

# City of Bloomington Common Council

## **Legislative Packet – Addendum**

(Issued on Wednesday, 07 April 2021)

**Wednesday, 07 April 2021**

Regular Session – 6:30 pm

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

**\*\*\* Amendment Form \*\*\***

**Ordinance #:** 21-11  
**Amendment #:** Am 01  
**Submitted By:** Cm. Smith  
**Date:** April 7, 2021  
**Proposed Amendment:**

1. Ord 21-11, SECTION V shall be amended by adding the following language:

The first portion of Section 2.13.010 shall be amended so that the word “twelve” is changed to the word “ten.” The first portion of Section 2.13.010 shall read, in its entirety:

“The commission shall consist of ten members who by statute shall be appointed in the following manner:”

**Synopsis**

This amendment corrects the number of members that would serve on the Plan Commission as a result of the changes proposed in Section V of Ordinance 21-11.

**Committee Action:** N/A  
**Regular Session Action (04/07/21):** Pending



## Land Use Committee City of Bloomington Common Council

### Report on Referral of:

**Ordinance 21-07** - To Amend the City of Bloomington Zoning Maps by Amending the District Ordinance and Preliminary Plan for Parcel E of the Thomson PUD. Re: 300 W. Hillside Drive (Tom Brennan, Petitioner)

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### Referral and Deliberations:

Date	Entity	Action
03/03/2021	Common Council Regular Session	Introduction and referral to Land Use Committee
03/10/2021	Council Land Use Committee Meeting	Presentation, discussion, public comment, motion to hold 2 <sup>nd</sup> committee meeting
03/31/2021	Council Land Use Committee Meeting	Additional discussion, public comment, do pass recommendation (1-0-3)
04/07/2021	Common Council Regular Session	Pending

### Summary and Recommendations

The Land Use Committee met on Wednesday, March 10, 2021 and spent approximately 109 minutes discussing Ordinance 21-07. The Committee decided to hold a second meeting on Wednesday, March 31, 2021, where it further considered the ordinance for another two and a half hours. Eric Greulich, Senior Zoning Planner, attended both meetings where he presented the proposal and answered questions.

At the March 10 Committee meeting, Greulich explained that the petitioner was requesting an amendment to the Thomson PUD to allow for the redevelopment of a portion of the PUD (Parcel E). This parcel would be subject to a new preliminary plan and district ordinance, if approved by the Council. The Petitioner is requesting to remove 2/3 of the existing warehouse (the other 1/3 of the warehouse was owned by Storage Express) in order to build several new buildings with a mix of residential units and commercial space. The Petitioner, Tom Brennan, and several representatives of the petitioner also attended both Committee meetings, and architect Doug Bruce took the lead in providing feedback and answering questions.



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Committee members, staff, and the Petitioner discussed building design and sustainability, building height, site configuration and connectivity, number and configuration of parking spaces, impervious surface coverage, and standards from the city's UDO applicable to the review of the proposal.

Four members of the public spoke during public comment at the first committee meeting. Jefferson Shreve, the property owner to the north and owner of Storage Express, spoke about concerns he had regarding the proposal. His attorney, Michael McBride, elaborated on those concerns, which centered on how the existing warehouse could be divided, as well as the potential loss of parking spaces subject to a lease agreement. Elizabeth Cox Ash voiced concerns about the density of the project and with potential drainage impacts on neighboring properties. Andrew Guenther, Chair of the Environmental Commission, voiced the Commission's opposition to the proposal and expressed concerns about impervious surface coverage and a corresponding lack of green space.

For the Petitioner, Doug Bruce and Jeff Fanyo explained how the separation of the warehouse could be accomplished to ensure the integrity of Storage Express's northern portion of the building. Fanyo also explained the plans for property grading to improve drainage and stormwater runoff issues through the use of bioswales.

Because of outstanding questions and interest in possible reasonable conditions, the Committee decided to hold a second meeting on the proposal.

At the March 31 Committee meeting, Greulich and the Petitioner provided an update on new renderings and possible design modifications prepared since the previous meeting.

Three reasonable conditions were introduced and discussed. RC 01 (limiting the height of Building 7) and RC 03 (calling for all buildings to meet the Cool or Vegetated Roof standards of the UDO) were acceptable to the Petitioner, and were both recommended unanimously by the Committee. A third condition (calling for direct sidewalk connections from the townhome buildings to the B-Line) was discussed but withdrawn for further editing.

Committee members asked whether a reasonable condition would be appropriate to memorialize the Petitioner's affordable housing commitment. Greulich suggested that a reasonable condition would be the most appropriate way to formalize that commitment.

Committee members discussed other possible modifications to the proposal that might help reduce impervious surface coverage, including reducing the size of the circle drive and the number of parking spaces. The Petitioner was generally supportive of minimizing the size of the circle drive, but wanted to ensure that emergency services would find any modifications acceptable. Staff and the Petitioner said that they would look into both of



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these possibilities further. Committee members expressed interest in decoupling the cost of parking from rent, which the Petitioner also found acceptable.

