our concern and opposition to the reintroduction of the notion of allowing “plexes” in the core neighborhoods of Bloomington. We have been property owners and residents of the Elm Heights neighborhood for over thirty years and owned property in the Green Acres neighborhood in the 1990s. We have placed a high value on owner occupancy as well as living in a historic neighborhood such as Elm Heights. We believe the core neighborhoods contribute to the culturally valuable and diverse core of Bloomington.

In 2019 when the Common Council voted against the “plexes” in the core neighborhoods as part of the Unified Development Ordinance, we thought the issue was put to rest. Now, despite last year’s input from residents and the rejection by the Common Council, the Plan Commission is presenting another plan to introduce “plexes” into the core neighborhoods.

We oppose the proposed zoning for high-density rental housing, “plexes” in single-family neighborhoods. We believe this will not only dramatically increase the housing density, but it will contribute to an existing parking problem and decrease the number of single-family homes. We believe these “plexes” will increase to the noise pollution with the increase in student population, the multiple heating and cooling units, and the automobiles owned by the residents. The introduction of the “plexes” into the core neighborhoods would undermine the historic preservation of city’s Conservation and Historic Districts.

Sincerely,

Marcia Campbell and Jack Cummings  
720 S. Ballantine Road  
Bloomington, IN 47401





Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] Concerns about two specific areas of R4 zoning**

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'Ruth Kenny' via Planning Department &lt;planning@bloomington.in.gov&gt;

Wed, Mar 17, 2021 at 2:35 PM

Reply-To: inspireus@yahoo.com

To: planning@bloomington.in.gov

Dear Planning Commissioners,

I'm forwarding some objections to two specific R4 zoning changes. I'm pretty sure you will get them from Jan Sorby directly, but my husband and I wanted to weigh in as well. We are in agreement with Jan's assessments and hope you take them into consideration.

Our understanding of the Comprehensive Plan is that development is supposed to focus on the edges of the core neighborhoods, rather than pushing inwards. We live on S. Dunn Street, which backs up to Palmer. We are not opposed to development or rentals in general, but at least a couple of the properties on this section of Palmer are owned by the same person. We are concerned that someone could combine them under this R4 zoning and build a much larger multi-family structure that would reach into the neighborhood, going beyond the edges, which conflicts with the goals of the comprehensive plan.

In addition, Palmer doesn't have very good infrastructure. As Jan mentions, nearly all the streets (Wilson, Grant, and Palmer) were built sub standardly, and lack basics, such as sidewalk systems, storm sewers, curbs, gutters and are very narrow with deep ruts.

Some development to the area might make sense, but it should be done carefully. Jan, who is much better versed in zoning language, spells it all out. We just wanted you to know that we share her concerns and support her suggestions for both Palmer/Hillside and Washington.

Thank you very much for considering our opinion.

Sincerely,

Ruth Kenny and David Brenneman

Sent from my iPad

Begin forwarded message:

**From:** Janice Sorby <[janicesorby@gmail.com](mailto:janicesorby@gmail.com)>

**Date:** March 17, 2021 at 10:32:11 AM EDT


**To:** Ruth Kenny <[inspireus@yahoo.com](mailto:inspireus@yahoo.com)>, Jean Palange <[jmpalange@yahoo.com](mailto:jmpalange@yahoo.com)>, Ruth Cohen <[rucohen@comcast.net](mailto:rucohen@comcast.net)>, "Berndtson, Amy" <[aberndts@indiana.edu](mailto:aberndts@indiana.edu)>, "Fuqua, Clay" <[cfuqua@indiana.edu](mailto:cfuqua@indiana.edu)>, "Baumann, JBruce" <[jbbaumann@aol.com](mailto:jbbaumann@aol.com)>, Jenny Bauer <[jenny.bauer65@gmail.com](mailto:jenny.bauer65@gmail.com)>, Thomas Sexton <[thsexton@mac.com](mailto:thsexton@mac.com)>

