



City of Bloomington Common Council

Legislative Packet – Addendum

(Issued on Wednesday, 21 April 2021)

Wednesday, 21 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](#).

RESOLUTION 20-08

ACCEPTING THE CITY OF BLOOMINGTON CLIMATE ACTION PLAN

WHEREAS, in January 2018, the Bloomington Common Council passed Resolution 18-01, adopting the City's *Comprehensive Plan*; and

WHEREAS, the *Comprehensive Plan* is the City's long-range vision for the community, upon which future policy decisions are predicated; and

WHEREAS, the *Comprehensive Plan* outlines broad goals, policies, and programs to strengthen the environment, social, and economic well-being of the community and its residents; and

WHEREAS, the *Comprehensive Plan* states, "Developing a long-term environmental plan, as part of a larger sustainability plan, is a priority that recognizes that environmental protections and enhancements are critical parts of our urban infrastructure;" and

WHEREAS, the *Comprehensive Plan* sets the following goals for creating an environmentally sustainable community in the categories of energy, the built environment, water, urban ecology, waste, air quality, and food and agriculture:

- Goal 3.1 Increase renewable energy sources and reduce community-wide fossil fuel consumption; and
- Goal 3.2 Drive increased efficiency and reduced environmental impacts in the built environment; and
- Goal 3.3 Conserve water resources and protect water quality to support our natural environment, public health and safety, plant and animal life, and our urban activities; and
- Goal 3.4 Increase the areas of native shrubs, trees, and herbaceous plants to increase ecosystem services associated with green infrastructure, including improved soil, air, and water quality and increased carrying capacity of pollinators, birds, and other wildlife; and
- Goal 3.5 Increase the amount of solid waste diverted from landfills; and
- Goal 3.6 Protect local air quality from pollutants; and
- Goal 3.7 Reduce greenhouse gas emissions; and
- Goal 3.8 Promote and protect local food culture and Bloomington's food system; and

WHEREAS, the United Nations Environment Program Emissions Gap Report published in November 2019 asserts that by 2030, global emissions will need to be 25% lower than 2018 emissions levels to put the world on the least-cost pathway to limiting global warming to below 2°C, the level required to meet Paris Agreement goals; and

WHEREAS, the Purdue Climate Change Research Center has determined that under a continued "business-as-usual" greenhouse gas (GHG) emissions scenario, the Midwest will encounter increased risks to public health, infrastructure and agriculture, including, but not limited to, increased heat wave intensity and frequency, more extreme droughts, increased heavy rain events and flooding, decreased agricultural yield, and degraded air and water quality; and

WHEREAS, these and other impacts will not be equally distributed; communities that already face socioeconomic and health inequities will be most severely impacted; and

WHEREAS, city services, infrastructure, our local economy, the natural environment, public health, and homes and businesses are endangered by climate change; and cities have a responsibility to ensure the public health, safety, and welfare of its residents; and

WHEREAS, cities are uniquely empowered to take proactive, resolute, and prompt measures to directly influence policies and activities that can reduce greenhouse gas emissions, such as encouraging energy efficiency in homes and buildings, decarbonizing transportation, and promoting sustainable development; and

WHEREAS, in October 2018, the Bloomington Common Council passed Resolution 18-19, accepting the City's *Sustainability Action Plan* as an advisory document; and

WHEREAS, the *Sustainability Action Plan*, outlined actions the City is taking to reduce community environmental impact between 2018 and 2023, including committing to minimizing greenhouse gas emissions generation from all sources, working toward carbon neutrality, and preparing for climate change; and

WHEREAS, in 2019, to fulfill the objectives of the *Sustainability Action Plan*, the City published a 2018 Greenhouse Gas (GHG) Inventory report, which documented the sources of both community and municipal government greenhouse gas emissions; and

WHEREAS, the *City of Bloomington Climate Action Plan* specifically aims to reduce community-wide GHG emissions in line with the Paris Climate Agreement, with intermediate reduction goals based on the latest scientific recommendations of the Intergovernmental Panel on Climate Change; and

WHEREAS, the *City of Bloomington Climate Action Plan* utilizes the community's greenhouse inventory as a baseline to set Bloomington's emissions reduction goals to further reduce community greenhouse gas emissions 25% below 2018 emissions levels by 2030 and achieve carbon neutrality by 2050; and

