

Johnson, Nick M

From: Johnson, Nick M
Sent: Tuesday, December 14, 2021 11:29 AM
To: 'timb@mendota-heights.com'; 'Cary Teague'; 'mpoehlman@cityofrichfield.org'; 'Jhutmacher@cityofeagan.com'; 'deb.garross@burnsvillemn.gov'; 'Btucker@ci.savage.mn.us'; 'mkerski@shakopeemn.gov'; 'jklima@edenprairie.org'; 'County.admin@hennepin.us'; 'Kurt.chatfield@co.dakota.mn.us'; 'Bdavis@co.scott.mn.us'; 'ranhorn@ninemilecreek.org'; 'cbleser@rpbcwd.org'; 'naiadconsulting@gmail.com'; Gruidl, Bryan; 'jpearson@richfieldmn.gov'; 'lesf@isd271.org'; 'superintendent@edinaschools.org'; 'Jswanson@edenpr.org'; 'Neil.ralston@mspm.ac.org'; 'Martha.vickery@state.mn.us'; 'Tod.sherman@state.mn.us'; 'Michael.larson@metc.state.mn.us'; 'Kelly.grissman@threeriversparks.org'; 'Sarena_selbo@fws.gov'; 'tjeffery@rpbcwd.org'
Cc: Markegard, Glen; Hiller, Michael
Subject: Comprehensive Plan Amendment - Adjacent Jurisdiction Review
Attachments: PL2021-251 - UP Adjacent Jurisdiction Notice.pdf

Good morning Representatives of Adjacent Jurisdictions,

The City of Bloomington is processing a Comprehensive Plan Amendment request to reguide 7851 Normandale Boulevard from Community Commercial to Regional Commercial to construct a new four-story motor vehicle sales facility (Case #PL2021-251). The application is scheduled to be heard at public hearings at the City of Bloomington Planning Commission on January 6, 2022 and City Council on February 7, 2022. Per the established review procedures established by the Metropolitan Council, the City of Bloomington is distributing a notice to adjacent jurisdictions regarding the request. Attached you will find the formal adjacent jurisdiction review letter. A hard copy will also be mailed to your attention.

If you have review comments, please respond no later than February 12, 2021. You also can email me a "no comment" form (see page 3 of attached letter) if you do not have comments but choose to respond before the 60-day deadline.

Feel free to contact me if you have any questions.

Take care,



NICK M. JOHNSON (he/him)
Planner, Planning Division
PH: 952-563-8925 **EMAIL:** nmjohnson@bloomingtonmn.gov
1800 West Old Shakopee Road, Bloomington, MN 55431

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TO: Representatives of Adjacent Governmental Units and School Districts

RE: Proposed Amendment to the Bloomington Comprehensive Plan

DATE: December 14, 2021

APPLICANT: United Properties Development LLC (User)
Housing and Redevelopment Authority in and for the City of
Bloomington (Property Owner)

CASE FILE: #PL2021-251

This letter is to notify you of a proposed Comprehensive Plan Amendment in the City of Bloomington. Pursuant to requirements of the Metropolitan Council, this letter serves as official notification that the proposed Comprehensive Plan amendment has been submitted to your agency for comment and review. The City of Bloomington is required to notify adjacent governmental units and school districts of proposed Comprehensive Plan amendments prior to submitting them for review by the Metropolitan Council.

The applicant, United Properties, requests an amendment to the Comprehensive Land Use Plan for one parcel within the City of Bloomington from the Community Commercial (CC) to the Regional Commercial (RC) land use designation. The parcel is addressed 7851 Normandale Boulevard. The intent of the amendment is to accommodate the redevelopment of the subject property for a new high density motor vehicle sales facility.

If you would like additional information please contact Nick Johnson at (952) 563-8925 or nmjohnson@bloomingtonmn.gov. Please return any written comments you may have at your earliest convenience. **If your agency has no comment, please fill out the enclosed form and return it by mail at the address below or email an electronic copy to Nick Johnson at the email address above.**

Sincerely,

Nick Johnson, Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431
Fax: 952.563.8949