**Subject:** Complete files

All,  
Here are all the files for Plan Commissioners.  
Jan

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**4 attachments**

 **map Hillside delete R4 (1).pdf**  
85K

 **map Washington delete R4 (2).pdf**  
115K

 **objection Hillside.pdf**  
129K

 **Objection to Washington.pdf**  
109K

### ZO-09-21 public comment

Dear Plan Commission Members, (I know this is a little long, but really appreciate you reading it and thanks in advance) In a recent press release announcing the changes to the UDO you are now considering, Mayor Hamilton is quoted as saying: "Robust community engagement has helped clarify how to balance what I believe are several shared community goals -- for more affordable housing, for more sustainable and inclusive neighborhoods, for preservation of high quality of life in each of our neighborhoods." Surely we have NOT had what could be termed "robust community engagement", unless you believe working tirelessly to stem a 'nuclear' upzoning proposal, which would have saturated neighborhoods with all manor of plexes, is "robust community engagement". Surely, real and robust community engagement would include a 'bottom up' approach involving the community as partners with the city in implementing goals of the Comprehensive Plan. It would not be a 'top down' approach requiring massive community effort to simply limit the damage of upzoning to neighborhoods. And, (sigh), to beat a dead horse, to stem a plan which actually violates, rather than implements significant goals of the Comprehensive Plan, which states that: " .....Bloomington's older, urban, small scale, compact, single-family housing stock located primarily around the city center.....must be protected" . P.61. Additionally, despite his assertion, the Mayor's Upzoing plan will not create more affordable housing. It has been well demonstrated that property values and property taxes only increase in upzoned neighborhoods. And, shouldn't neighborhoods to be partners in determining what they believe to be "high quality of life ", not the Mayor or the city bureaucracy alone? The Mayor and many others, seem to believe we should be pleased with this revised proposal before you, with it's scaled back map of "as of right "plexes, and that duplex development, suddenly to be allowed in every single Bloomington neighborhood, will 'only' be 'conditional.' The message we hear is: be relieved, it could be a lot worse. But hasn't the City actually changed the rules in the middle of the game, by trying to impose policies that contravene goals of the Comprehensive Plan? And why? Because they believe they now have the support, because they believe they can. Back to the "conditional" approval 'compromise' the City made for plex approval. Such compromise will supposedly provide significant safeguards to the neighborhoods since a developer cannot just come in and do something 'as of right'. Well, that may make more hoops for developers to jump through, but it's their business to be adept and they will prevail. For starters, the Conditional Use Permitting does not even require these plex applications be heard by the entire ZBA, with its myriad viewpoints, but by one lone zoning officer. And, much more importantly, in the City Planning staff report package, pages 7-8 about Conditional Use, you will see the subsection termed 'Additional Criteria Applicable to Conditional Uses 20.06.040(d)(6C) followed by items 1-4 on page 8. Item 4 reads: "The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required." (Emphasis added by me) I'm unclear why City Planning bothered to include this essentially important mitigation criteria in its summary, since a conditional use permit DOES NOT require such a meeting and as a consequence, the petitioner is NOT required to "make a good faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting!!! I'm not making this up, please also see the Code of Ordinances chart in

the UDO, which shows a neighborhood meeting is NOT a requirement for a Conditional Use Permit. It might be argued that there is still a public hearing, but it would be infinitely better to hear and address neighborhood concerns at the beginning and before the plan is set. Again, we are back to leaving out the most important stakeholders in a 'top down' approach. The so called 'conditional use' safeguard' is flawed, as has been this entire upzoning process. I implore you to pause this process, to include positive and not merely defensive, community input. Let us together truly address the Mayor's shared community goals for more affordable housing, for more sustainable and inclusive neighborhoods and for preservation of high quality of life in each of our neighborhoods. Thank you very much. Barbara Moss 812 West 8th Street 812-369-6029  
 Note: I got links to the above mentioned docs from Jackie Scanlon (thanks Jackie), but they won't open in my word document. I'm sure she'll give you links that will open if you'd like to see the actual texts).

A walkable city needs at least 16 dwelling units per acre, and our walkable areas are sitting at only 8 dwelling units per acre. The "core" / pre-car neighborhoods are too sprawled as it is and we must act now to provide more housing options. Plexes (of all sizes) need to be permitted throughout Bloomington including, and especially, in the areas walkable to downtown. I would love the opportunity to welcome more neighbors. I urge you to allow duplexes by right / permitted in all residential zones, which will help decrease the administrative burden on staff and commissions. Really I think quadplexes should be permitted by right across the entire city. Allowing plexes is a critical component of increasing housing stock in Bloomington. While this will not necessarily improve affordable housing by itself, it is a part of the solution and we have to start somewhere. Thank you for supporting measures to increase housing options in Bloomington. Jessika Griffin

### **ZO-10-21 public comment**

I urge you to expand the R4 zone to the map drafted by staff in October 2020.

I am objecting to the small strip of R4 zoning the plan currently locates along East Hunter Avenue from roughly halfway between Ballantine and Highland to Swain. We have been told repeatedly that the motive for this upzone is to have a positive impact regarding affordable housing and climate change. And not to simply develop more of the core neighborhoods into student rental housing. This particular strip already does contain many rental properties, essentially all of which rent to students, so you will probably hear relatively few objections from homeowners. And because of this, it seems overwhelmingly likely that any further development in this area will be development for rental to students. As the area is particularly close to campus, rentals here are by and large on the more expensive end of the student rental market and only likely to become more so if further development occurs. Really the close proximity (2 blocks) to campus alone orients development on this strip towards student rental housing. If creating more opportunities to develop student housing in the core neighborhoods were the goal of the rezoning, upzoning this particular strip would make a lot of sense. As we are told that this is absolutely not the goal, it really does not make sense. It seems easy to reduce incentives for building larger plexes to rent

to the highest income students in other ways, such as prohibiting lot mergers. But that does not currently seem to be on the table. So I would encourage the planning commission to simply revert this entire strip to R3 zoning until a better, more coherently motivated plan is made.

