

Bloomington Comprehensive Plan Text Amendment (Case #PL2022-249)

Industrial Guide Plan Designation Amendment

01/17/2023

Introduction and Background

The City of Bloomington is proposing a Comprehensive Plan text Amendment to revise a section of the Land Use Element (Chapter 2) related to the Transitional Industrial Zoning District Project. The project is the creation of a new zoning district that is necessary to implement the recommendations of the Lyndale Avenue Suburban Retrofit Plan, which was adopted in April of 2021. More information about the Transitional Industrial Zoning District Project can be found here:

<https://letstalk.bloomingtonmn.gov/transitional-industrial-zoning-district>

A link to the Lyndale Avenue Suburban Retrofit Plan and supporting documents can be found here:

<https://www.bloomingtonmn.gov/plan/lyndale-avenue-retrofit>

To ensure consistency between this project and the City's Comprehensive Plan, the following updates to the Land Use Element are proposed:

Guide Plan Designation – Industrial (IND) (pg. 2.31):

Existing Description

Industrial (IND): This designation allows industrial uses including manufacturing and warehousing. Industrial uses are heavy generators of employment and truck traffic and should have locations that are served by arterial and collector streets and close to freeways. Office uses play an important support role in industrial areas and are allowed within this designation when integrated with an industrial use or as a stand-alone use. Unrelated commercial and residential uses, including auto sales are not allowed in industrial areas so that they do not interfere with industrial activities.

Proposed Description

Industrial (IND): This designation allows industrial uses including manufacturing and warehousing. Industrial uses are heavy generators of employment and truck traffic and should have locations that are served by arterial and collector streets and close to freeways. Office uses play an important support role in industrial areas and are allowed within this designation when integrated with an industrial use or as a stand-alone use. Parcels that are designated Industrial and identified in the Lyndale Avenue Suburban Retrofit Plan as a transitional area may include a wider mix of uses, including commercial (excluding auto sales) and, in limited cases, High Density Residential. Over time, the City anticipates that approximately 5-15% of the Industrial area identified as transitional in the Lyndale Avenue Suburban Retrofit Plan could consist of residential uses. In other areas, Unrelated commercial and residential uses, including auto sales, are not allowed in the Industrial Designation areas so that they do not interfere with industrial activities.