



March 16, 2023

City of Bloomington
1800 West Old Shakopee Rd
Bloomington, MN 55431-3027

RE: REALTORS® Support Bloomington Plans to Modify Residential Zoning Codes

Dear Mayor Busse, Councilmembers, and City Staff:

The Minneapolis Area REALTORS® (“MAR”) is a professional association representing more than 9,500 REALTORS® who live and work throughout the Twin Cities. More than 500 REALTORS® call Bloomington home and many more serve clients who buy and sell homes in the community. Our overall goal is to support the healthy growth of the Twin Cities’ real estate market and help consumers make informed real estate decisions.

Minneapolis Area REALTORS® Government Affairs Committee has reviewed the principles and proposed changes as contained in the Single and Two-Family Development Standards Update and is pleased to find the city shares the same principles, values, and genuinely appreciates the opportunity and respectfully submit the following comments regarding the proposed zoning changes.

MAR Government Affairs Committee agrees with the City of Bloomington on the following principles—Bloomington should:

1. Adjust zoning regulations to encourage more housing options.
2. Enact zoning changes to increase housing affordability.
3. Address racial equity by identifying and removing discriminatory policies.
4. Encourage healthy and sustainable communities.

In 2023 the Twin Cities Region lacks the total inventory of housing options to meet current demand. A combination of low rental vacancies, low for purchase housing inventory, chronic underproduction following the 2008 housing market crash have led to a dearth of housing options. Minneapolis Area REALTORS® encourages cities to review their land use and zoning policies to help address housing issues. The city of Bloomington is doing just that!

MAR Government Affairs Committee believes the City of Bloomington Proposed Code Amendment Key Changes will create the conditions necessary to achieve the above stated principles. Specifically, MAR supports the following key changes (see attached matrix):

1. Reduction in Minimum Site Size (Single-Family) & (Two-Family)
2. Reductions in Minimum Site Width (Single-Family) & (Two-Family)

3. Removing Minimum Unit Size (Single-Family) & (Two-Family)
4. Adjusting the Minimum Front or Side Setback Adjacent to Street (Single-Family)
5. Reducing the Minimum Front or Side Setback Adjacent to Street (Two-Family)
6. Adding larger impervious Surface Limits, if stormwater enhancements are present
7. Streamlining the Single Family and Two-Family Approval process.

The preceding comments constitute official comments of the Minneapolis Area Association of REALTORS® Government Affairs Committee after reviewing the draft zoning ordinance changes. The comments referenced above are intended in the spirit of the city's request to provide them. The Minneapolis Area Association of REALTORS® genuinely appreciates the opportunity to comment and looks forward to following the zoning changes as they emerge.

Signature: Lee Ann Lehto
Lee Ann Lehto (Mar 16, 2023 12:36 CDT)
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Lee Ann Lehto, Government Affairs Committee — Chair
Minneapolis Area Association of REALTORS®

Signature: James Adams
James Adams (Mar 16, 2023 12:32 CDT)
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James Adams, South Government Affairs Subcommittee — Chair
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RADP
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Jackson Pineau, Policy & Research Manager
Minneapolis Area Association of REALTORS®

Cc: Jamie Verbrugge, City Manager
Nick Johnson, Senior Planner
Glen Markegard, Planning Manager

Single-Family and Two-Family Code Amendments – Key Changes

Standard	Existing	Proposed
Minimum Site Size (Single-Family)	11,000 sq. ft. (internal) 15,000 sq. ft. (corner)	7,800 sq. ft. (internal) 11,050 sq. ft. (corner)
Minimum Site Size (Two-Family)	15,000 sq. ft. (internal) 18,000 sq. ft. (corner)	13,000 sq. ft. (internal) 16,250 sq. ft. (corner)
Minimum Site Width (Single-Family)	80 feet (internal) 120 feet (corner) or 80% of area median, whichever is greater in the R-1, RS-1 and R1-A Districts	60 feet (internal) 100 feet (corner) or 80% of area median, whichever is greater in the RS-1 and R1-A Districts.
Minimum Site Width (Two-Family)	100 feet (internal) 120 feet (corner) or 80% of area median, whichever is greater in the R-1, RS-1 and R1-A Districts	80 feet (internal) 100 feet (corner) or 80% of area median, whichever is greater in the RS-1 and R1-A Districts.
Minimum Unit Size (Single-Family)	1,040 sq. ft. in R-1 and RS-1 District 1,700 sq. ft. in R-1A District	No minimum outside building code requirements per room
Minimum Unit Size (Two-Family)	960 sq. ft.	No minimum outside building code requirements per room
Minimum Off-Street Parking (Single and Two-Family)	4 spaces per unit, 2 of which per unit must be in a garage	2 spaces per unit, 1 of which per unit must be in a garage
Minimum Front or Side Setback Adjacent to Street (Single-Family)	30 feet or prevailing setback not to exceed 65 feet when adjacent to homes built on or before 10/7/1974	30 feet in R-1 District 30 feet or prevailing setback not to exceed 65 feet when adjacent to homes built on or before 10/7/1974 in RS-1 and R1-A Districts
Minimum Front or Side Setback Adjacent to Street (Two-Family)	50 feet or prevailing setback not to exceed 65 feet when adjacent to homes built on or before 10/7/1974	30 feet in R-1 District 30 feet or prevailing setback not to exceed 65 feet when adjacent to homes built on or before 10/7/1974 in RS-1 and R1-A Districts
Impervious Surface Limit (Single-Family)	35% of site area	35% of site area by right or 45% with approved stormwater enhancements
Approval Process for Groupings of Two-Family Dwellings	Rezoning as Planned Development approved by the City Council	Conditional Use Permit approved by the Planning Commission subject to appeal
Process for single or two-family residential lot splits resulting in two or fewer lots	Planning Commission and City Council Review	City Council Review