# Written Objections: Public Hearings Draft

A form to submit a written objection to ZO-10-21 - New Zoning Map - Official Zoning Map will be changed to locate the new PO - Parks and Open Space, R4 - Residential Urban, and MS - Mixed-Use Student Housing zoning districts; to correct split zone lots; to rezone the MH - Mixed-Use Healthcare district, where Bloomington Hospital is currently located; to rezone PUDs - Planned Unit Developments; to rezone RE to R1 while amending uses to align with RE; and to adjust some zoning district boundaries in order to align with the Comprehensive Plan.

## Written Objection to ZO-10-21 \*

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*Please see map included.*

Please remove the R4 zone along E. Hillside, between the alley (at S. Palmer) to the alley (at S. Walnut), and from E. Hillside to E. Wilson. The proposed change to R4 encompasses 59 fully developed single-family lots, developed between the 1920s to 1940s, and lots on Palmer were developed in the 1990s. However, only 10 of the 59 lots are on the edge of the neighborhood on Hillside. The other 49 are located inside the neighborhood. The Comprehensive Plan guides higher density to the edges of neighborhoods only, and it cautions that it should be added “only if appropriate”.

This area is not appropriate for by right R4 development because it presents enormous infrastructure challenges that requires a comprehensive improvement plan for the overall area to insure a successful outcome. Any new edge development along Hillside deserves a full subarea study and public infrastructure investment. Given the successful urban node at Henderson and Hillside, changes along this busy corridor should be linked to this development.

The prevailing development pattern in this area is extremely dense at about 0.12 acres (5,227 sq. ft.) per lot and most of the houses are very modest in size. The area includes a mixture of owner occupied and rental. Palmer contains most of the rental stock. Nearly all the streets (Wilson, Grant, and Palmer) were built sub standardly, and lack basics, such as sidewalk systems, storm sewers, curbs, gutters and are very narrow with deep ruts. Hillside is a hostile street. It is very busy with fast traffic, is narrow and lacks a tree plot between the street and sidewalk. The lots run east to west, parallel with Hillside, except 2 lots that were subdivided to create 4 half lots. Therefore, only 4 houses face Hillside. Side setbacks are narrow which places the south wall only a few feet from the sidewalk and heavy traffic. Because Washington, Lincoln, and Palmer dead end into Hillside, and Grant dead ends at Southern, this area lacks connectivity and is often congested with parked cars.

Creating a pedestrian friendly edge to the neighborhood along Hillside will be challenging, but if successfully completed, will be a true asset for the neighborhood and city. The South Dunn PUD at Henderson and Hillside demonstrates how wonderfully a street can be remade. By right development would only exacerbate the problems along Hillside. Redevelopment in this area

needs to be done carefully and sensitively rather than through a patchwork of rebuilding that by-right R4 zone would generate.

Regardless of what happens along Hillside, the houses within the neighborhood are a valuable resource for naturally occurring affordable housing (NOAH), for rent as well as offer an opportunity for homeownership and must be protected. The lots are small, the houses are modest, but well-built and some have distinctive character. Small houses on small parcels of land will always be less expensive. R4 zoning incentivizes rental opportunities and must be avoided. The Comprehensive Plan advises: "we must beware of gentrification which removes older, affordable housing options and replaces them with new, high priced housing options. And the American Planners Association's "Policy Housing Guide" states: that preservation of the existing affordable housing stock is critical for protecting older owner-occupied and renter-occupied housing. These types of housing units are often the dominant building fabric and largest source of naturally occurring affordable housing for many inner-ring neighborhoods."

Thank you for this consideration.

# Written Objections: Public Hearings Draft

A form to submit a written objection to ZO-10-21 - New Zoning Map - Official Zoning Map will be changed to locate the new PO - Parks and Open Space, R4 - Residential Urban, and MS - Mixed-Use Student Housing zoning districts; to correct split zone lots; to rezone the MH - Mixed-Use Healthcare district, where Bloomington Hospital is currently located; to rezone PUDs - Planned Unit Developments; to rezone RE to R1 while amending uses to align with RE; and to adjust some zoning district boundaries in order to align with the Comprehensive Plan.