FIGURE 1: General Location Map

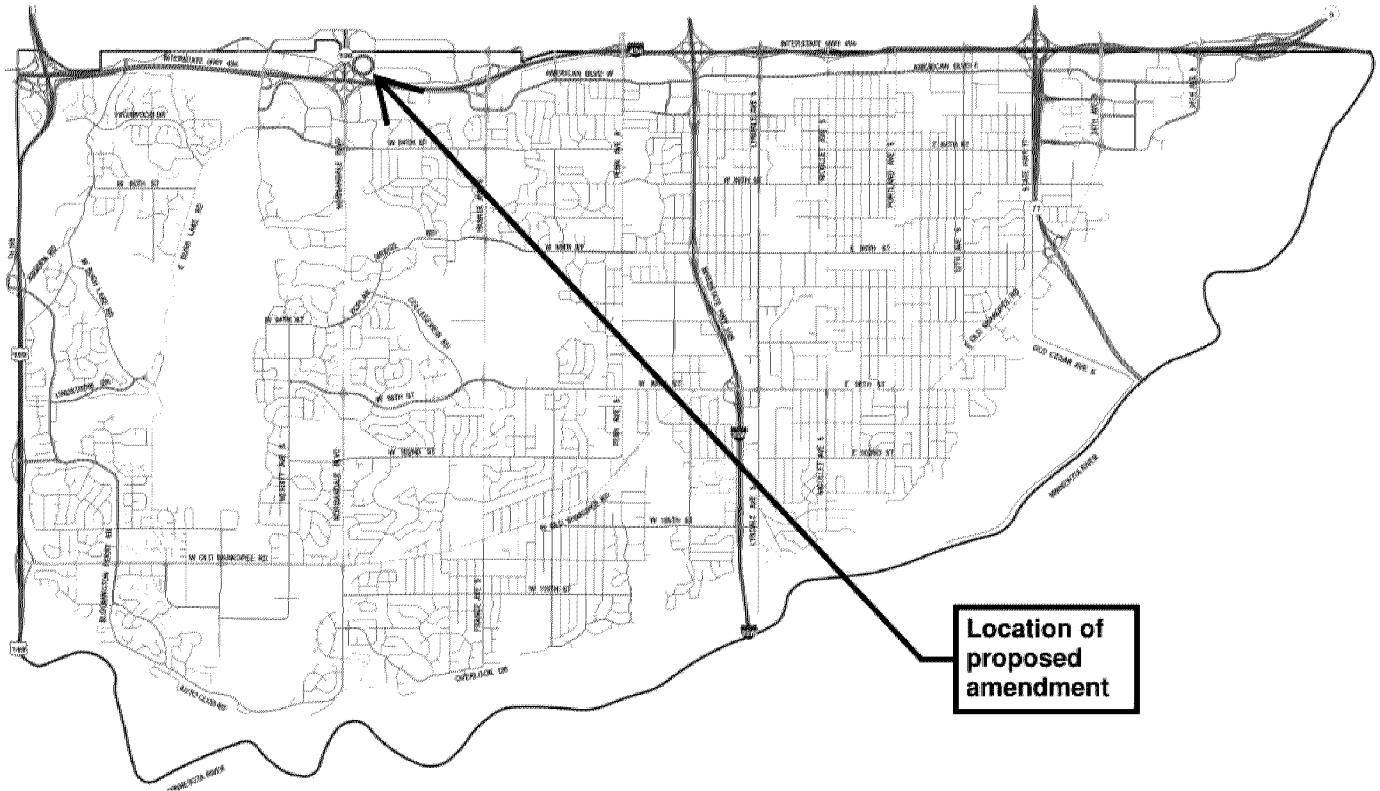
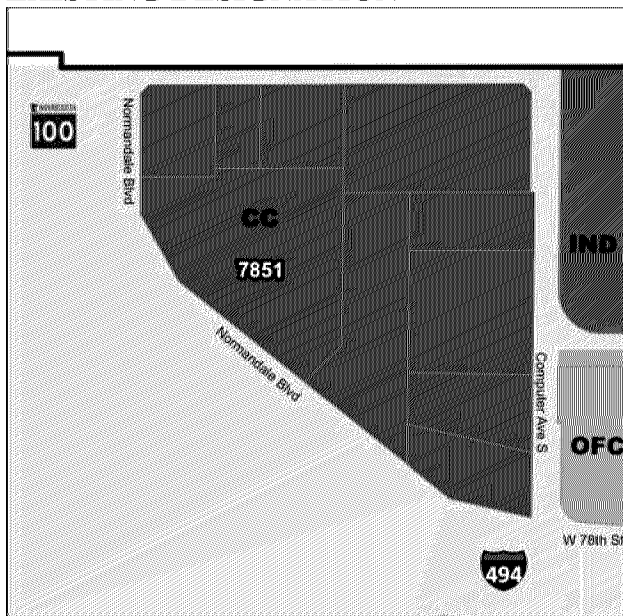
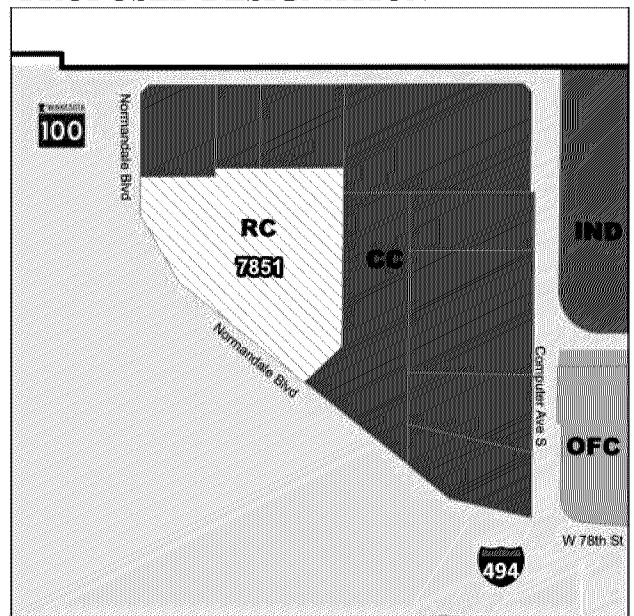


FIGURE 2: Existing and Proposed Designations

EXISTING DESIGNATION



PROPOSED DESIGNATION



TO: Nick Johnson, Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431
Fax: 952.563.8949

RE: Agency Response to Bloomington Comprehensive Plan Amendment

APPLICANT: **United Properties**

CASE FILE: **#PL2021-251**

PROPERTY: **7851 Normandale Boulevard**

Please be advised that the _____ has received notice from the
(Responding Agency Name)
City of Bloomington of a proposed Comprehensive Plan Amendment to amend the
Comprehensive Land Use Plan from Community Commercial (CC) to Regional Commercial
(RC) to redevelop the subject property for a new high density motor vehicle sales facility (Please
check the applicable box).

- The amendment is not anticipated to impact this jurisdiction/agency. No comments on the application will be forthcoming.
- This agency will submit written comments on the application.
- Other: (attach separate sheet if necessary)

Name

Date

Title