

Memorandum

To: Planning Commission

From: Community Development Staff

Date: June 4, 2019

Subject: UPDATE R-3B zoning and density analysis

Background: On March 11, 2019 the City Council wrapped up the comprehensive amendment to the zoning ordinance, a three year process, by unanimously voting to adopt a comprehensive text and map amendment. The revisions began in 2016 following the City's adoption of its Comprehensive Plan 2035 and involved multiple meetings with various stakeholder groups and the Planning Commission. The Commission held three public hearings on October 24, 2018, December 12, 2018, and February 13, 2019. At the December 12, 2018 public hearing, members from the community testified that they have concerns regarding the density allowed in the R-3B district, specifically for areas adjacent to Downtown Bloomington, consisting of approximately 258 properties. Opponents of the district expressed that the purpose and intention conflicted with other community goals of historic and neighborhood preservation. In addition to recommending a revised statement of purpose and intent for the district, the Planning Commission also recommended completing additional analysis on the appropriateness of the application of R-3B zoning on the fringe of Bloomington's downtown central business district by the end of FY 2020. City Council and staff supported this recommendation.

On April 8, 2019, the City Council passed resolution 2019-17 authorizing waiver of the technical bidding requirements and approving a contract with Houseal Lavign Associates (HLA) for additional analysis and recommendations to the properties zoned R-3B and located on the periphery of Downtown Bloomington. Earlier this month, HLA began reviewing data from the Tax Assessor and City of Bloomington GIS database. They will provide a brief update on the project and talk about next steps.

Upcoming public meetings:

- Regeneration Area Stakeholders (west of Downtown Bloomington)**
- 12 – 1:30pm Mid Central Community Action (MCCA)
1301 W Washington St.
Bloomington IL 61701
Large Conference Room
Parking on Stillwell St in large lot behind MCCA office
Gold Bus Line—Connect Transit
- Preservation Area Stakeholders (east of Downtown Bloomington)**
- 3-4:30pm City of Bloomington Library
205 E. Olive St.
Bloomington, IL 61701
Community Room
Purple Bus Line—Connect Transit
Or all lines to Downtown Transfer Station and a 2 minute walk east.