## Written Objection to ZO-10-21 \*

---

*Map included.*

Please consider deleting the zoning change to R4 zoning of the area along S. Washington street, between Second to Allen, to R3. Move the division between R3 and R4 to the alley between Walnut and Washington, where it has been for decades. Zones typically divide along the length of alleys and at natural features not down the middle of a street. Keeping each block face in the same zone fosters a higher degree of streetscape integrity by allowing each block face to relate to the other side of the street. This will protect the sense of harmony, scale, rhythm, and bulk along this established neighborhood street.

This location along Washington is not suitable for R4 zoning as it is not a transit route and is located within the neighborhood rather than at its edge. The Comprehensive Plan unambiguously guides higher density to edges, along transit routes, and then only if appropriate. It specifies, "Existing core neighborhoods should not be the focus of the city's increasing density".

The area consists of 58 fully developed lots, this includes 55 single-family houses, 2 apartment structures and 1 church. Nearly all the houses are listed on the SHAARD as "contributing" or greater and were built in the early part of the last century. Washington is densely populated; the street has parking on one side which is almost always full. Adding more street parking would be a problem.

The American Planning Association's "Housing Policy Guide", states, "Local jurisdictions should ensure that comprehensive housing plan policy recommendations support the preservation of existing housing stock as a key component of those plans. Incentivizing and/or mandating the preservation of existing affordable housing is also often the most sustainable way a municipality can ensure housing provision." And Bloomington's Comprehensive Plan does include this guidance, "Through re-use rather than replacement of historic structures, historic preservation can be a way to both preserve the physical heritage of the community and enhance affordability



and sustainability. It is essential to consider the benefits of historic preservation alongside those of affordability, compatibility, and innovation.”

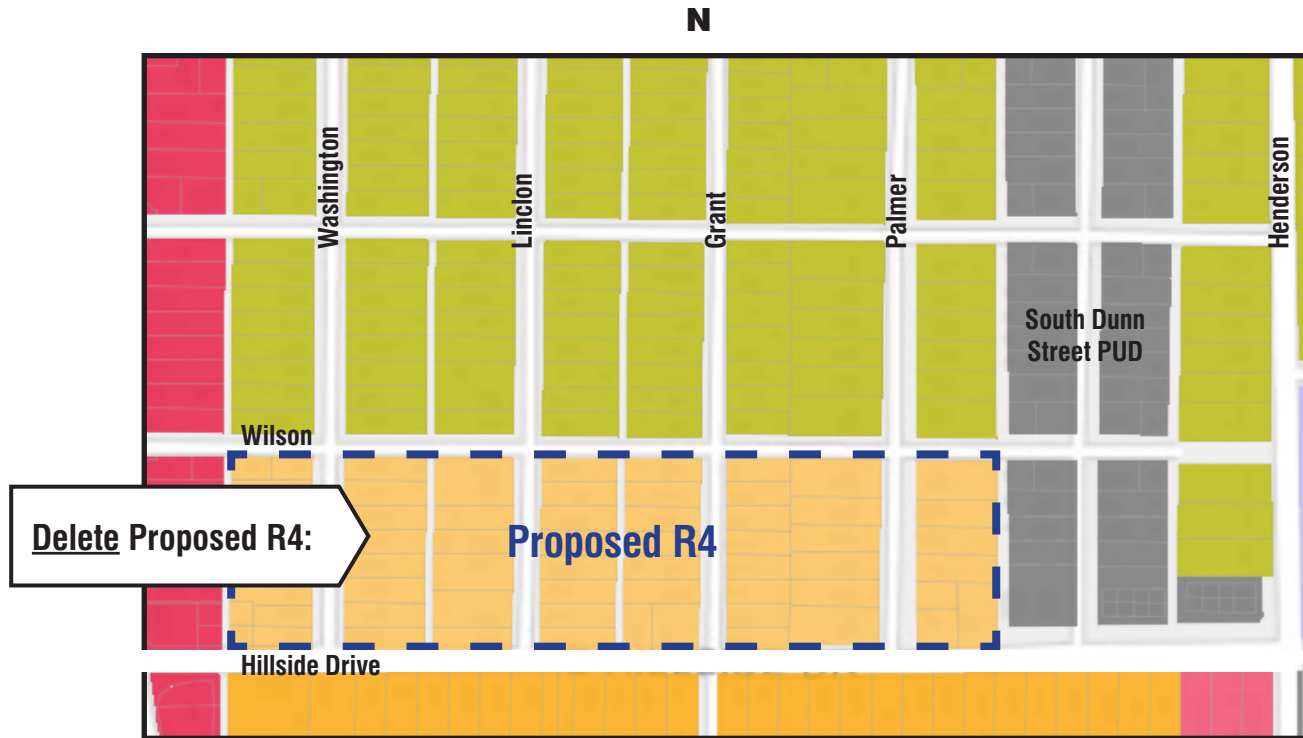
It is inappropriate to encourage new by-right and higher-density development along south Washington because it would require demolition of the most complete intact fabric of historic houses in the Bryan Park neighborhood. The smaller houses are a mixture of owner-occupied and rental. Many of the larger houses have already been transformed into multifamily duplexes, triplex, fourplexes and tiny efficiency apartments which are in an affordable range. The danger with changing this area to R4 zoning is that it incentivizes demolition and replacement for higher density, more upscale and expensive housing.