WHEREAS, the *City of Bloomington Climate Action Plan* will provide opportunities for Bloomington to improve air quality, mobility, public health, equity, energy independence and security, and environmental quality, attract jobs and increase long-term resiliency, as well as support the development of a livable, sustainable City with a strong economy and high quality of life; and

WHEREAS, Bloomington has already pursued various commitments and actions to reduce emissions in coordination with IPCC recommendations and lead as a signatory of the U.S. Mayors Climate Protection Agreement (2006), the Mayors National Climate Action Agenda (2017), the We Are Still In Letter (2017), and as a member of the Global Covenant of Mayors (2019); and

WHEREAS, the City administration and Common Council will continue to demonstrate its joint commitment to reducing greenhouse emissions in accordance with the nationally determined contributions under the Paris Climate Agreement; and

WHEREAS, despite the City’s goals and progress to date, the global climate is changing at a rate that requires bold climate action, including working across various sectors to reduce community emissions toward net zero by 2050;

THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The *City of Bloomington Climate Action Plan* (2021) is hereby accepted as an advisory document.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2021.

JIM SIMS, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2021.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2021.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This resolution accepts the *City of Bloomington Climate Action Plan* (2021) as an advisory document, which is intended to guide City activities and funding priorities.

Note: This resolution was revised after distribution in the Legislative Packet but before being introduced for first reading at the April 21, 2021 Regular Session. The revision corrected a typographical error in the second Whereas clause.

***** Amendment Form *****

Ordinance #: 21-17
Amendment #: Am 01
Submitted By: Cm. Piedmont-Smith
Date: April 21, 2021
Proposed Amendment: (additions are shown in **bold** and deletions in ~~strikethrough~~)

1. The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 21-17 as “Attachment A” (ZO-03-21) shall be amended as follows (only affected portions of the proposal are shown below):

(13) Student Housing or Dormitory

(B) Location

In the RM, RH, MN, MM, MC, and MI zoning districts, each student housing or dormitory use shall be separated from any other student housing or dormitory use:

- i. By at least 300 feet, as measured between the closest points on the two lots containing the student housing or dormitory uses, and
- ii. By at least 300 feet, as measured between the closest points of two or more residential or mixed use structures within one lot containing the student housing or dormitory use.

However, if ~~either~~ the affordable housing incentive codified at Section 20.04.110(c) **or the sustainable development incentive codified at Section 20.04.110(d)** has been earned, only the requirements of 20.03.030(b)(13) ~~(B)(A)~~(i) apply to each student housing or dormitory use in the RM, RH, MN, MM, MC, and MI zoning districts.

(C) Building Floor Plate

- i. In the MN zoning district, the maximum building floor plate for a student housing or dormitory use shall be 2,500 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However, if ~~either~~ the affordable housing incentive codified at Section 20.04.110(c) **or the sustainable development incentive codified at Section 20.04.110(d)** has been earned, the maximum building floor plate for a student housing or dormitory use in the MN zoning district shall be 5,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g).

- ii. In the RM and MD zoning districts, the maximum building floor plate for a student housing or dormitory use shall be 5,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However, if **either** the affordable housing incentive codified at Section 20.04.110(c) **or the sustainable development incentive codified at Section 20.04.110(d)** has been earned, the maximum building floor plate for a student housing or dormitory use in the RM and MD zoning districts shall be 10,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g).
- iii. In the RH, MM, MC, and MI zoning districts, the maximum building floor plate for a student housing or dormitory use shall be 10,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However, if **either** the affordable housing incentive codified at Section 20.04.110(c) **or the sustainable development incentive codified at Section 20.04.110(d)** has been earned, the maximum building floor plate for a student housing or dormitory use in the RH, MM, MC, and MI zoning districts shall be 20,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g).

In the MS zoning district, the maximum building floor plate for a student housing or dormitory use shall be 20,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However, if **either** the affordable housing incentive codified at Section 20.04.110(c) **or the sustainable development incentive codified at Section 20.04.110(d)** has been earned, there shall be no maximum building floor plate for a student housing or dormitory use in the MS zoning district.

