

# NEIGHBORHOODS

Volume 1, Issue 1

August, 2005

## SNOW SHOVEL GOLF SCRAMBLE

When the snow flies this winter you can help out a neighbor dig out. CONA is having the first Snow Shovel Scramble this year to help you do this.

There will be prizes awarded for the longest put and longest drive and for the best putt with a snow shovel. The event is on Wednesday Aug 31 at 1:00. The rain date is sept 14.

The plan is to provide a subsidy to Neighborhood Association members to get their sidewalks cleared. The subsidy will be available for any one who is unable to perform this because of infirmity and/or budget constraints.

You need to identify those

who are in need in your neighborhood and let us know. If you have anyone who will volunteer to clean sidewalks then let us know about that as well. We also hope to partner with shalom center to get some people who will go out and clear the sidewalks, although this is not likely to happen this year we are still hoping.

However, we need your help to bring it off. If you know anyone who golf's hook them up with us by calling CONA at 331-3979 or [info@sunnyslopes.org](mailto:info@sunnyslopes.org) and leave a message. We

will get in touch with you at our earliest opportunity.



The first annual Snow Shovel Scramble is on!

You can also help if you have any free time but don't golf. We will need about 6 volunteers to run the event so call us an help us help you.

Look for upcoming fund raising events as well. A euchre tournament will probably be held this winter. The proceeds of this will be used to fund education roundtables for CONA members.

## ZONING ORDINANCE COMMITTEE (ZOC)

CONA is meeting to discuss the Zoning Ordinances changes. This may not sound like it is something to be concerned about but you will be surprised when you learn the complete details.

So far the committee has

noted several areas of concern in the proposed changes. A few of these include: restrictions on what kind of landscaping a home owner can put in their front yard. The size of a Residential lot is being reduced to make it easier to subdivide

lots in core neighborhoods. Yet there doesn't seem to be any changes that would limit the impact of future development on your property values. CONA will inform you about these changes at the monthly board meeting and if

### Inside this issue:

ZOC Broad Categories	2
ZOC (continued)	2
Ineggspllicable	2
PUD (details)	3
Planning News	4

### Special points of interest:

- RNNC will be in September.
- The CONA Snow Shovel Scramble will be held at the end of August
- ZOC meetings will continue to elaborate on the Broad Categories
- Ordinance of the month will be on animal control.

# ZOC BROAD CATEGORIES

The ZOC broad categories are intended to highlight some of the most contentious issues that this committee has identified as of concern to the members. They are listed below.

- PUD
- Accessory Dwelling
- Lot Size for residential Zones
- Front yard Fences
- Public Infrastructure improvements (sidewalks in established neighborhoods)
- Temporary Signs
- Plan Commission Conditions (enforcement)
- Plan Commission deviations from code (rational)
- Natural Landscape

- Flood Plain
- Sidewalk Ordinances (several contradictory sections, final authority)
- Frontage Roads
- Ascetics Regulations
- Subdivision Scenarios
- Anti-monotony
- Parking lot ordinances (an improvement)
- Drives Residential (gravel)
- Enforcement (rental, Plan Commission, permits, conditions of approval)
- Residential Rentals as a distinct permitted use (commercial / Owner Occupied distinction)
- Housing Code review (especially enforcement)

- Grandfathered Uses (e. g. Cottage Grove )
- Significant property changes and effect on Grandfathered uses
- Group Homes (disposition in the event of a failure and resale)

# ZOC CONTINUED

enough interest is generated then we will have a round table to inform you of these changes. An informed resident is better able to determine if there is any reason to be concerned so ask and we will be happy to give you the details. A complete list of the broad topics is included above. Each of these broad topics will be discussed to

*These zoning changes will directly affect you and what you can do on your property*

provide greater detail on why each topic is a source of concern. Then the various sections of the proposed code changes will be linked to those broad topics to show what proposed changes

caused the concern. Changes to the zoning ordinances should follow from guidelines set forward in the

Growth Policies Plan (GPP). Ideally, the rationale for the changes can be traced to these guiding principles set forward in this document.

# INEGGSPLICABLE

There has been a rash of eggs showing up at city hall recently. At least three chicken eggs were found in various places in that building. One was in the mail box of a City Councilor.



Although there is no culprit identified, speculation is on it being due to pending legislation about chickens. If you are unaware the city is considering an ordinance to

allow city residents to raise chickens in a residential area.

