

GENERAL INFORMATION

Applicant: CITY OF BLOOMINGTON

Location: 8111 Lyndale Ave S
11309 Jersey Road
7800 24th Ave S
2305-2325 E 86th Street & 2255-2275 E Old Shakopee Road
8600 E Bush Lake Road

Request: Comprehensive Plan Map Amendment to reguide five parcels:

Location	Existing Guide Plan Designation	Proposed Guide Plan Designation
8111 Lyndale Ave S	Public	Industrial
11309 Jersey Road (Pond)	Low Density Residential	Public
7800 24th Ave S	Office	Public
2305-2325 E 86th Street & 2255-2275 E Old Shakopee Road	Innovation and Technology	Public
8600 E Bush Lake Road	Low Density Residential	Quasi-Public

Existing Land Use and Zoning:

Location	Existing Use	Existing Zoning
8111 Lyndale Ave S	Office Building	General Industrial (I-3)
11309 Jersey Road (Pond)	Pond	Single-Family Residential (R-1)
7800 24th Ave S	Vacant	Single-Family Residential (R-1)
2305-2325 E 86th Street & 2255-2275 E Old Shakopee Road	Vacant	Single-Family Residential (R-1)
8600 E Bush Lake Road	Place of Assembly	Single-Family Residential (R-1)

Surrounding Land Use and Zoning:

Location	Existing Guide Plan Designation	Existing Zoning
8111 Lyndale Ave S		
North	Regional Commercial (RC)	Industrial (I-3), Regional Commercial (CR-1)
South	Low Density Residential (LDR), Industrial (IND)	Single-Family Residential (R-1), Industrial (I-3)
East	Industrial (IND)	Industrial (I-3)
West	Office (OFC), Regional Commercial (RC)	General Commercial (B-2), Freeway Development (FD-2), Industrial (I-3)
11309 Jersey Road (Pond)		
North	Industrial (IND)	Industrial Park (IP)
South	Low Density Residential (LDR)	Single-Family Residential (R-1)
East	Industrial (IND)	Industrial Park (IP)
West	Low Density Residential (LDR)	Single-Family Residential (R-1), Planned Development Overlay (PD)
7800 24th Ave S		
North	Right-of-Way (ROW)	N/A
South	High Intensity Mixed Use (HIMX)	Mixed Use (CX-2), Airport Runway Overlay (AR-17), Planned Development Overlay (PD)
East	Public (PUB)	Freeway Office (C-4)
West	High Intensity Mixed Use (HIMX)	Mixed Use (CX-2)
2305-2325 E 86th Street & 2255-2275 E Old Shakopee Road		
North	Innovation and Technology (IT)	Freeway Office (C-4)
South	Quasi-Public (QPUB), Low Density Residential (LDR)	Single-Family Residential (R-1)
East	Innovation and Technology (IT)	Commercial Service (CO-1), Airport Runway Overlay (AR-17), Planned Development Overlay (PD)
West	Low Density Residential (LDR), High Density Residential (HDR)	Single-Family Residential (R-1), Multiple-Family Residential (R-4)
8600 E Bush Lake Road		
North	Conservation (CSRV)	Conservation District (SC)
South	Conservation (CSRV)	Conservation District (SC)
East	Conservation (CSRV)	Conservation District (SC)
West	Low Density Residential (LDR)	Single-Family Residential (R-1)

CHRONOLOGY

Planning Commission	10/25/2018 –	Public Hearing Scheduled
Council	11/19/2018 –	Public Hearing Anticipated

DEADLINE FOR AGENCY ACTION

The Agency Action Deadline was waived by applicant.

Newspaper Notification: Confirmed – (10/11/2018 Sun Current – 10 day notice)

Direct Mail Notification: Confirmed – (10/08/2018 – 500 ft buffer – 10 day notice)