Synopsis and Reason for Amendment

This amendment is sponsored by Cm. Piedmont-Smith and affects the use-specific standards that apply to the Student Housing or Dormitory use. The amendment provides an additional method by which the Student Housing or Dormitory use can be subject to alternative use-specific standards affecting the location and the building floor plate size. The amendment provides that the alternative standards would apply if *either* the affordable housing incentive or the sustainable development incentive had been earned, instead of only listing the affordable housing incentive as an option. The amendment is meant to increase the likelihood that the sustainable development incentive is utilized.

Committee Recommendation:
Regular Session Action (04/21/21):

N/A
Pending

***** Amendment Form *****

Ordinance #: 21-17
Amendment #: Am 02
Submitted By: Cm. Rollo
Date: April 21, 2021
Proposed Amendment: (additions are shown in **bold** and deletions in ~~striketrough~~)

1. The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 21-17 as “Attachment A” (ZO-03-21) shall be amended as follows (only affected portions of the proposal are shown below):

The following provision would be retained and any subsequent provisions would be re-lettered accordingly.

(H) Noticing

- i. The petitioner shall be responsible for mailing notice to all persons owning land within 300 linear feet from any property line of the parcel for which an ADU is being requested.
- ii. Mailed notices shall be postmarked and sent via first class mail at least 10 days prior to final action by the Director. A notarized affidavit shall be submitted stating compliance with this section before any permits are issued.
- iii. The mailed notice shall include:
 1. The physical address, zoning designation, and primary use of the subject property;
 2. A brief narrative summarizing the request and demonstrating compliance with this Section 20.03.030(g)(5);
 3. The location and hours where a copy of the petition is on file for examination; and
 4. Any other information relevant to the petition required by the Director.

Synopsis and Reason for Amendment

This amendment is sponsored by Cm. Rollo. It retains a use-specific standard applicable to accessory dwelling units (ADUs) in the existing UDO that would otherwise be eliminated by Ordinance 21-17. By ensuring that neighboring properties will continue to receive information about requested ADUs, it is the intent of the sponsor that dialogues between neighbors about such ADUs will occur more easily and regularly than if this provision were eliminated.

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

***** Amendment Form *****

Ordinance #: 21-17
Amendment #: Am 03
Submitted By: Cm. Piedmont-Smith
Date: April 21, 2021
Proposed Amendment: (additions are shown in **bold** and deletions in ~~striketthrough~~)

1. The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 21-17 as “Attachment A” (ZO-03-21) shall be amended as follows (only affected portions of the proposal are shown below):

(13) Student Housing or Dormitory

(A) Ground Floor Parking

~~No more than 50% of the ground floor of a building adjacent to a public street can be used for parking.~~

All portions within the ground floor of a structure used for vehicular parking shall be located at least 20 feet behind the building façade facing a public street. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.

Synopsis and Reason for Amendment

This amendment is sponsored by Cm. Piedmont-Smith and replaces a proposed use-specific standard addressing ground floor parking for the Student Housing or Dormitory use. The amendment would replace the proposed standard with the same ground floor parking standard proposed for the Dwelling, Multifamily use. This amendment addresses potential concerns about the feasibility of building structured parking on the ground floor of a multistory building if only 50% of the ground floor surface area could be parking.

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

***** Amendment Form *****

Ordinance #: 21-18
Amendment #: Am 01
Submitted By: Cm. Volan
Date: April 21, 2021
Proposed Amendment: (additions are shown in **bold** and deletions in ~~strikethrough~~)

1. The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 21-18 as “Attachment A” (ZO-04-21) shall be amended as follows (only affected portions of the proposal are shown below):

Healthcare Facilities	
Hospital	1 space per patient bed design capacity
Medical clinic	5 3.3 spaces per 1,000 sq. ft. GFA
Methadone treatment facility	3.3 spaces per 1,000 sq. ft. GFA
Opioid rehabilitation facility	3.3 spaces per 1,000 sq. ft. GFA

Synopsis and Reason for Amendment

This amendment is sponsored by Cm. Volan. It retains the existing parking maximum of 3.3 spaces per 1,000 sq. ft. GFA currently in the UDO that applies to medical clinics. This maximum aligns with many similar uses and is appropriate for the medical clinic use.

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