

Originator Community Development	Item City Code Amendment – Update Application Processes	# 5.4B1
Agenda Section HEARINGS/PUBLIC INPUT Ordinances	By GDM	Approved Date November 2, 2009

Description

Case 10000J-09

GENERAL INFORMATION

Applicant: City of Bloomington

Request: City Code Amendments – Update Application Processes

UPDATE SINCE OCTOBER 19TH REVIEW

The City Council continued this item at their October 19, 2009 meeting to allow Council requested modifications to be integrated into the ordinance. The requested modifications have been made and are shown as shaded gray in the attached ordinance (see Pages 33-43). The modifications include:

- Shifting approval authority for some lower impact final site and building plan (FSBP) applications to the staff level;
- Establishing approval authority of other FSBBs at the Planning Commission level except for FSBBs related to an associated conditional use permit, interim use permit, variance, rezoning or comprehensive plan amendment application, which would be approved at the City Council level after Planning Commission recommendation;
- Changing the date upon which the new expiration and rescission standards will begin to apply; and
- Updating the fee table to match the Council requested changes in level of approval authority.

The City Council also requested a comparison of the times required to review FSBBs at various levels, which is enclosed.

Council Action

Motion by _____ Second by _____ to _____

REQUEST

As part of the Zoning Ordinance Update Project, the proposed ordinance has been prepared to update various application processes and to shift related text to Chapter 21 of the City Code. The ordinance is part of the Planning Division/Planning Commission's 2009 Work Plan and has been discussed in concept at previous study meetings of both the City Council and Planning Commission. An outline of key changes proposed by section was included in the staff report enclosed with the October 19th agenda packet. Among the changes included in the ordinance is a shift in the level at which most final site and building plans are approved. Final site and building plans are currently approved at the Planning Commission and City Council level.

The Planning Commission recommends retaining final site and building plan review at the Planning Commission and City Council level (see minutes enclosed with the October 19th agenda packet). A memo discussing various options for final site and building plan review was also enclosed with the October 19th agenda packet.

CHRONOLOGY

Planning Commission Study Meeting:	02/12/09 – Preliminary Discussion
City Council Study Meeting:	03/30/09 – Preliminary Discussion
City Council Study Meeting:	05/11/09 – Preliminary Discussion
Planning Commission Meeting:	08/27/09 – Public Hearing Held
City Council Meeting:	10/19/09 – Public Hearing Continued
City Council Meeting:	11/02/09 – Public Hearing Scheduled

DEADLINE FOR AGENCY ACTION

Application Date:	07/22/09
60 Days:	09/19/09
Extension Letter Mailed:	Yes
120 Days:	11/18/09

RECOMMENDATIONS

Staff recommends approval of the attached ordinance to update zoning application processes.

On August 27, 2009, the Planning Commission recommended approval of an ordinance to amend City Code application process requirements subject to a modification to retain review of all final site and building plans at the Planning Commission and City Council level rather than at the staff level.