

November 17, 2020

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

**RE: City of Bloomington – Penn Lake CityHomes Comprehensive Plan Amendment -
Administrative Review**
Metropolitan Council Review File No. 21953-3
Metropolitan Council District 5

Dear Mr. Johnson:

We received the City's Penn Lake CityHomes amendment on October 28, 2020. The amendment reguides approximately 1.88 acres from Low Density Residential to Medium Density Residential. The proposal is located at 8525 and 8545 Penn Avenue. The purpose of the amendment is to allow a 15-unit townhome development.

Council staff finds the amendment meets the Comprehensive Plan Amendment Administrative Review Guidelines revised by the Council on July 28, 2010. The proposed amendment does not affect official forecasts or the City's ability to accommodate its share of the region's affordable housing need. Therefore, the Council will waive further review and action; and the City may place this amendment into effect.

The amendment, explanatory materials, and the information submission form will be appended to the City's Plan in the Council's files. If you have any questions about this review, contact Michael Larson, Principal Reviewer, at 651-602-1407.

Sincerely,



Angela R. Torres, AICP, Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT Metro Division
Molly Cummings, Metropolitan Council District 5
Michael Larson, Sector Representative/Principal Reviewer
Reviews Coordinator

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