



**TO:** Representatives of Adjacent Governmental Units and School Districts

**RE:** Proposed Text Amendment to the Bloomington Comprehensive Plan

**DATE:** November 3, 2022

**APPLICANT:** City of Bloomington

**CASE FILE:** #PL2022-221

This letter is to notify you of a proposed Comprehensive Plan Amendment in the City of Bloomington. Pursuant to requirements of the Metropolitan Council, this letter serves as official notification that the proposed Comprehensive Plan amendment has been submitted to your agency for comment and review. The City of Bloomington is required to notify adjacent governmental units and school districts of proposed Comprehensive Plan amendments prior to submitting them for review by the Metropolitan Council.

The City of Bloomington proposes a Comprehensive Plan text amendment to adjust the density ranges of the residential land use categories. The density ranges associated with the existing residential land use categories are as follows:

**Existing Residential Land Use Categories**

- Low Density Residential (LDR): 0-5 units per acre
- Medium Density Residential (MDR): 5-10 units per acre
- High Density Residential (HDR): 10-150 units per acre

The City of Bloomington proposes to adjust the density ranges of the residential land use categories as follows:

**Proposed Residential Land Use Categories**

- Low Density Residential (LDR): 0-12 units per acre
- Medium Density Residential (MDR): 5-15 units per acre
- High Density Residential (HDR): 10-150 units per acre

In addition to these changes, the text amendment would clarify the types of land uses allowed within the Low Density Residential, Medium Density Residential, and Industrial land use categories.

The proposed Comprehensive Plan text amendment is related to multiple ongoing updates to the Bloomington Zoning Code pertaining to single-family residential and two-family residential

zoning standards. More information about these ongoing updates to the Bloomington Zoning Code can be found at the following link:

<https://letstalk.bloomingtonmn.gov/single-and-two-family-development-standards-update>

In addition to the updates on the single and two-family residential zoning standards, the City is working on developing a transitional industrial zoning district, a strategic priority identified in the Lyndale Avenue Suburban Retrofit Plan. Some of the uses proposed within the transitional industrial district conflict with the City's existing Industrial land use category as currently written. As such, the City is proposing modest changes to the description of the Industrial land use category. More information about the Lyndale Avenue Suburban Retrofit Plan and transitional industrial zoning district are found at the following links:

Lyndale Ave Retrofit Plan: <https://www.bloomingtonmn.gov/plan/lyndale-avenue-retrofit>

Transitional Industrial Zoning District Project: <https://letstalk.bloomingtonmn.gov/transitional-industrial-zoning-district>

If you would like additional information, please contact me at (952) 563-8925 or [nmjohnson@bloomingtonmn.gov](mailto:nmjohnson@bloomingtonmn.gov). Please return any written comments you may have at your earliest convenience. **If your agency has no comment, please fill out the enclosed form and return it by mail at the address below or email an electronic copy to me at the email address above.**

Sincerely,



Nick Johnson, Senior Planner  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431  
Fax: 952.563.8949

**TO:** Nick Johnson, Planner  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431  
Fax: 952.563.8949

**RE:** Bloomington Residential Density Range Adjustments

**APPLICANT:** City of Bloomington

**CASE FILE:** #PL2022-221

Please be advised that the \_\_\_\_\_ has received notice from the  
(Responding Agency Name)

City of Bloomington of a proposed Comprehensive Plan Amendment to amend the Comprehensive Land Use Plan to adjust the density ranges of the residential land use categories and clarify uses allowed within the residential and industrial land use categories (Please check the applicable box).

- The amendment is not anticipated to impact this jurisdiction/agency. No comments on the application will be forthcoming.
- This agency will submit written comments on the application.
- Other: (attach separate sheet if necessary)

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Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title