Washington is one of the few streets within the neighborhood that has complete sidewalks, some are restored brick from the early part of the last century. South Washington is walkable and has a consistent feel with small lots, narrow front yards, prominent front porches, and a gracious tree canopy. Several houses have been rentals since the 1970s, however there is a trend toward renovation. R3 zoning would encourage stabilization and boost the city’s goal to support and promote affordable home ownership as another method of affordability that can help to raise and keep residents from poverty while they build equity and security in the local community.

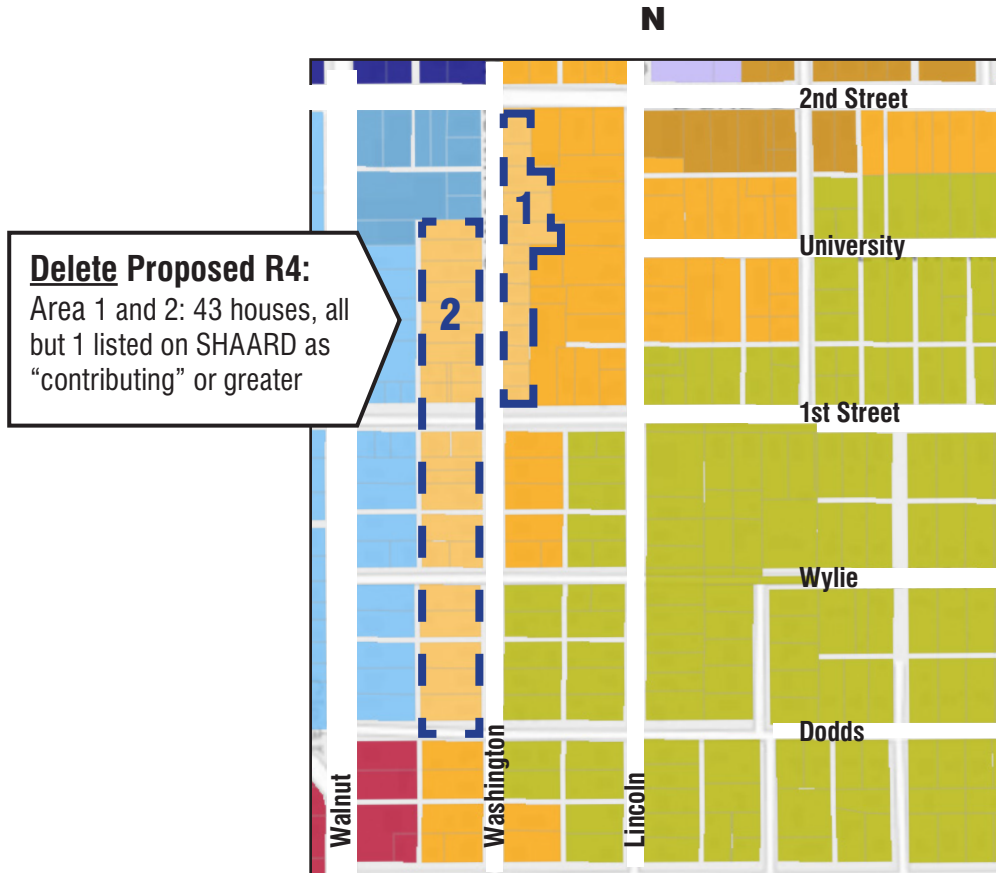
Thank you for this consideration.

*Map included*

# E. Hillside Drive Delete Proposed R4



# South Washington Street Delete Proposed R4





Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**constituent concern**

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**Susan Sandberg** <sandbers@bloomington.in.gov>  
To: Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Thu, Mar 18, 2021 at 10:23 AM

Hi, Jackie,

I'm passing this along for your consideration. It is from a constituent who doesn't have the technical skills to better articulate her concern in amendment form, but perhaps this can go into the realm of public comment for now. I don't know that she wants her name shared, so I will send it along as her council representative.

"I'm looping Dave into this discussion because he represents @ 2/3 of the Eastside neighborhood--the part that is proposed to remain R3.

