

**GENERAL INFORMATION**

Applicant: City of Bloomington

Request: Industrial Zoning Strategies and Rezoning

**CHRONOLOGY**

Planning Commission Study Session:	<b>09/15/16</b>
City Council Study Session:	<b>10/03/16</b>
Planning Commission Study Session:	<b>05/17/18</b>
City Council Study Session:	<b>06/11/18</b>
Planning Commission Study Session:	<b>09/20/18</b>
Planning Commission Study Session: (Recap of 05/07/18 study session for new Commissioners)	<b>10/04/18</b>

**BACKGROUND**

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.

Staff previously met with the Planning Commission and City Council to review the industrial use matrix and standards for self-storage and exterior storage. Staff also presented guiding principles that highlight the goals of this update and provide a decision-making framework as follows:

- 1. Preserve the Industrial Base in the City**
- 2. Limit Erosion of the City's Commercial Nodes**
- 3. Address new and evolving uses**
- 4. Improve the ease of use of the code**

**STRATEGIES & REZONING**

Many industrial areas are transitioning to uses that more closely resemble commercial uses. To maintain a traditional industrial base, while guiding the repurposing of underutilized, obsolescent industrial properties, staff created an industrial strategies map that identifies protected industrial areas where future rezoning away from industrial uses would be discouraged, transitional areas where market-driven rezoning would be considered case by case on its merits, and sites that would be proactively rezoned with the adoption of the industrial code update. This zoning strategies map would be housed within the City's Comprehensive Plan. Following feedback from the previous Planning Commission and City Council study meetings, the sites along Penn Avenue are now designated "transitional" instead of "protected."

At the previous study session, Council members requested that schools be allowed in industrial zoning districts. Based on this direction, staff has amended the draft ordinance to include schools as conditional uses in the I-1, I-2, IP and FD-2 Zoning Districts subject to being adjacent to collector or arterial streets

and being adjacent to residential uses. These standards would allow schools to serve as a transition between residential and industrial uses but not be developed in the core of an industrial area fully surrounded by industrial uses. Historically, Bloomington has not allowed schools in industrial zoning districts due to concerns about conflicts of use, erosion of traditional industrial uses, and the potential for additional institutional uses to be permitted. From a school perspective, industrial land is often more affordable than alternatives.

In accordance with the industrial strategies map, proactive rezoning of some sites is proposed as part of this ordinance and shown in the attachment. All remaining FD-1 sites are proposed to be rezoned to C-4 or FD-2, 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-1, 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 rezoning of sites to the new Innovation and Technology District (IT), including the Seagate site and Polar Fab, would occur following the adoption of the subject industrial update ordinance. The proposed rezonings allow an extension of the existing uses at each site and would not create any non-conforming land uses.

## **OUTREACH**

Outreach efforts for the industrial zoning updates include:

- Staff organized a focus group meeting in April with industrial brokers and received feedback on industrial trends, market demands, and regulatory hurdles in the existing Code.
- The City's website includes a webpage dedicated to Zoning Ordinance updates. The industrial updates are identified, along with excerpts of the draft ordinance and minutes from previous study sessions.
- Staff sent out a mailing to all industrial property owners in the City to invite them to an informational meeting on October 16<sup>th</sup> and let them know of upcoming public hearings.
- Staff will also send a notice to owners of properties intended to be rezoned in advance of any public hearing as well as notices to property owners within 500 feet of the rezonings.
- Staff will send e-mail updates and links to the ordinance via the City's E-Subscribe system.

**Proposed Rezoning: Locations, Request, Existing Land Use and Comprehensive Plan Designations**

October 3, 2018

<b>Addresses</b>	<b>Rezone Primary District</b>	<b>Existing Land Use</b>	<b>Comprehensive Plan Land Use Guide</b>
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 <sup>th</sup> Avenue S.	From – FD-2 Freeway Development To – C-4 Freeway Office	Vacant	Community Commercial
1321 E. 78 <sup>th</sup> 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
511 W. 78 <sup>th</sup> St.	From – I-3 General Industry To – C-1 Freeway Office and Service	Auto Detailing/Storage	Regional Commercial
515 W. 78 <sup>th</sup> St.	From – I-3 General Industry To – C-1 Freeway Office and Service	Auto Detailing/Storage	Regional Commercial
7801 Lyndale Ave. S.	From – I-3 General Industry To – C-1 Freeway Office and Service	Auto Sales	Regional Commercial
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
1001 Clover Dr.	From – I-3 General Industry To – C-1 Freeway Office and Service	Auto Sales	Regional Commercial
1114 American Blvd. W.	From – I-3 General Industry To – B-2 General Business	Restaurant and Assembly	Regional Commercial