STAFF CONTACT

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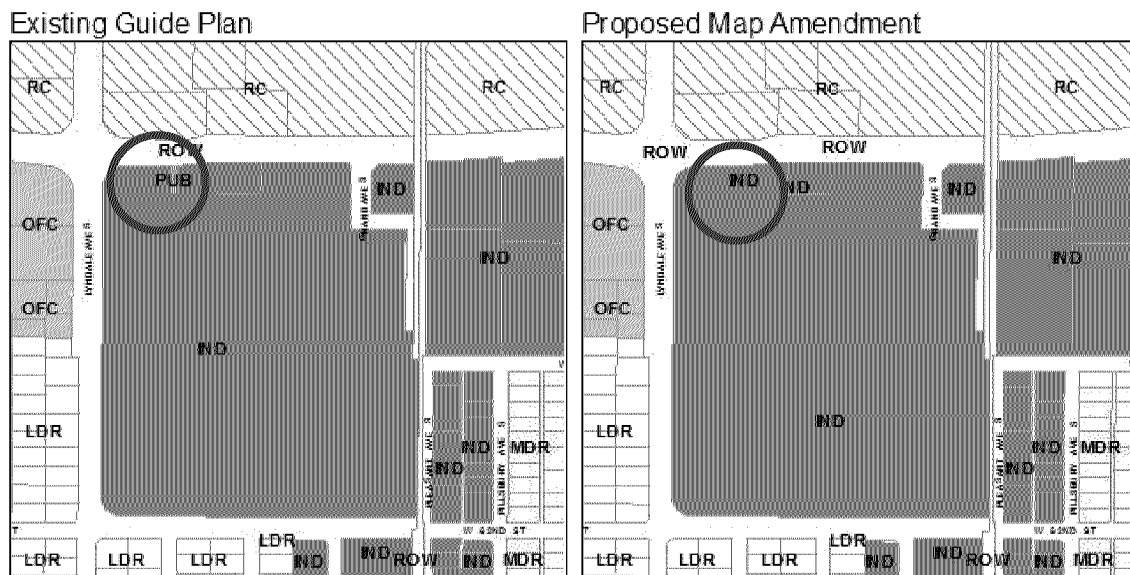
PROPOSAL

The City of Bloomington proposes five Comprehensive Land Use Guide Plan Amendments to more appropriately align guide plan designations with the existing land uses and desired land use guidance in the event redevelopment occurs. No rezonings are required.

ANALYSIS

Case PL2018-330: 8111 Lyndale Avenue – Reguiding from Public to Industrial.

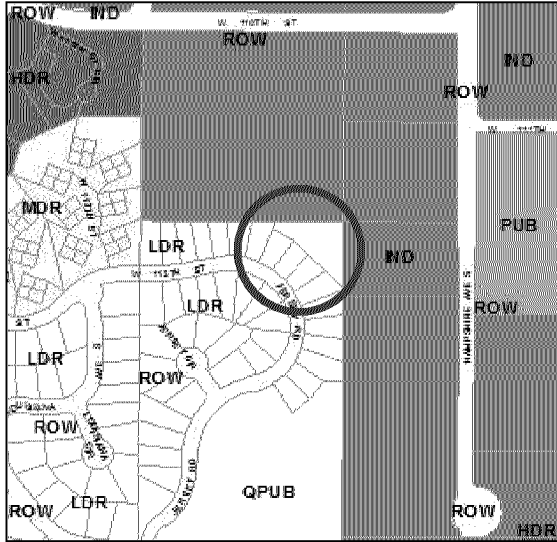
Most of the property is guided Industrial except for a small sliver of land in the northwestern part of the parcel that is guided Public. The small area guided public previously was used for street purposes but is now part of a large Toro owned parcel. Reguiding this sliver to Industrial is proposed to match the rest of the parcel. That area is presently occupied by the Toro Company parking lot and will not serve a public use.



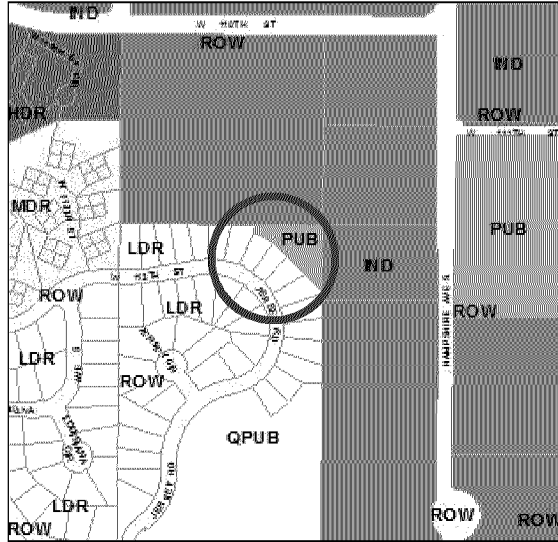
Case PL2018-331: 11309 Jersey Road - Reguiding from Low Density Residential to Public.