During public comment on the overall proposal, Michael McBride, representing Storage Express, reiterated concerns voiced at the previous meeting about the impacts of the development and construction process on the property and business to the north. Andrew Guenther, on behalf of the Environmental Commission, spoke against the proposal and expressed concern about the lack of greenspace within the development. Kevin Sturnsburner voiced concerns about lack of greenspace and lack of parking. Stephen Layman shared concerns about the height of the development.

The Committee do-pass recommendation received a vote of Ayes: 1 (Piedmont-Smith), Nays: 0, Abstain: 3. Abstaining members indicated that they had remaining questions or issues, possibly leading to additional reasonable conditions, that they wanted to consider during the Council's April 7 Regular Session.

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

4/6/2021  
Date

/s/Matt Flaherty  
Matt Flaherty

4/7/2021  
Date

/s/Kate Rosenbarger  
Kate Rosenbarger

4/7/2021  
Date

/s/Stephen Volan  
Stephen Volan

4/7/2021  
Date

**\*\*\* Reasonable Conditions Form \*\*\***

**Ordinance #:** 21-07 (Parcel E of Thomson PUD)

**Reasonable Condition #:** 04 - Revised

**Submitted By:** Cm. Flaherty, At-large Rep.

**Date:** April 7, 2021

**Proposed Reasonable Condition:**

In addition to the existing sidewalk connections shown in the Petitioner's Preliminary Plans, each townhome building that fronts on the B-Line trail (Buildings 3-6) shall have a direct sidewalk connection to the B-Line trail.

**Synopsis**

This Reasonable Condition is sponsored by Cm. Flaherty and would require a direct sidewalk connection for each townhome building that fronts on the B-Line trail. The intent of this reasonable condition is to promote a greater level of connectivity to surrounding developments, as called for in Bloomington Municipal Code 20.06.070(c)(4)(C).

**Committee Action (03/31/21):** **Introduced but withdrawn  
with no recommendation**

**Regular Session Action (04/07/21):** **Pending**

**\*\*\* Reasonable Conditions Form \*\*\***

**Ordinance #:** 21-07 (Parcel E of Thomson PUD)

**Reasonable Condition #:** 05

**Submitted By:** Cm. Flaherty, At-large Rep.

**Date:** April 7, 2021

**Proposed Reasonable Condition:**

In order to meet the approval criteria of Bloomington Municipal Code Section 20.06.070(c)(4)(E), the petitioner has indicated that the proposed development will meet the criteria of Section 20.06.070(c)(4)(E)(iii)(2).

To this end, the PUD zoning district shall provide affordable housing beyond the amounts that the petitioner would have been required to provide in order to earn a Tier 1 or Tier 2 affordable housing incentive under Section 20.04.110(c)(5) by:

Income restricting the same number of dwelling units required to earn a Tier 1 or Tier 2 affordable housing incentive, but limiting incomes to at least 10 percent lower AMI levels than would have been required to earn a Tier 1 or Tier 2 incentive.

**Synopsis**

This Reasonable Condition is sponsored by Cm. Flaherty. It memorializes that the petitioner will meet the criteria of Bloomington Municipal Code Section 20.06.070(c)(4)(E) by providing additional affordable housing as called for in Section 20.06.070(c)(4)(E)(iii)(2).

**Committee Recommendation:**

N/A

**Regular Session Action:**

**Pending**

**\*\*\* Reasonable Conditions Form \*\*\***

**Ordinance #:** 21-07 (Parcel E of Thompson PUD)

**Reasonable Condition #:** 06

**Submitted By:** Cm. Piedmont-Smith, District V

**Date:** April 7, 2021

**Proposed Reasonable Condition:**

1. Units that are permanently income-restricted shall be interspersed with the market-priced units in each of the residential areas and not clustered together. The income-restricted units within the townhomes shall not be adjacent to each other.

**Synopsis**

This Reasonable Condition is sponsored by Cm. Piedmont-Smith and would require that the income-restricted residential units be interspersed with the market-priced units.

**Committee Recommendation:** N/A  
**Regular Session Action (04/07/2021):** Pending



**\*\*\* Reasonable Conditions Form \*\*\***

**Ordinance #:** 21-07 (Parcel E of Thomson PUD)

**Reasonable Condition #:** 07

**Submitted By:** Cm. Flaherty, At-large Rep.

**Date:** April 7, 2021

**Proposed Reasonable Condition:**

The developer shall record a written commitment to offer on-site parking only a la carte, and not include parking spaces in rent.

**Synopsis**

This Reasonable Condition is sponsored by Cm. Flaherty and Cm. Volan. It is intended to better align the project with the city's Comprehensive Plan. Specifically, decoupling the cost of rent from the cost of parking is a form of transportation demand management. It helps to incentivize more sustainable modes of transportation, such as transit, walking, and bicycling, by removing the cross subsidy from those users to drivers.