What would a map amendment involve? My understanding is that the Council can't amend the map. Do you mean PC amending the map? The problem is that I don't see much, if any, opposition on PC to anything Planning recommends. It would be asking them to reject upzoning to roll back R4. I can't read the maps on my laptop well at all. My concern is R4 in the neighborhoods, not outside of neighborhoods. The idea of sacrificing neighborhood borders is terribly destructive--it isn't a viable compromise at all. And I'm concerned that in the enthusiasm for "transportation corridors" there is a lack of recognition that the borders serve far more purposes for the neighborhoods than mere proximity to transportation.

But arguing the map takes a granular approach and input from those who live in the neighborhoods that are affected. It requires intimate knowledge of both the built environment in these areas, and *how they function*. I assume this is the sort of examination that would comprise a sub-area plan, but of course, the City isn't interested in doing that, so it is left to us.

For the N border of Eastside, it would be destructive to neighborhood integrity to upzone this area (from 3rd to Atwater, High to Clifton). How this area functions is further complicated by the fact that Eastside currently is split into 2 representational districts: Steve for the @ 1/3 proposed upzoned area, and Dave for the rest.

The Neighborhood Assoc was functionally dead for years, in part, because of this district split. It imposes an assumption upon the neighborhood that District VI is, in fact, "represented" as a student residential area, an extension of the campus. When I purchased my home, this area was 40% rental; 30 years later, it is 80% rental. Upzoning will tip it to 100% rental. This has happened, in part, because of its district VI representation.

Upzoning means that Atwater will become the functional, if not actual, Northern border<sup>61</sup> of Eastside, depriving the neighborhood of 1/3 of its potential functioning members. As much outreach as we have done as an Association (adding @ 20 new members), upzoning will impose an additional barrier to neighborhood cohesion because of the natural turnover of rental population. Eastside is fighting hard to not be a monoculture of owner-occupants; we expanded our boundaries to include 2 more churches and the only small apt complex in our area. We've laid the groundwork for a Block Champ program to begin post COVID. But it takes the dedication of resident homeowners physically located throughout the neighborhood to sustain us as a community. Upzoning threatens to turn the northern 1/3 of the neighborhood into an isolated rental monoculture.

I would also point out that the view of 3rd St as a transportation corridor varies depending upon which portion of 3rd St you examine. From High St east to @ Smith Rd, 3rd is a major thoroughfare, with bi-directional double lanes. This makes sense as it is also home to much commercial development (and an INDOT responsibility), with the only residential homes scattered in Green Acres and then not again until Hoosier Acres and Park Ridge.

The recent Transportation Plan has altered 3rd St to add a bike lane and reduce two lanes to one as it nears Park Ridge and Hoosier Acres. And then east of 446 it continues as a single lane with residential homes on each side.

The corner of 3rd and High St marks the transition from single to double lane traffic; double lane heading east, and single lane heading west. To complicate matters further, Mitchell St, the directional n/s running Western border of Eastside, is also where Atwater Ave narrows from double lane to single lane, with one lane turning north to merge with 3rd st west and east, while the other lane continues to its end in a "T" at High St (directly opposite the Dunn house).

This configuration of Atwater, along with the narrowing of both 3rd and Atwater streets within and bordering our neighborhood, signal a clear visual and *functional* transition from "corridor" to "street." It communicates the clear message that 3rd to Maxwell and Mitchell to High comprises a contiguous neighborhood, distinct from 3rd st as a commercial corridor.

I can't speak to other neighborhoods proposed to be upzoned to R4. As I said, the analyses of these issues really has to be undertaken by those in the neighborhoods who can bring a detailed understanding of how their neighborhoods "live" to be meaningful. But it's another reason why a bit less of a broad brush is still a broad brush--it merely subjects less space and fewer people to the damage."

#### Written Objection to New Zoning Map to Z0-10-21:

Please consider the removal of the R4 zoning district that is proposed along Jordan Avenue between Atwater Avenue and the north alley between Hunter Avenue & 2<sup>nd</sup> Street and between Swain Avenue and the midblock alley between Highland Avenue & Ballantine Road.

The proposed R4 district contains a total of thirty-four (34) lots, all with existing, single-family homes. Most of the proposed R4 district falls within the Elm Heights Historic District with only four (4) properties not within the historic boundary. The proposed R4 district contains two (2) notable houses, twenty-five (25) contributing houses and three (3) non-contributing houses.

The area along Jordan Street functions as a gateway to the Elm Heights Historic District. As one of the main routes from Indiana University which is situated to the north, Jordan Street runs south through a commercial area and then crosses Third Street and Atwater Avenue, which clearly demarcate the entry into the neighborhood. Since there is a significant change in grade at the Jordan Avenue intersection with Atwater Avenue, prominent retaining walls to each side of Jordan Avenue further accentuate the sense of entry.

