

GENERAL INFORMATION

Applicant: CITY OF BLOOMINGTON

Request: Consider rezoning of eight parcels in the City of Bloomington from B-2 General Business to B-4 Neighborhood Commercial

CHRONOLOGY

City Council:	05/14/2018	Study Session Discussion 98 th St Station Area Plan (SAP)
Planning Commission:	08/09/2018	Study Session Discussion 98 th St SAP
City Council:	10/08/2018	Study Session Discussion - Rezoning
Planning Commission	12/20/2018	Public Hearing – 98 th St SAP
City Council	01/07/2019	Public Hearing – 98 th St SAP
Planning Commission	03/07/2019	Public Hearing Scheduled - Rezoning
City Council	04/01/2019	Public Hearing Anticipated - Rezoning

STAFF CONTACT

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DEADLINE FOR AGENCY ACTION

The agency action deadline was waived by the applicant.
Newspaper Notification: confirmed – (02/21/2019 Sun Current – 10 day notice)
Direct Mail Notification: confirmed – (500 buffer – 10 day notice)

PROPOSAL

The city is proposing to rezone the primary zoning district of eight parcels from b-2 general business to b-4 neighborhood commercial. No change is proposed to existing overlay districts for the eight parcels. The proposed rezonings were identified in the recently adopted 98th street station area plan and are consistent with the draft 2040 comprehensive plan. The proposed rezonings are intended to allow for more transit supportive development, mixed uses and higher densities to meet the changing needs of the 98th street station area (half mile radius from 98th street station).

PROPOSED REZONINGS

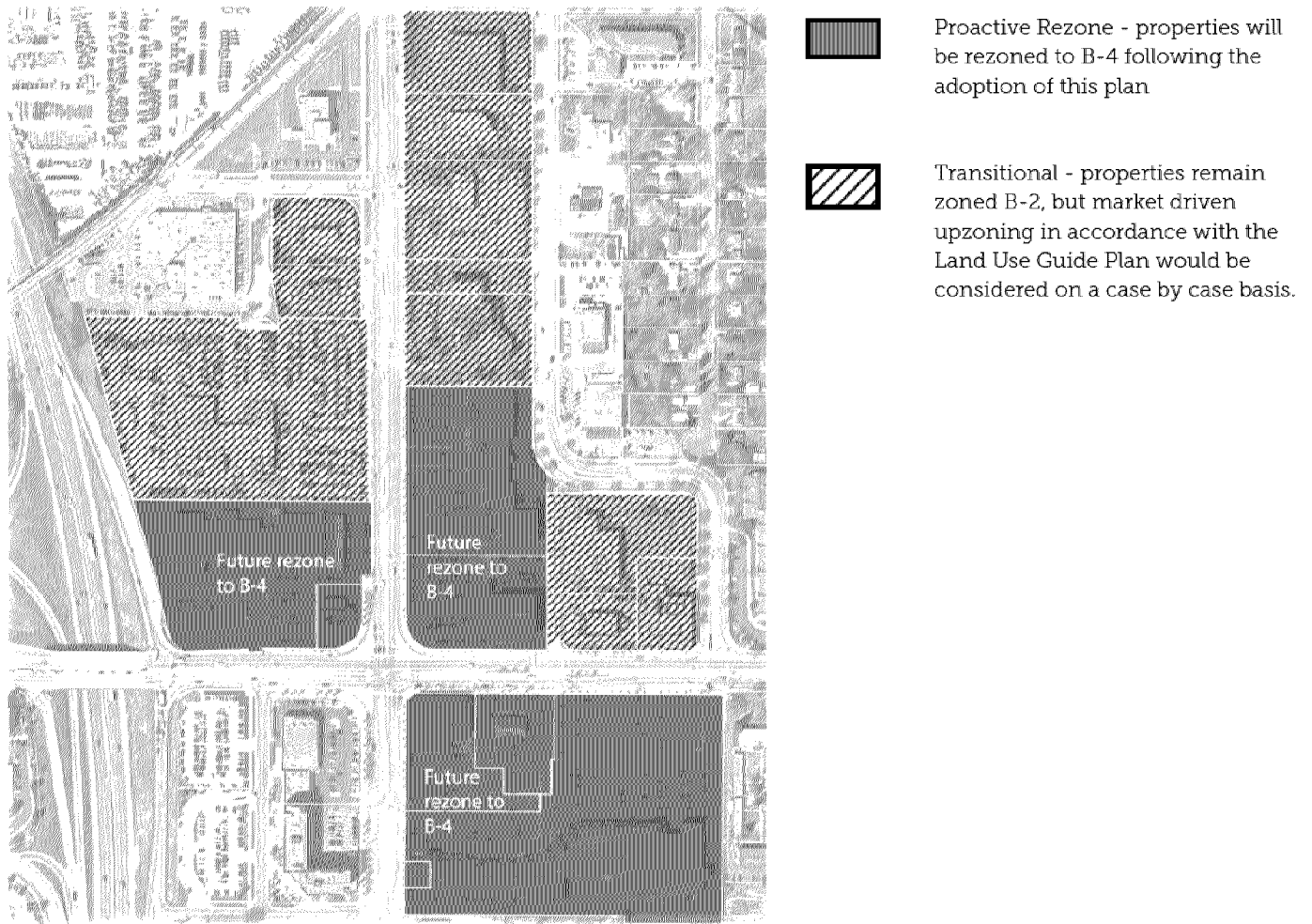
The 98th Street Station Area Plan, adopted January 7, 2019, recommends rezoning key properties located near 98th Street and Lyndale Avenue to promote transit supportive development patterns

