

UDO Adoption Draft Amendment 5A and 5B (Responses)

Timestamp	I have read Amendment 5A and 5B: Change ADU to a conditional use or expand ADUs to allow two bedrooms and larger maximum square footage	General comments on Amendment 5A or 5B:
9/5/2019 7:32:11	I generally support Amendment 5A (change ADUs conditional use)	I think ADUs in principle can be good if they are kept under control, and this Amendment is one option for doing that.
9/5/2019 7:54:00	I generally support Amendment 5B (allow larger ADUs with two bedrooms)	
9/5/2019 9:32:35	I generally support Amendment 5A (change ADUs conditional use)	
9/5/2019 9:33:01	I generally support Amendment 5A (change ADUs conditional use)	
9/5/2019 10:42:15		I do not support ADUs in any format, especially 2-bedroom units.
9/5/2019 11:53:36	I generally support Amendment 5A (change ADUs conditional use)	
9/5/2019 12:08:00	I generally support Amendment 5A (change ADUs conditional use)	
9/5/2019 12:28:33	I generally support Amendment 5A (change ADUs conditional use)	In reality, everyone we know believes that most ADU's will become Airbnb 's within 5 years, doing absolutely NOTHING to increase availability of affordable housing. Increasing size makes that even more likely.
9/5/2019 12:48:22	I generally support Amendment 5A (change ADUs conditional use)	Neighbors should have a say in ADU construction -- why would you take this away from them? And increasing the size will just insure that students will be renting them instead of the intended occupants (young professionals). Plus allowing the ASUs to be larger increases the probability that they will be AirBnB's. That usage will really degrade a neighborhood!
9/5/2019 13:17:04	I generally support Amendment 5A (change ADUs conditional use)	Not sure about this; Would support conditional permit for 2 bedroom units.
9/5/2019 13:18:44	I generally support Amendment 5A (change ADUs conditional use)	
9/5/2019 13:34:37	I generally support Amendment 5A (change ADUs conditional use)	
9/5/2019 13:48:41	I generally support Amendment 5B (allow larger ADUs with two bedrooms)	
9/5/2019 14:26:15	I generally support Amendment 5A (change ADUs conditional use)	I find these amendments needlessly competing. I would like to see ADU remain a conditional use, but I also would like to see the option of a larger footprint allowed. I just think there needs to be some level of oversight on the plans of an ADU structure in terms of its size and siting on a lot to make sure that such structures are aesthetically in tune with the home they are affiliated with. Also there needs to be some oversight as to their proposed uses. While I have no objection to their use as a rental unit, or a light commercial/retail/ studio usage, I would not like to see temporary rental usage--like Airbnb allowed.
9/5/2019 15:43:56	I generally support Amendment 5A (change ADUs conditional use)	I think ADUs should be allowed, but conditionally. I also believe they should be allowed to be larger. There was no option for that in the current Amendments. Perhaps a new amendment is needed dealing only with size.
9/5/2019 16:09:55	I generally support Amendment 5B (allow larger ADUs with two bedrooms)	Do not change ADU to a conditional use, and expand to allow two bedrome and larger SqF.
9/5/2019 16:48:03	I generally support Amendment 5B (all goals)	Again, we need to do whatever we can to make it easier to add housing in affordable, inclusive, and sustainable ways. Allowing larger ADUs with two bedrooms so that people could comfortably live in such structures achieves this goal. Changing ADUs to conditional use works against those
9/5/2019 17:04:45	I generally support Amendment 5B (all homeownership and rental opportunities exist)	Amendment 5A: Accessory dwelling unit ("ADU") standards are intended to permit the creation of legal units that are compatible with residential neighborhoods while also adding housing options for the City's workforce, seniors, families with changing needs, and others for whom ADUs present an affordable housing option. Allowing up to two bedrooms for ADUs will support Goal 5.4.1 in the Comprehensive Plan that seeks to promote housing options within neighborhoods to ensure that a diversity of housing types, a mix of household incomes, and a variety of
9/5/2019 17:47:21	I generally support Amendment 5A (change ADUs conditional use)	
9/9/2019 23:26:34	I generally support Amendment 5A (change ADUs conditional use)	Make ADUs conditional in order to keep some supervision over the process. I have no objection to larger ADUs providing the site will support the increased size and the uses do not include temporary rental (like an Airbnb).
9/10/2019 10:41:00	I generally support Amendment 5A (change ADUs conditional use)	We fought until 12:30 am two (?) years ago to make ADUs conditional, and city council agreed. Please uphold the citizen action. Two bedrooms isn't terrible, but less and less green space has consequences that we are not considering. Thank you.

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9/10/2019 11:35:15	I generally support Amendment 5B (all throughout the city).	The Greater Bloomington Chamber of Commerce supports Amendment 5B to make it easier for larger accessory dwelling units to be added to our community's housing stock. As you've heard from us on many occasions, Bloomington needs more housing of all types. This is a concern voiced with increasing urgency by our local employers, who are struggling to attract and retain the workers they need. It is a reality lived by many of us who cannot find the housing we need within our price range. The goal for housing supply in the city's comprehensive plan encourages opportunities for infill and redevelopment, including ADUs. As we stated during discussions about the regulations for duplexes, triplexes and quadplexes, the city needs to take steps toward achieving that goal. In fact, we would encourage even more options for building ADUs – for example, not limiting the number of bedrooms or not restricting an ADU's size to a percentage of the size of the primary residence. ADUs are an important tool in responding to our community's housing needs. We encourage the Plan Commission to make changes to encourage ADUs
9/10/2019 13:04:19	I generally support Amendment 5A (change ADUs conditional use)	Since it is important to the whole process of re-organizing housing in Bloomington to get community involvement and buy-in, why shouldn't public hearings be held before an ADU is built. Neighbors have a right to have their opinions aired. Also, expanding the size of ADU is just
9/10/2019 13:11:06	I generally support Amendment 5A (change ADUs conditional use)	
9/10/2019 13:21:40	I generally support Amendment 5B (all sizes and impervious surface restrictions outlined else where in the UDO. Please support 5B).	Please support 5B. There doesn't seem to be any good reason to have a separate size for an accessory building that applies only to those accessory buildings meant to house people. What if the structure is later converted to non-dwelling? And especially such a building should not be smaller - why should humans be less comfortable than cars, for example? Same goes for the previous 1-bedroom limitation. The number of rooms or bedrooms will already be limited by the
9/10/2019 14:05:09	I generally support Amendment 5A (change ADUs conditional use)	
9/10/2019 14:05:25	I generally support Amendment 5A (change ADUs conditional use)	
9/10/2019 14:05:45	I generally support Amendment 5A (change ADUs conditional use)	
9/10/2019 15:59:29	I generally support Amendment 5B (all those that have a lovely lot, but presently have a very small home).	I generally support ADUs permitted by right. They can assist with density and relieve pressure on housing costs with minimal impact on communities. However, if an Amendment must exist to the UDO allowing ADUs by right, Amendment 5B is preferred. There should be no limit on the internal design / layout or # of bedrooms for an ADU. This is overly prescriptive. We do not take such a prescriptive approach to typical homes permitted and built. Additionally, we should not limit the size in square feet of building in comparison to the existing structure. This unduly limits