Some feel that chickens should be treated as other animal pets and so the ban currently in place is arbitrary.

Some proponents suggest that the proposal would al-

low city residents greater access to healthier eggs and poultry.

Still others suggest that increases poultry population would lead to greater illness due to such poultry borne diseases as histoplasmosis which infects the lung.

# PUD DETAILS

A PUD is a blank slate that a developer can use to pitch a development design for a parcel of land. The PUD plan can ignore underlying zoning constraints which makes it one of the most attractive development alternatives available. In fact, if you look at the current zoning map, you will see that the great majority of undeveloped land is in a PUD already.

A PUD is an opportunity for the developer to bargain with the plan commission to get something that he / she wants. Because of this bargaining the community thorough the plan department and the plan commission will get something in exchange.

Ideally, the somethings that the community gets are related to the guiding principles that the community has set forward. One of the chief sources of guiding principles is the GPP (Growth Policies Plan) for the City of Bloomington, the Comprehensive plan in Monroe County and in Ellettsville. These documents lay out concepts that should be considered when the plans are negotiated. Concepts such as retaining and increasing Green Space, reducing Traffic congestion, and others. A full list of those concepts are included in this issue.

An example of this would be a development that will combine areas for work and play together in a compact space. With a proper design the number of

uses of a car can be reduced. This has the benefit of reducing congestion on roads and streets. With improved alternative transportation routes residents might consider that riding a bike to work would be better than driving their car.



Connectivity reduces the need for vehicle trips.

In order to ensure that the bargaining provides for the needs and wants of the community you need to participate in public hearings and state your preferences or respond to surveys.

Once you make these issues known it is then up to the planning organization to see them incorporated into the final designs. This is where the zoning ordinances are of great use. Once a concept has been codified into an ordinance there is a legal requirement that the concept be used.

Some of the concerns about PUDs are listed here.

Minimum standards for PUD approval are not defined

Expatriation period required for unimproved plans are inconsistent

Minimum size

Plan Commission is required to approve or disapprove before a PUD can be released to the City Council

Demonstrable benefits for deviation from Zoning Ordinance

- cite specific public benefit
- show GPP goal that is met by this change (ie traffic mitigation)

Definitions of terms must be clearly written with intent of definition provided

Architectural compatibility regulations needs to be restrained and should be aimed at retaining the character of a neighborhood or a series of city blocks

When it comes down to it you need to know what you can do to protect your investment in your community, your property, and the lifestyle you choose. Protecting the features of a Neighborhood that induced you to live in a location is up to you. CONA wants to help by providing opportunities for you to be better educated about what is happening when a development is proposed for your neighborhood. Knowing how a development is planned and what it may mean for your com-

*PUDs should help provide opportunities for the developer AND the community*

community will be essential aids to retaining the value of your residence.

*A PUD is a blank slate*

CONA OF MONROE COUNTY

331-3979  
infoCona@conaonline.org

*BUILDING COMMUNITY  
NEIGHBORHOOD BY NEIGHBORHOOD*

We're on the Web!  
Conaonline.org



*CONA is an organization made up of neighborhood associations in the City of Bloomington / Monroe County, Indiana. The neighborhood is the chosen geographic environment for most of us. As such, we want to preserve the quality and safety that our residents desire. Each neighborhood has unique features that the residents want to ensure for themselves and others. This is the work of CONA, the Council of Neighborhood Associations.*

## CITY PLANNING ALERTS

Full details are available on the CONA website.

**NE corner of W. 2nd and Walker St use change.**

**NW corner of W Kirkwood and N Adams use change**

**Hopewell Pud w 6<sup>th</sup> st. sold**

**Fire station for North Park PUD**

**Stop light at Basswood & w 2<sup>nd</sup> st.**

**Basswood extended to W. 3<sup>rd</sup> st.**

**Duplexes for Wollery Farm north of Tapp rd. SR37**

**Prospect Hill neighborhood development plan near completion.**

**Long range transportation plan resubmitted**

**Downtown development plan in review stage**

The best time to have input on a proposal is before that plan gets to the Plan Commission. Once a plan reaches that stage of completion there is greater resistance to making changes; changes that could now be very costly to a developer. If you see anything in this notice that causes you any concern check the CONA website to get more information

or come to the monthly meeting to ask about it.



Neighbors watching out for others make a stronger community