

Request for Council Action

Originator Planning	Item Rezone Multiple parcels in the Penn American District as recommended by the Penn American District Plan
Agenda Section Ordinances	Date 12/1/2014

Description

GENERAL INFORMATION

Applicant: City of Bloomington

Locations and Request:

Case Letter	Addresses	Rezone Primary District
A	1600 and 1700 West 82 nd Street and 8101 Knox Avenue South	From CO-1 (Commercial Office) to C-4 (Freeway Office)
B	8100 Knox Avenue South	From R-1 (Single-Family Residential) to RM-50 (Multiple-Family Residential)
C	8100 Penn Avenue South	From CO-0.5 (Commercial Office) to C-4 (Freeway Office) and B-1 (Neighborhood Office)
D	8000 and 8040 Penn Avenue South	From B-3 (General Business) to C-5 (Freeway Mixed Use)
E	7901 and 7999 Penn Avenue South	From CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center)
F	7803 Penn Avenue South	From CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) and C-5 (Freeway Mixed Use)
G	1700, 1750, and 1800 American Boulevard West and 1601 Southtown Drive	From CR-1 (Regional Commercial) to C-4 (Freeway Office)
H	1601 and 1701 American Boulevard West, 1600 West 81 st Street and 8033 Knox Avenue South	From C-1 (Freeway Office and Service) to C-5 (Freeway Mixed Use)
I	8030 Humboldt Avenue South	From C-1 (Freeway Office and Service) to C-4 (Freeway Office)

Please Note: The existing Planned Development (PD) overlay zoning districts will remain in place.

DEADLINE FOR AGENCY ACTION

Waived by applicant

STAFF CONTACT

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Requested Action

RECOMMENDATION

Staff recommends the following motions. To minimize motions, the council could determine which Case Letters have unanimous support or unanimous opposition among the council and handle those together in a combined motion. Then the others could be handled individually to allow for votes by individual case.

- A) In Case 10940A-14, recommend approval of rezoning the primary district from CO-1 (Commercial Office) to C-4 (Freeway Office) for 1600 and 1700 West 82nd Street and 8101 Knox Avenue South;
- B) In Case 10940B-14, recommend approval of rezoning the primary district from R-1 (Single-Family Residential) to RM-50 (Multiple-Family Residential) for 8100 Knox Avenue South;
- C) In Case 10940C-14, recommend approval of rezoning the primary district from CO-0.5 (Commercial Office) to C-4 (Freeway Office) and B-1 (Neighborhood Office) for 8100 Penn Avenue South;
- D) In Case 10940D-14, recommend approval of rezoning the primary district from B-3 (General Business) to C-5 (Freeway Mixed Use) for 8000 and 8040 Penn Avenue South;
- E) In Case 10940E-14, recommend approval of rezoning the primary district from CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) for 7901 and 7999 Penn Avenue South;
- F) In Case 10940F-14, recommend approval of rezoning the primary district from CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) and C-5 (Freeway Mixed Use) for 7803 Penn Avenue South;
- G) In Case 10940G-14, recommend approval of rezoning the primary district from CR-1 (Regional Commercial) to C-4 (Freeway Office) for 1700, 1750, and 1800 American Boulevard West and 1601 Southtown Drive;
- H) In Case 10940H-14, recommend approval of rezoning the primary district from C-1 (Freeway Office and Service) to C-5 (Freeway Mixed Use) for 1601 and 1701 American Boulevard West, 1600 West 81st Street and 8033 Knox Avenue South; and
- I) In Case 10940I-14, recommend approval of rezoning the primary district from C-1 (Freeway Office and Service) to C-4 (Freeway Office) for 8030 Humboldt Avenue South.

The Planning Commission recommends denial of all nine rezonings based on concerns about new zoning district requirements being too prescriptive.

The Housing and Redevelopment Authority recommends proceeding with the rezonings as recommended in the adopted District Plan.

Attachments:

Staff Report
Rezoning Ordinance
Zoning Comparison
Planning Commission Minutes - 9/11/14 - Draft
HRA Recommendation Letter
Memo - HRA & Community Development
Correspondence Received - Robert Cunningham, Melrose Company
Correspondence Received - Stinson, Leonard, Street - Lupient Chevrolet
Correspondence Received - Beck Law Office - Luther
Correspondence Received - Larkin Hoffman - Kraus Anderson
Correspondence Received - McComb Group - Kraus Anderson
Correspondence Received - Citizen Letters

Correspondence Received - Cerron Properties
Correspondence Received - InSite Commercial
Correspondence Received - Building Owners & Managers Association
Correspondence Received - Bloomington Chamber of Commerce
Correspondence Received - Kraus Anderson
Summary of Phone Calls Received on 11/24 and 11/25