The intense rental development pressures due to the proximity to Indiana University have already impacted this area of the neighborhood, creating a precarious imbalance between rental and owner-occupied property. Ownership information gleaned from the Monroe County GIS website shows that approximately a third of the properties within the proposed R4 district are currently owner-occupied. A lack of parking infrastructure in the area is a considerable issue. Even with some on-street parking and alley access, there is a severe shortage of on-street parking, particularly during the weekdays when people park here to walk to campus. In addition, cars are frequently parked haphazardly in the alleys to meet the parking needs of the existing rental properties.

The demarcation of this R4 district contradicts guidance in the Comprehensive Plan which states that higher density should be located along neighborhood edges and along transit routes, and then only if appropriate. While the transportation corridor and south edge of the neighborhood is clearly delineated by Atwater Avenue, the R4 district as proposed is fully embedded within the fabric of the Elm Heights neighborhood.

A significant increase in the density of this area by allowing the conversion of existing houses into duplexes, triplexes and quadplexes could be further destabilizing and risk the remaining component of home ownership. Rezoning this area to R4 puts the maintenance and care of these historic homes, which constitute an important gateway to the Elm Heights Historic District, in jeopardy. Further study is needed to understand the implication of such a zoning change to make sure that it does not put at risk the character and livability of this portion of the neighborhood. Like all historic districts in the city, the Elm Heights Historic District was created to preserve a particular aspect of Bloomington's architectural fabric that if not thoughtfully maintained will be lost.

Please reconsider removing the R4 zoning district from this area.

## Go Farther Together: Hit the Pause Button

*“If you want to go fast, go alone; if you want to go far, go together.”—African Proverb*

### Why We Should Hit the Pause Button

In recent months, a complex upzoning proposal that would dramatically reshape our community has been pressed forward on an ambitious timeline during an especially difficult time to communicate. Coupled with the challenges related to COVID, social discord and a faltering economy, this process has left the community divided and may, if left uncorrected, lead to further unnecessary acrimony.

While the revised upzoning proposal of the amendments was a significant change, several concerns remain. **We propose a *time-limited* pause on the most controversial aspects of the City’s UDO proposal—the plexes and mapping of the R4 zoning districts—in order to collect quality data, consider a variety of alternatives, and ensure meaningful community participation.**

The purpose is *not* simply to delay a vote on the UDO amendments and map. Rather, we propose that the most controversial aspects of the City’s text and map amendments involving upzoning and plexes be tabled for a limited amount of time, and a process be set in motion to *strive for community consensus on the most promising strategies through which Bloomington can address the critical questions of housing availability, inclusivity, affordability and sustainability.*

### What Will Be Accomplished during the Pause?

- **Engage the Community More Fully in a Substantive, Time-Limited Process**
  - Representatives of the Council, neighborhood associations, and Mayor’s office develop a strategy/timeline for data collection and active community involvement
  - That group will also define an ending date/criteria for completion of the pause
  - Conduct a survey similar to the Neighborhood Housing Survey (776 responses to date) to more fully assess community concerns
  - Ensure closer City/County collaboration to assess and meet housing needs
  - Consider zoom and in-person meetings (by fall, most should be fully vaccinated)
  
- **Develop a Coherent Understanding of the Population Projections for Bloomington and Monroe County**

*Some data are already available, while other data will be available in 6-9 months*

  - City and County Data
    - What are the City’s and County’s population forecasts? Do they align?
    - Do estimates of housing need include both City and County data?
  - State Data
    - Study of statewide housing needs: Indiana Housing and Community Development Authority (Fall, 2021)



- o Federal Data
  - Incorporate US Census data: Available September, 2021
- o Indiana University Data
  - IU's on-campus 2021-2022 enrollment (June, 2021)
  - Better understand IUB's projected enrollment cliff
  - Do the City's and IU's data align?
- **Compare Bloomington to College Towns of Comparable Size**
  - o Directly engage comparable college towns, targeting Ann Arbor, West Lafayette, Iowa City, and possibly Ithaca, NY, and Athens, GA, on how they address:
    - Housing density
    - Upzoning
    - Issues of equity, inclusivity and affordability
    - Collaboration between city and county on issues of land use
- **Develop a Consensus on Our Housing Goals and How Best to Achieve Them**
  - o Recognizing that one size does not fit all, move toward a more neighborhood-based approach to housing
  - o Maintain the Comprehensive Plan's focus on the important role of all neighborhoods
  - o Identify best new areas for both student and workforce housing
  - o Explore form-based zoning as method for achieving neighborhood-specific design
  - o Expand demand-side housing, such as subsidies and down-payment assistance
  - o Ensure that infrastructure impact assessment will be conducted

## Conclusion

The pause strategy is designed to include all parts of the community in a comprehensive approach, maximizing data-based decision making and meaningful public engagement, and honoring Bloomington's longstanding tradition of participatory democracy. All of us working in collaboration can best address the current housing issues and future pressing problems that Bloomington will continue to face.