<b>Committee Recommendation:</b>	<b>N/A</b>
<b>Regular Session Action (04/07/2021):</b>	<b>Pending</b>

**\*\*\* Reasonable Conditions Form \*\*\***

**Ordinance #:** 21-07 (Parcel E of Thompson PUD)

**Reasonable Condition #:** 08

**Submitted By:** Cm. Piedmont-Smith, Cm. Flaherty

**Date:** April 7, 2021

**Proposed Reasonable Condition:**

1. The Petitioner submitted a modified Preliminary Plan for the site, which, among other changes, moved a roundabout to the north end of the site, shifted to angled parking spaces, and increased the size of the buffer yard. The Council approves of the modified Preliminary Plan as presented at the April 7, 2021 Regular Session, and the same shall be a condition for approval of Ordinance 21-07.

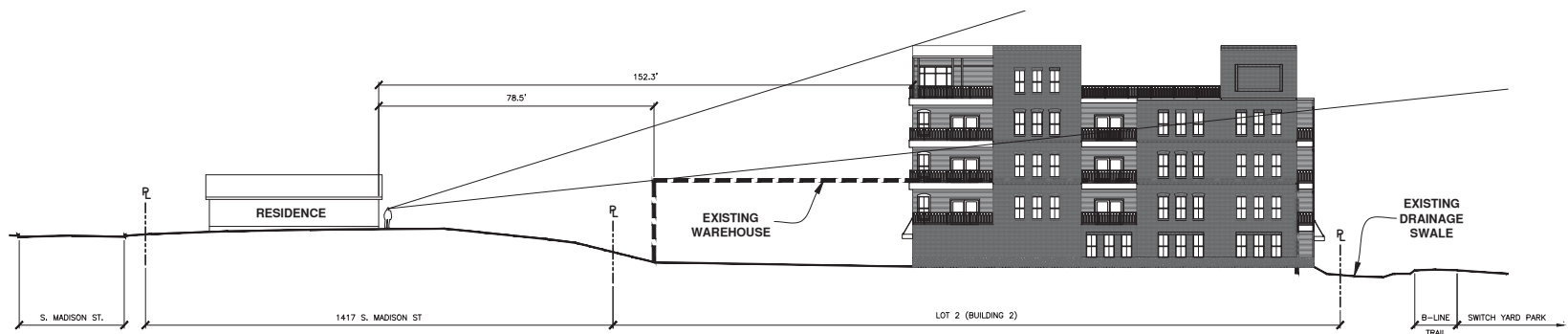
**Synopsis**

This Reasonable Condition approves of a modified Preliminary Plan, as presented by the petitioner on April 7, 2021, and makes the same a condition of approval for the proposal.

**Committee Recommendation:** N/A  
**Regular Session Action (04/07/2021):** Pending







# SITE SECTION

PROJECT NAME:	PROJECT LOCATION:	DATE:
SWITCHYARD	WEST HILLSIDE AND THE B-LINE	APRIL 1, 2021
DESIGN PHASE:	DESIGNING SCALE:	
CONCEPT PLANNING	© 2021 TABOR BRUCE ARCHITECTURE & DESIGN	NOT TO SCALE



**LOT 1                      Building 1                      4 stories**

Impervious Surface total 70%

3- 1 bedroom units

24- 2 bedroom units

Total bedrooms 51

Total units 27

Parking inside building 13

Parking surface 13

Total Parking 26 Spaces provided

Parking ratio provided .50

(Based on UDO parking standards)

Commercial space provided 6,000 to 8,000 sq ft

Max parking = 114

(1500 sq ft retail = 6 spaces)

(1500 sq ft retail = 6 spaces)

(2000 sq ft restaurant = 20 spaces)

(2000 sq ft restaurant = 20 spaces)

Minimum parking for residential = 39 required and 52 for commercial = 91 spaces required

**LOT 2                      Building 2                      5 stories**

Impervious Surface total 70%

8- 1 bedroom units

24- 2 bedroom units

Total bedrooms 56

Total units 32

Parking inside building 17

Parking surface 16

Total Parking 33 Spaces provided

Parking ratio provided .58

(Based on UDO parking standards)

Commercial space provided 1,000 to 2,000 sq ft

Max parking = 80 spaces

(2000 sq ft restaurant = 20 spaces)

Minimum parking for residential = 44 and 20 for commercial = 64 spaces.

**LOT 3                      Buildings 3-4-5-6                      3 stories (Largest lot by a factor of 2)**

Impervious Surface total 60%

19- 4 bedroom units

Total bedrooms 76

Total units 19

Parking surface 32

Total Parking 32 Spaces provided

Parking ratio provided .42

(Based on UDO parking standards)

Max parking = 48 for residential

Minimum parking for residential = 38



**LOT 4                      Building 7                      4 stories**

Impervious Surface total 80% (65% without the future easement for access drive to the Warehouse)

12- 1 Bedroom units

20- 2 bedroom units

Total bedrooms 52

Total units 32

Parking inside building 84

Total Parking 84 Spaces provided

Parking ratio provided 1.61 (All spaces)

Parking ratio provided 1.03 (with 30 reserved spaces removed from our use)

Commercial space provided -None, but parking will be used for some of Building 1, Lot 1 parking needs.

(Based on UDO parking standards)

Max parking = 53 for residential

Minimum parking for residential = 42

















