



**CITY COUNCIL SPECIAL SESSION MEETING AGENDA
MONDAY, OCTOBER 1, 2018; 6:00 PM**

Council Questions and Staff Response

Questions from Alderman Jamie Mathy:

Agenda Item No. 4

44.4 Residential general

- Should use of residential for Air BNB type services be talked about in zoning?

44.4-2B Residential Districts chart

- I could not find a definition on the different between an Urban Garden and Urban Agriculture?
- R1A & R1B zones do not permit a garden?
- Is there anywhere in zoning that solar panels and/or personal wind turbines should be talked about?

44.5-2B Business Districts chart

- The D1 Business District draft I saw had many office space uses restricted to not be on the first floor per a Bring It On Bloomington plan recommendation to concentrate on retail, services, & entertainment. Was that changed?
- It looks like no grocery stores are allowed in D1, D2, or D3?
- Solar is addressed as a business use, but many central Illinois projects have solar going onto agriculturally zoned land. Would the intent be to rezone those plots to business, and the allow the solar installations?

44.12

- I am getting a lot of feedback on the minimum & maximum parking regulations. Most comments would like to see both requirements eliminated completely.
- Don't developers know how many parking spots they need to build to accommodate customers?
- The purpose & intent says it wasn't to "avoid negative environmental & urban design impacts that can result from parking lots & other vehicular use areas.". How do parking minimums help avoid those issues?

44.12-6F

- Is there a place in our surface lot design specs where we should be talking about the use of permeable materials, which allow water to drain better without the need for huge detention basins?

44.12-8D

- We use the phrase "Whichever results in the greatest number of spaces?" - is that really our goal? How is that helping to reduce unused parking lot sizes?

44.12-8E chart questions:

- Household Living - "1.5 spaces per efficiency or one bedroom dwelling unit". Doesn't this encourage developers to build fewer 1 bedroom units, which raises the cost of affordability on each of these?
- Why are mobile homes required to have 2 spaces? I live by myself for a long time, and didn't need 2 spaces. What about shared parking instead, like at apartment complexes?
- Group Living - 1 space per 2 beds - what percentage of folks in group living have a car?
- Hotels - 1 space per room + conference room space? What about people who are flying in? All I can think of here is huge parking lots no one ever fills up. Even when the Doubletree is completely booked with weddings and the hotel is full, they never fill more than 70% of their parking lot.

44.12-13F

- Parking requirements may be reduced by one (1) off-street parking space for every four (4) bicycle parking spaces; provided, however, that the total number of required motor vehicle parking spaces shall not be reduced by more than ten percent (10%)." Why limit this to 10%? Is 25% more applicable for campus housing?

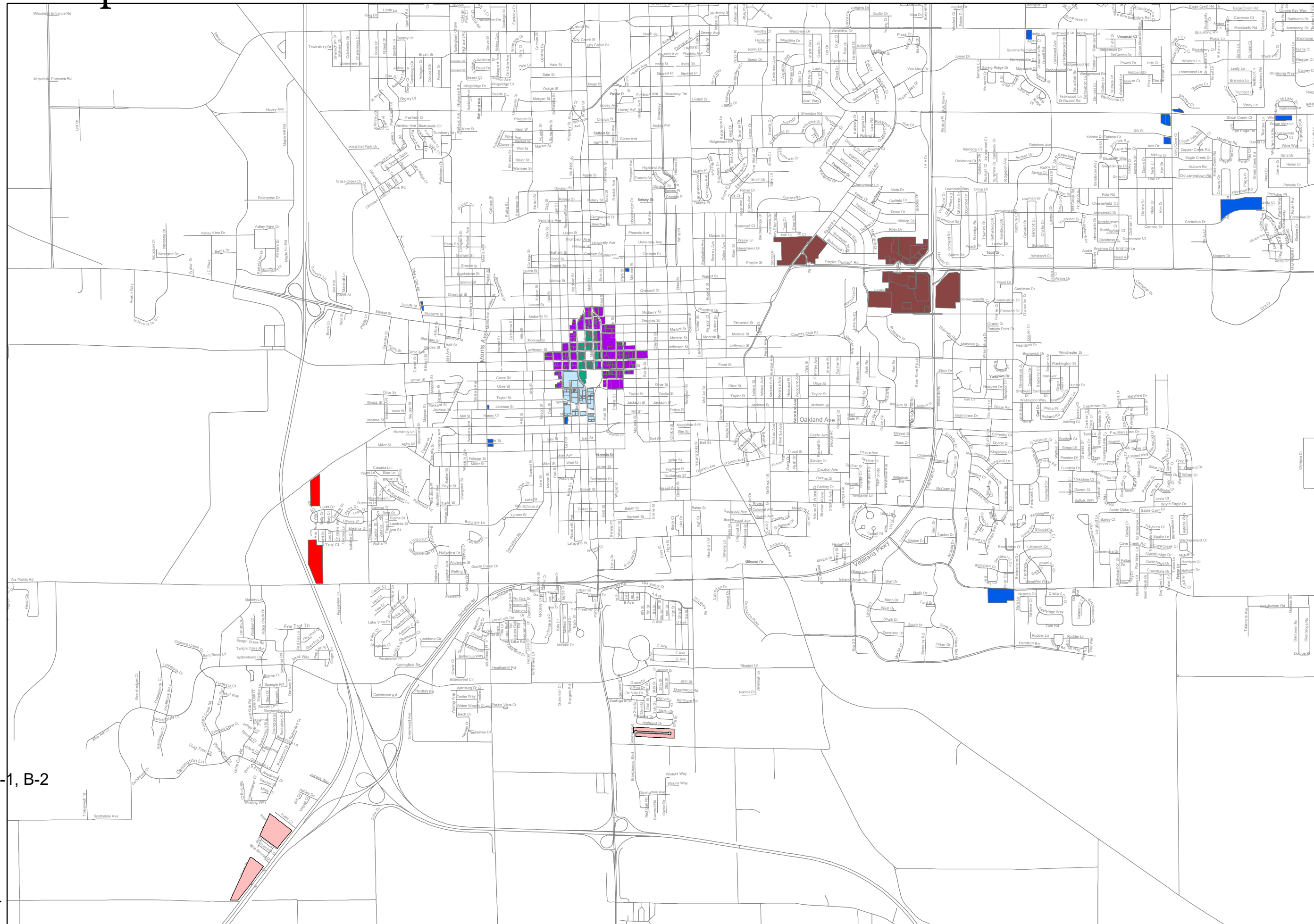
Staff Response:

Katie Simpson, City Planner

I believe the majority of Alderman Mathy's questions would be better addressed by our consultant this evening. I will share them with John so he is prepared. Many of the answers require discussion. Council is not taking formal action tonight on the draft language so I believe John can help facilitate that discussion.

The map is online at <http://www.cityblm.org/government/departments/planning-zoning/proposed-zoning-amendments> under "Zoning Map Amendments". For your convenience I am attaching a copy of the map that was submitted with the Council packet.

Proposed amendments to the OFFICIAL ZONING MAP



- Legend**
- D1 former B-3
 - D2 former B-3
 - D3 former B-3, M-1, B-2
 - C2 rezoned B-2
 - C3 rezoned B-1
 - W1 Rezone M1
 - R1H rezoned R-4