and allow mixed-use high density residential. The eight parcels in the proposed ordinance were identified for proactive rezoning and are shown in Table 1 and depicted in Figure 2. Ten other parcels were identified as transitional (see Figure 2), where the City would support rezoning to B-4 if privately initiated but would not proactively initiate rezoning.

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

Address	Rezone Primary District	Existing Land Use	Comprehensive Plan Land Use Guide
9724-9736 Lyndale Ave S, 704-824 W 98 th St	From: B-2 General Business To: B-4 Neighborhood Commercial	Retail/ Restaurant	Community Commercial
9742 Lyndale Ave S	From: B-2 General Business To: B-4 Neighborhood Commercial	Bank	Community Commercial
9701 – 9749 Lyndale Ave S	From: B-2 General Business To: B-4 Neighborhood Commercial	Retail/ Restaurant	Community Commercial
600 W 98 th St	From: B-2 General Business To: B-4 Neighborhood Commercial	Medical Office	Community Commercial
9801 Lyndale Ave S	From: B-2 General Business To: B-4 Neighborhood Commercial	Retail	Community Commercial
611 W 98 th St	From: B-2 General Business To: B-4 Neighborhood Commercial	Restaurant	Community Commercial
401-641 W 98 th St	From: B-2 General Business To: B-4 Neighborhood Commercial	Retail/ Restaurant	Community Commercial
9847 Lyndale Ave S	From: B-2 General Business To: B-4 Neighborhood Commercial	Retail	Community Commercial

Figure 2 – Proposed Parcels for Rezoning and Transitional



ANALYSIS

The proposed parcels to rezone were selected because of their likelihood to redevelop, their suitability for B-4 development patterns and uses in the future and their impact on the station area. Redevelopment potential relates to building age and site size among other factors. Parcels located closest to the intersection of 98th Street and Lyndale Avenue were determined to be most suitable for B-4 development patterns and uses because of their close proximity to the station.

Several zoning districts were compared for appropriateness and ability to further the Station Area Plan's goal to foster transit supportive development. The C-5, C-4, and B-4 zoning districts were evaluated against the existing B-2 zoning district. All of these districts allow higher development intensities than B-2, allow mixed-use residential, and require buildings to be closer to the street. The proposed B-4 zoning district was selected primarily because it has a lower minimum FAR, which is more compatible with the neighborhood scale.

