

GENERAL INFORMATION

Applicant: City of Bloomington

Request: Amend City Code Sections 19.38.11 and 19.38.12 to exempt public and public utility structures from the development prohibition below the 760-foot elevation within the Bluff Protection and Bluff Development Overlay District.

HISTORY

City Council Action: 12/27/1982 – Approved an ordinance adopting the Bluff Development Overlay Districts (Case #PD-1451).

CHRONOLOGY

Planning Commission	06/16/2016	Public Hearing Scheduled
Council	07/11/2016	Public Hearing Scheduled

PROPOSAL

The City of Bloomington is proposing to amend the Bluff Protection (BP-1) and Bluff Development (BP-2) Overlay District standards to exempt public structures from the development prohibition below the 760-foot elevation. The exemption would also include public utility structures.

ANALYSIS

The City's Public Works Department is currently undertaking improvements associated with the Old Cedar Avenue Area Project. One component of the project includes trail head and parking lot improvements for Long Meadow State Trail. As part of the trail head improvements, the City is exploring the feasibility of installing a pavilion and restroom facilities. However, these structures would currently not be permitted due to the development prohibition of structures below the 760-foot elevation within both the BP-1 and BP-2 Overlay Districts. Amending these sections of the City Code to allow public structures below the 760-foot elevation would allow for the trailhead improvements to include bathroom facilities or other public structures that serve a public recreational purpose.

In addition to the structures being discussed as part of the trailhead improvements, staff is also recommending that public utility structures be exempt from the development prohibition. There

are a number of public utilities that are currently located within the BP-1 and BP-2 Overlay Districts. Public utilities located in the bluff overlay district include sanitary sewer, gas and electrical. It is highly likely that small utility structures will be needed to support the function of these utilities to maintain adequate service in the future. Examples of public utility structures include lift or booster stations, switching stations, and other structures needed to transmit or store public utilities. Staff recommends that the proposed exemption from the development prohibition for public structures within the bluff overlays apply to utility structures as well.

RECOMMENDATION

Staff recommends the following motion:

In Case PL2016-91, I move to recommend approval of an ordinance amending Sections 19.38.11 and 19.38.12 to create an exemption from the development prohibition below the 760-foot elevation for public structures in the Bluff Protection and Bluff Development Overlay Districts.