

NOTICES OF PUBLIC HEARING TO AMEND ZONING ORDINANCE AND MAP

The City of Bloomington Plan Commission ("PC") will consider the adoption of a new Zoning Map ("Map Proposal") and text amendments to the Unified Development Ordinance ("UDO Amendments") at a public hearing on **March 8, 2021, at 5:30 PM via Zoom at the following link: <https://bloomington.zoom.us/j/95953837752?pwd=M2JmT1JPb3ZjdEhCeHE5Yk9UZlI6Zz09> or call 1-312-626-6799 Meeting ID: 95953837752 Passcode: 875227.** Specifically the following will be considered:

- **ZO-01-21 UDO Technical Text Amendments** - Technical corrections for scrivener's errors, punctuation, references, and/or citations.
- **ZO-02-21 UDO Chapter 2, Zoning Districts, Amendments** - Technical corrections for text amendments that add, remove, or edit text to clarify existing standards and generally are not substantive changes.
- **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-05-21 UDO Chapter 5, Subdivision Standards, 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 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.

The Map Proposal and UDO Amendments apply to all areas within the City's corporate boundaries. The Map Proposal and UDO Amendments are based on guidance from the 2018-2020 UDO Update Process. The Proposals, including penalty and forfeiture provisions (20.06.100 Enforcement and Penalties), are available for inspection from 8 AM to 5 PM M-F (excluding holidays) at the Planning and Transportation Department in City Hall, 401 N. Morton Street, Suite 130, Bloomington, Indiana 47404 and at: <https://bloomington.in.gov/planning/udo/map/updates>.

Written objections to the proposal that are filed with the secretary of the PC before the hearing will be considered and oral comments concerning the proposal will be heard. The hearing may be continued from time to time as may be found necessary.

Dated this 12th day of February, 2021.

City of Bloomington, Indiana