The proposed rezonings will result in the structure and parking layout on some properties becoming legally non-conforming. While the existing uses on these properties are all permitted in the B-4 zoning district, the existing structure placement does not comply with the B-4 zoning district requirements which are intended to create a more urban character with shallow street setbacks, parking to the side or rear of buildings and minimum floor area ratio (FAR) requirements. In addition to building placement standards, other key differences between the B-2 and B-4 Districts include a much higher maximum FAR (0.5 vs. 2.0) in the B-4 District and the ability to have multi-family residential uses in the B-4 District. A comparison of the B-2 and B-4 zoning districts is provided below.

Table 2: Zoning Comparison

	B-2 (Existing) General Commercial	B-4 Neighborhood Commercial
Uses		
Office/Medical Office	Permitted	Permitted
Retail	Permitted	Permitted
Residential	No	Accessory
Restaurant w/ drive-through	Conditional	Conditional (single lane drive thru, not street side)
Restaurant w/out drive-through	Conditional	Conditional
Auto Dealers	Conditional	No
Standards		
FAR	Min: N/A Max: 0.5	0.2 0.5; (2.0) With Residential
Building Floor Area	Min: 3,000 sq. ft.	4,000 sq. ft.
Impervious Surface Area	Max: 90%	95%
Site Width	Min: 100 ft; 150 ft for corner sites	150 ft; 200 ft for corner sites
Site Area	Min: 25,000	40,000
Setbacks Along Public Street	Min: 35 ft Max: N/A	10 ft (or width of public easement) 40 ft
Rear	Min: 15 ft	15 ft; 30 ft for buildings over 4 stories
Side	Max: 10 ft	10 ft; 20 ft for buildings over 4 stories
Abutting Residential	Min: 50 ft	50 ft

Plan Development Overlay

Seven of the parcels were granted Planned Development (PD) flexibility when they were developed, which primarily allows for reduced setbacks. These parcels were originally zoned Central Business District which required a 65 foot setback along public streets. In 2010 the City rezoned all Central Business District properties to B-2 General Commercial. The proposed rezoning to B-4 would not remove or alter the PD overlay. However, if any site redevelops or changes its current building footprint the new structure would be required to conform to the new B-4 zoning district standards or seek flexibility through a PD amendment.

Land Use

The land use guide plan designates all the parcels proposed for rezoning as Community Commercial. The Community Commercial designation allows for general business activities as well as larger scale service and retail uses. It permits a range of uses including retail, hotels (within a mile of freeway interchange), office, and residential when integrated with a commercial use. It does not support regionally oriented retail and service uses such as regional shopping centers, “big box” retail, hospitals or automobile sales. The B-4 zoning district fits within the Community Commercial land use designation.

PUBLIC OUTREACH

During preparation of the 98th St. Station Area Plan staff reached out to property and business owners in the affected area to ensure they were aware of the planning process and recommendations and given opportunities to provide input. Notices of proposed rezonings were sent to affected property owners who were also invited to meet individually with staff to discuss implications the rezoning would have on their property. Planning staff met with several owners, including: Duluth Trading Company, Oxboro Plaza and Oxboro Center. The owner of Clover Center has also been briefed on the B-4 zoning implications through discussions with other City staff.

Notice & Other Public Engagement - Notice of the public hearing on the proposed rezonings was published in the official newspaper (Sun Current). Notice was also sent to all property owners within 500 feet of the proposed rezoning sites. Additionally, notice was sent via email to 598 people who registered for the “98th Street Station Area Plan” e-subscribe group and 1,493 people who registered for the “Planning Commission” e-subscribe group.

RECOMMENDATION

Staff recommends the following motion:

In Case PL2019-023, I move to recommend the City Council adopt an ordinance to rezone the primary zoning district of eight parcels within the City of Bloomington from B-2 to B-4 as set forth in the attached ordinance.