This parcel is part of the Hidden Bluffs subdivision comprised of single family homes. The parcel at 11309 Jersey Road was created to accommodate the storm water pond for the subdivision and was not intended as a home site. Since the pond serves a public purpose for storm water management and it is owned by the City it is proposed to be reguided to Public.

Existing Guide Plan



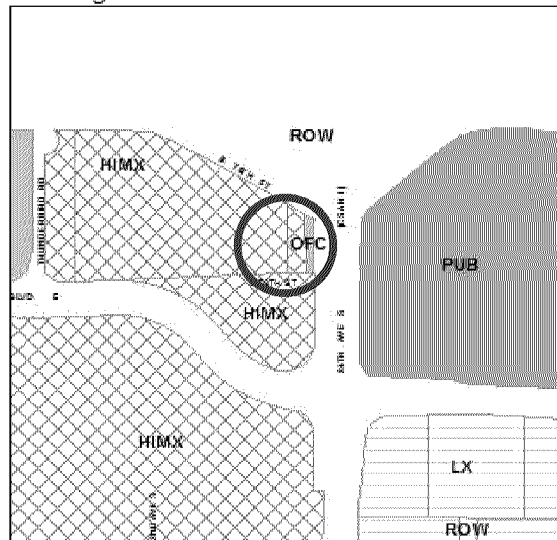
Proposed Map Amendment



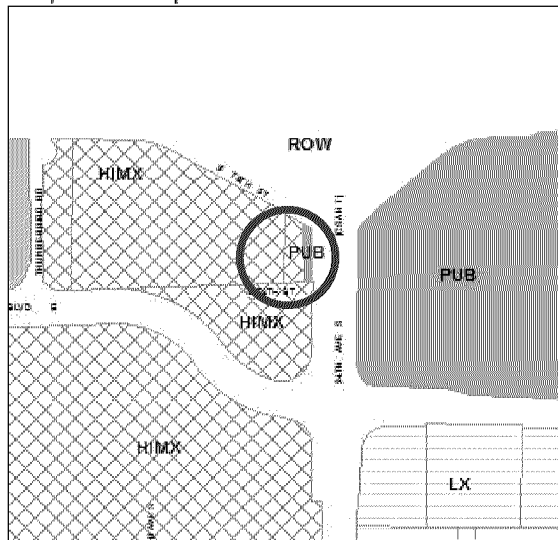
Case PL2018-332: 7800 24th Ave S - Reguiding from Office to Public.

This parcel was subdivided from the gas station that was previously at this location because this sliver of land is in the Minneapolis-St. Paul Airport Runway Protection Zone that prohibits any development. The Metropolitan Airports Commission owns the property. Since it serves a public purpose and is owned by a public entity it is proposed to be reguided to Public which matches the land use designation on the other parcels comprising the runway protection zone.

Existing Guide Plan



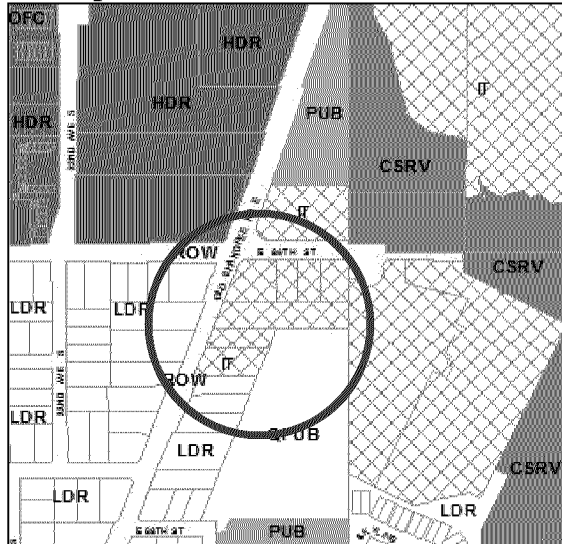
Proposed Map Amendment



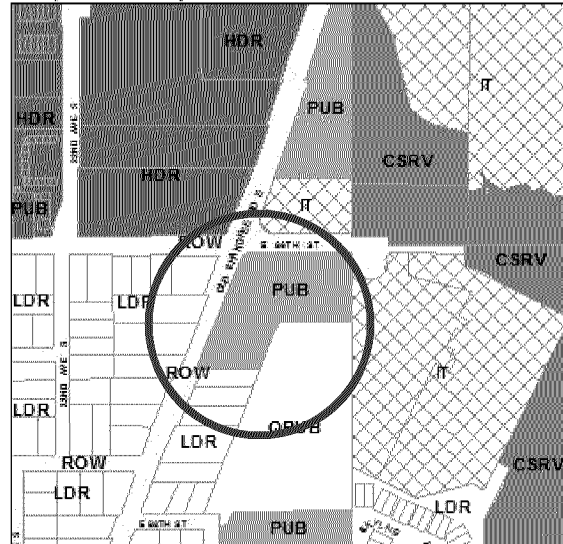
Case PL2018-333: Reguiding 4 - 2305-2325 E 86th Street & 2255-2275 E Old Shakopee Road - Reguiding from Innovation and Technology to Public.

