WHY UPDATE THE UDO?

- Help implement the Comprehensive Plan
- Promote affordable housing
- Reduce student housing pressures on neighborhoods and downtown
- Promote more sustainable development
- Improve user-friendliness
- Allow for a more predictable and efficient development review process
IMPLEMENTING THE COMP PLAN

• Staff identified at least 19 goals and 34 policies from the Comprehensive Plan that the UDO update is addressing.

• For more information, visit the project website:
  www.bloomington.in.gov/planning/udo/update

UDO Adoption Draft

An Adoption Draft will be presented to the Plan Commission for their consideration. The Adoption Draft is based on input considered throughout the UDO Update process (Kickoff, UDO Assessment, Zone Districts and Permitted Uses, Dimensional and Development Standards, Procedures and Administration, and Consolidated Draft) as well as policy guidance from the Comprehensive Plan. Once the Plan Commission makes a recommendation on the Adoption Draft, then the Common Council must make a decision within 90 days.

Notices to all properties within the City’s corporate boundaries are sent by mail, starting the week of July 29, 2019. The first Plan Commission hearing is scheduled for Monday, August 26, 2019 at 5:30 pm, Council Chambers. Subsequent hearings are tentatively scheduled for August 29 and September 5, 2019. The Plan Commission may continue the Adoption Draft request to additional hearings. Public comments will be taken at the Plan Commission hearings. Comments can be submitted prior to the first Plan Commission hearing August 5 through August 26, 4 PM using the Public Review #6 form in the link below.

August 26, 29 and September 5, 2019
1. UDO Adoption Draft (available August 5, 2019) Copies also available at the Monroe County Public Library and at the Planning and Transportation Department
2. Mailed Public Notice
3. UDO Adoption Draft Significant Changes Overview
4. UDO and Comprehensive Plan Index
5. Indiana State Law on Zoning Ordinance Process IC-367-4-600 Series
Public Review #6: Submit Comments – Open August 5 through August 26, 2019
KEY CHANGES

• Reorganized and added graphics for user-friendliness
• Created four new zone districts to implement the Comprehensive Plan (R1, R4, MS, PO)
• Reduced some minimum lot sizes and increased some lot coverages to promote walkable and efficient development
• Building envelopes now control dwelling density – not dwelling units per acre or dwelling unit equivalent conversion factors
• Narrowed availability of PUDs
• Urban agriculture now allowed in all zone districts
KEY CHANGES (CONTINUED)

- Downtown height limits reverted to pre-December 2017 standards, except for student housing projects
- New minor site plan process allows staff to approve smaller projects
- New minor modification process allows decision-making bodies limited flexibility to address unique circumstances
- The conversion zoning map will only update naming conventions and will not include substantive rezoning of properties
STUDENT HOUSING

- Defined – any multifamily building:
  - That has units with 4 or more bedrooms
  - Or where more than 33% of the units are 3-bedroom

- Except in the MS district, projects are subject to:
  - Lower height limits
  - Maximum floorplate limits
  - 300-foot separation requirement

- MS district to allow larger student housing projects in strategic areas identified in the Comprehensive Plan
New student housing tools relieve pressure on other forms of housing

New R-4 district (not yet mapped) allows smaller lot sizes (4,200 sq. ft.) for new development and replats

Reduced minimum lot sizes for multifamily and mixed-use districts allow for more efficient development

Removal of dwelling unit per acre maximums in multifamily and mixed-use districts allows for market flexibility within a defined building envelope

One accessory dwelling unit (ADU) allowed by-right on single-family and duplex lots – one bedroom maximum, owner occupancy, 300-foot notice, (see 20.03.030(g)(5))

Duplex, triplex, fourplex, and live/work residential uses added to Allowed Use Table
Previously proposed standards (duplex, triplex, and fourplex):
- Only allowed on corner lots
- Separate exterior entrance required
- Maximum of 3-bedrooms per unit

Concerns raised:
- Potential for high-occupancy by students
- Impacts on neighborhood character and property values
- No public hearing for neighborhood comments
• Duplex and triplex uses now require conditional use approval and a public hearing
• Allowed on existing lots – cannot consolidate lots – maintains neighborhood scale
• Front building elevation cannot exceed 40 feet in width
• Must be compatible with homes on same block face
  • roof pitch, front porch width/depth, front setback, parking access
• Limit on total number of bedrooms per **structure**:
  • Duplex = 6 bedrooms
  • Triplex = 9 bedrooms
• Occupancy limited to two unrelated adults per unit
CURRENT PROPOSAL (FOURPLEX)

- Requires conditional use approval in the R4 zone – not yet mapped
- Allowed on existing lots – cannot consolidated lots – maintains neighborhood scale
- Front building elevation cannot exceed 40 feet in width
- Must be compatible with homes on same block face
  - roof pitch, front porch width/depth, front setback, parking access
- Limit on total number of bedrooms per structure:
  - Fourplex = 12 bedrooms
  - Occupancy limited to two unrelated adults per unit
PROPOSED SOLUTIONS

• Allow Public Input
  • Noticing and public hearings required through conditional use process

• Prevent Overcrowding
  • Smaller units with fewer bedrooms and limited occupancy

• Protect Neighborhood Scale
  • Improved standards to match neighborhood scale and character
AFFORDABLE HOUSING INCENTIVE

Increase predictability, reduce processing time and negotiation

- Multifamily
  - Need at least 6 units in the project to qualify
  - At least 15% restricted < 120% AMI = 1 additional floor
  - At least 7.5% restricted < 80% AMI and 7.5% < 120 AMI = 2 additional floors
- Single-family, duplex, triplex, and fourplex
  - Reduced lot sizes and setbacks
- Student housing projects can receive incentives (except in the MD zone district)
- Payment-in-lieu and purchase/conversion of existing units available
- Staff approval for projects < 50 units and not adjacent to R1, R2, R3, or R4
- Incentives cannot violate neighborhood transition standards in 20.04.070(d)(4)
SUSTAINABILITY INCENTIVE

- Sustainable Development has 2 options:
  - Pick 4 of 6 sustainability actions = 1 additional floor
    OR
  - Design for LEED or other approved certification system = 1 additional floor

- Sustainable + Affordable Incentive?
  - 1 additional floor (beyond original incentive) up to half as big as the building floorplate
  - Incentives max out at 2.5 additional floors beyond the base standards (assuming highest level of affordability and sustainable development)
What we’ve heard so far

Q: Why did I get a notice in the mail? What does it mean?
A: Per state law, the notice invited every property owner to attend this public hearing and to provide comment regarding the UDO update.

Q: What does this project mean for my neighborhood?
A: Nothing specifically; however, some of the rules for developing and using property have changed, as summarized tonight and in the Significant Changes Overview Memo available on the website.

Q: Will occupancy limits be changed?
A: No. Occupancy will still be limited to one “family” per unit. See the definition of “Family” in the draft UDO.
WHAT WE’VE HEARD SO FAR

Q: Will density limits change in the downtown?
A: The new UDO no longer sets density maximums. Instead, density will be limited through building envelope and site development standards (e.g., height, setbacks, parking, buffering, etc.).

Q: Will the legal status of my business or home be affected?
A: No, if it was legally established prior to the adoption of this UDO it will remain legal, even if it doesn’t meet the new standards.

Q: Will this project raise my taxes?
A: No.
THANK YOU

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Duplex Example

Images from https://missingmiddlehousing.com/
Duplex Example

Images from https://missingmiddlehousing.com/
Quadplex Example

Images from https://missingmiddlehousing.com/