This appeal was informed by *Go Farther Together*, a group of concerned citizens from neighborhoods across Bloomington who share a common commitment to find a pathway for the City administration and the community to work more closely in addressing the zoning and related changes now being advanced by the City. We believe that a time-limited pause will allow the City and other key stakeholders to better collect quality data, consider a variety of alternatives, and ensure meaningful community participation throughout the process, resulting in a more sustainable and widely embraced outcome.

For more information contact: Russ Skiba [rskiba72@gmail.com](mailto:rskiba72@gmail.com)



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] FW: Objection to R4 on Hillside and Washington**

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**blooming.politics.kevin@gmail.com** <blooming.politics.kevin@gmail.com>

Wed, Mar 17, 2021 at 10:31 PM

Reply-To: blooming.politics.kevin@gmail.com

To: planning@bloomington.in.gov

I agree with these amendments proposed by Jan Sorby.

I also think most of the Elm Heights R3/R4 changes are similarly ill-thought out and ill-advised.

Kevin Atkins

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**4 attachments****map Hillside delete R4 (1).pdf**

85K

**map Washington delete R4 (2).pdf**

115K

**objection Hillside.pdf**

129K

**Objection to Washington.pdf**

109K



Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

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**[Planning] NO to Upzoning/plexes**

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m w &lt;mwskiman@gmail.com&gt;

Thu, Mar 18, 2021 at 3:45 PM

Reply-To: mwskiman@gmail.com

To: "B-ton, Planning" &lt;planning@bloomington.in.gov&gt;

Cc: simsji@bloomington.in.gov, volans@bloomington.in.gov, piedmoni@bloomington.in.gov, kate.rosenbarger@bloomington.in.gov, matt.flaherty@bloomington.in.gov, sue.sgambelluri@bloomington.in.gov, rolod@bloomington.in.gov, sandbers@bloomington.in.gov, ron.smith@bloomington.in.gov

Dear Planning Commissioners,

I urge you to vote "NO" to any upzoning/plexes which will only destroy the core neighborhoods of our fine town.

A "NO" vote will help ensure the health and integrity of our neighborhoods. The city has failed to demonstrate any commitment to building the housing it ostensibly requires in underdeveloped areas outside the core and instead is fixated on densification in the 5% of the city that is already at its most dense and most diverse area.

Due to many decisions, Bloomington is "devolving" into a 80%+ rental city. Most often, it appears the only type of housing which is built are rentals. These needs to stop! Research Anna Maria Island, Florida as an example, village of few residents and mostly all rentals.

The attached photo is an example of what you, the commissioners, are turning our core neighborhoods into and the picture "aint' pretty. Another example of poor planning in a core neighborhood, is Hunter Ave between Woodlawn and Henderson.

If the amended UDO is approved, this will become nothing more than a greedy land grab by developers, making housing even less affordable.

Besides, why are we going through this process again when it was rejected the first time. Seems wrong to me.

Finally, maintaining our special way of life in Bloomington is paramount. Do Not destroy what many of us hard working, taxpaying, voters, and citizens have worked hard for and SAVED for our entire lives!

V/r,

Mark Wroblewski

[1105 E. Sheridan Drive](#)

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5063K

## Zoning Amendment Proposals:

### I. Amendment to Z0-03-21 Chapter 3, Section 20.03.020, page 73 Allowed Use Table

**Delete Proposed Amendment:** Add duplexes as a conditional use in zoning districts R1, R2 & R3.

### II. New Zoning Map Amendment to Z0-10-21

**Delete Proposed R4 Zoning Districts from Zoning Map.**

#### *Rationale:*

To allow for a time-limited pause on the most controversial aspects of the City's UDO proposal—the plexes and mapping of the R4 zoning districts—in order to collect quality data, consider a variety of alternatives, and ensure meaningful community participation. Reference "Hit the Pause" proposal.

# Subject: [External] Hit the pause button



**Clay Fuqua** <cfuqua72295@gmail.com>  
to Cate, Beth E

10:36 AM (6 hours ago)

You are viewing an attached message. City of Bloomington, Indiana Mail can't verify the authenticity of attached messages.

This message was sent from a non-IU address. Please exercise caution when clicking links or opening attachments from external sources.

Dear Ms. Cate (Beth)

My wife and I are long term residents of the Bryan Park neighborhood. We are in complete agreement with the attached letter to the city. This is not the way to affordable housing that s advocates of the UDO changes claim it to be. The proposed changes were already defeated the city council a year ago. Lets put the brakes on this latest attempt to inappropriately circu the prior decision.

Thank you - William (Clay) Fuqua

