

GENERAL INFORMATION

Applicant: City of Bloomington

Request: Rezone the primary zoning district for 14 parcels of land

CHRONOLOGY

Planning Commission: 09/15/16 – Study Session discussion

City Council: 10/03/16 – Study Session discussion

Planning Commission: 05/17/18 – Study Session discussion

City Council: 06/11/18 – Study Session discussion

Planning Commission: 09/20/18 – Study Session discussion

Planning Commission: 10/04/18 – Study Session (Recap of 05/17/18 Study Session for new Commissioners)

City Council: 10/08/18 – Study Session discussion

Public Informational Meeting: 10/16/18 – Presentation and discussion with attendees

Planning Commission 11/29/18 – Recommended City Council approve the rezoning of 14 parcels (Four auto dealership parcels were removed from the recommended ordinance).

City Council 01/07/18 – Public hearing scheduled

DEADLINE FOR AGENCY ACTION

Application Date:	10/03/2018
Applicable Deadline:	Agency Action Deadline Waived
Newspaper Notification:	Confirmed – (11/15/2018 Sun Current – 10 day notice)
Direct Mail Notification:	Confirmed – (500 buffer – 10 day notice)

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PROPOSAL

As part of a multi-year project, the City is comprehensively updating the Zoning Code. Many of the existing industrial zoning districts were drafted in the 1950s, updated in the 1970s, and do not fully support City goals and objectives. As an accompaniment to the City Code text amendments (Case PL2018-301), staff also propose proactively rezoning land to further the goals of the industrial updates. A number of parcels, especially along the American Blvd. corridor, have been developed with commercial uses and are guided for commercial use but are zoned for industrial development. Staff proposes to rezone 14 parcels to accomplish the following:

1. Align the zoning districts with the Future Land Use Guide Plan designations within the City of Bloomington Comprehensive Plan; and
2. Better align the existing land uses with compatible zoning districts.

Hotels, office buildings, and retail facilities are zoned for industrial uses along the American Blvd. corridor, yet are guided for non-industrial uses in the Comprehensive Plan. Table 1 in the following section identifies the address, existing and proposed zoning district, the existing land use, and the Future Land Use Designation.

PROPOSED REZONING

The sites proposed for proactive rezoning are shown in Table 1 below and in the attached map. All remaining FD-1 sites are proposed to be rezoned to C-4 or FD-2, depending on the existing uses, in order to remove FD-1 from the City Code.

Some existing I-3 sites north of American Boulevard are proposed to be rezoned to C-3 or B-2 to fit the non-industrial character of that area and reflect the land use guidance in the Comprehensive Plan. The proposed rezonings allow an extension of the existing uses at each site and would not create any non-conforming land uses.

On November 29, 2018, the Planning Commission recommended approval of the rezoning ordinance, but removed four parcels that are currently occupied by motor vehicle sales facilities –

Luther Subaru/Acura and Bloomington Lincoln. The Planning Commission indefinitely continued rezoning those four parcels due to concerns as to how the sites would be able to comply with standards in the originally proposed C-1 Freeway Office and Service zoning district. The four motor vehicle sales parcels have been removed from the ordinance included in the City Council's packet.

Table 1: Parcel Address, Existing and Proposing Zoning District, Existing Land Use, and Future Land Use Designation

Address	Rezone Primary District	Existing Land Use	Comprehensive Plan Land Use Guide
7920 Old Cedar Avenue	From – FD-1 Freeway Development To – C-4 Freeway Office	Medical Office	Office
1801 America Blvd. E.	From – FD-1 Freeway Development To – FD-2 Freeway Development	Office/Warehouse	Office
1701 American Blvd. E.	From – FD-1 Freeway Development To – FD-2 Freeway Development	Office/Warehouse	Office
1700 American Blvd. E.	From – FD-1 Freeway Development To – C-4 Freeway Office	Hotel	Community Commercial
1601 American Blvd. E.	From – FD-1 Freeway Development To – C-4 Freeway Office	Hotel	Office
1550 American Blvd. E.	From – FD-1 Freeway Development To – C-4 Freeway Office	Office	Community Commercial
7850 Bloomington Ave. S.	From – FD-1 Freeway Development To – C-4 Freeway Office	Hotel	Community Commercial
7800 Bloomington Ave. S.	From – FD-1 Freeway Development To – C-4 Freeway Office	Hotel	Community Commercial
7857 13 th Avenue S.	From – FD-2 Freeway Development To – C-4 Freeway Office	Vacant	Community Commercial
1321 E. 78 th St.	From – FD-1 Freeway Development To – C-4 Freeway Office	Hotel	Community Commercial
1321 American Blvd. E.	From – FD-1 Freeway Development To – FD-2 Freeway Development	Office/Warehouse	Office
7845 Lyndale Ave. S.	From – I-3 General Industry To – B-2 General Business	Retail	Regional Commercial
750 American Blvd. W.	From – I-3 General Industry To – C-3 Freeway Commercial Center	Retail	Regional Commercial
1114 American Blvd. W.	From – I-3 General Industry To – B-2 General Business	Restaurant and Assembly	Regional Commercial

RECOMMENDATION

Staff recommends the following motion:

In Case PL2018-347, I move to adopt an ordinance to rezone the primary zoning district of 14 parcels within the City of Bloomington as set forth in the attached ordinance.