These parcels were guided Innovation and Technology to accommodate potential expansion of Skywater Technology (located on adjacent parcel to the east) or the future creation of a similar land use. However, the City of Bloomington recently acquired the properties for the new Fire Station #3. The planned public use of the property warrants reguiding to Public.

Existing Guide Plan



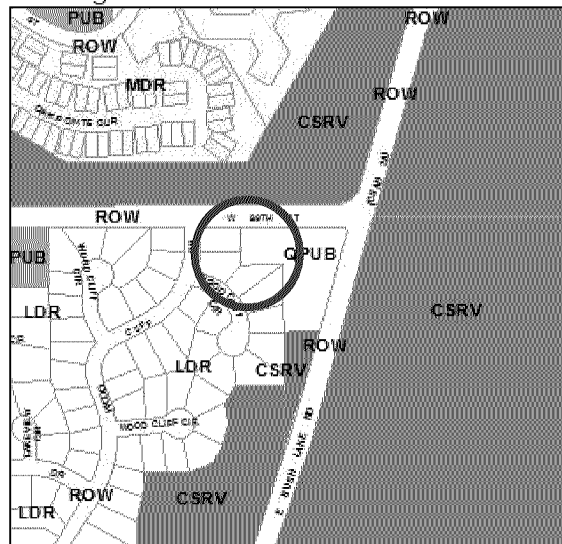
Proposed Map Amendment



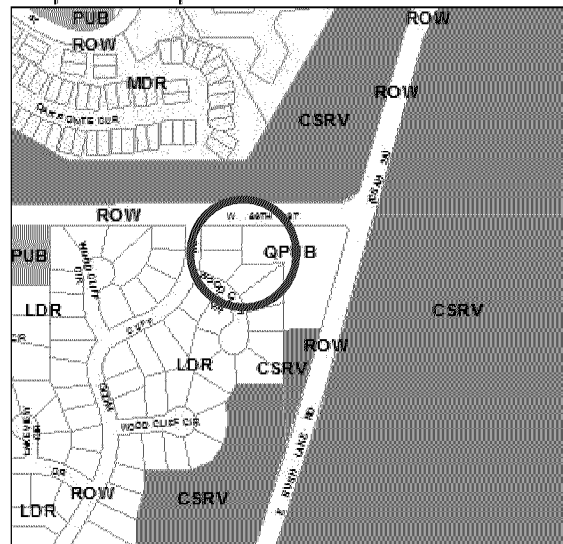
Case PL2018-334: 8600 E Bush Lake Road - Reguiding from Low Density Residential to Quasi-Public.

Peace Lutheran Church has acquired this former single family lot and expanded their parking field on to it. Since it is no longer occupied by a single family home and is owned and used by the church (institutional use) the appropriate land use guide is Quasi-Public which matches the remainder of the church property.

Existing Guide Plan



Proposed Map Amendment



RECOMMENDATION

Staff recommends the following motions:

In Case PL2018-330, I move to recommend the City Council amend the Comprehensive Land Use Guide Plan to reguide a portion of 8111 Lyndale Ave S. from Public to Industrial.

In Case PL2018-331, I move to recommend the City Council amend the Comprehensive Land Use Guide Plan to reguide 11309 Jersey Road from Low Density Residential to Public.

In Case PL2018-332, I move to recommend the City Council amend the Comprehensive Land Use Guide Plan to reguide 7800 24th Ave S. from Office to Public.

In Case PL2018-333, I move to recommend the City Council amend the Comprehensive Land Use Guide Plan to reguide 2305-2325 E 86th Street & 2255-2275 E Old Shakopee Road from Innovation and Technology to Public.

In Case PL2018-334, I move to recommend the City Council amend the Comprehensive Land Use Guide Plan to reguide 8600 E Bush Lake Road from Low Density Residential to Quasi-Public.

