

Bloomington Comprehensive Plan Text Amendment (Case #PL2022-221) Residential Guide Plan Designation and Density Range Amendments

03/20/2023

Introduction and Background

The City of Bloomington is proposing a Comprehensive Plan Text Amendment to revise sections of the Land Use Element (Chapter 2) related to the Single and Two-Family Residential Zoning Update Project, which involves modifications to the City's regulations pertaining to single-family and two-family residential lot sizes, setbacks, approval procedures, and other miscellaneous performance standards. More information about the proposed single and two-family residential zoning updates can be found here:

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

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

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Modifications to Development Forecast Tables

Table 2.10 – Forecast Multi-Family Unit Growth by TAZ, 2016-2040 (pg. 2.22):

Existing Table 2.10

Table 2.10: Forecast Multi-Family Unit Growth by TAZ, 2016-2040

TAZ	Acres	Land Use Guide (density range)**	Forecast New Units*	Forecast Density	Minimum Units	Maximum Units
1526	15.6	SLMU (30-130)	596	38.5	468	2,028
1527	7.8	SLMU (30-130)	840	107.7	234	1,014
1528	12.5	SLMU (30-130)	500	40	375	1,625
1530	8.8	HIMX (10-60)	120	13.6	88	528
1532	5.6	LDR (0.1-5)	22	3.9	1	28
1535	5.5	HDR (10-150)	205	21	55	825
	0.9	MDR (5-10)	9	10	4	9
1536	1.1	HDR (10-150)	25	22.7	11	165
1541	3	HDR (10-150)	100	33.3	30	450
1543	4.8	HDR (10-150)	166	34.6	48	720
1547	2	HDR (10-150)	50	25	20	300
1595	5.2	CC (8-80)	250	48	41	416
1599	5.3	RC (8-80)	350	66	42	424
1600	4.7	OFC (10-80)	150	31.9	47	376
1601	2.5	HDR (10-150)	100	40	25	375
	8.6	OFC (10-80)	100	11.6	86	688
1602	1.5	OFC (10-80)	56	37.3	15	120
1603	2.4	RC (8-80)	100	41.7	19	192
	3.2	CC (8-80)	250	78.1	25	256
1604	1.3	LDR (0.1-5)	5	3.8	1	6
	2.8	HDR (10-150)	50	17.9	28	420
1613	3	HDR (10-150)	200	66.7	30	450
1614	10	LDR (0.1-5)	40	4	1	50
1616	2.5	CC (8-80)	100	40	20	200
1617	1.8	LDR (0.1-5)	7	3.9	1	9
1618	2.5	LDR (0.1-5)	10	4	1	12
1619	2.5	LDR (0.1-5)	10	4	1	12
1621	1.8	HDR (10-150)	80	44	18	270
1622	8.3	LDR (0.1-5)	33	4	1	41
1626	10.7	HDR (10-150)	134	12.5	107	1,605
	10	LDR (0.1-5)	15	1.5	1	50
1630	5	LDR (0.1-5)	20	4	1	25
1633	9.6	PUB (reguide w/ redevelopment to MDR and/or HDR)	280	29.2	48	1,440
1634	2.5	LDR (0.1-5)	10	4	1	12
1635	7.2	HDR (10-150)	179	25	72	1,080
Total	182.5		5,162		1,966	16,221
Ave Density = 20.6 u/a		Ave Density Range: 13-105 u/a				

Proposed Table 2.10

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1535	5.5	HDR (10-150)	205	21	55	825
	0.9	MDR (5- 15 ¹²)	9	10	4	13 13
1536	1.1	HDR (10-150)	25	22.7	11	165
1541	3	HDR (10-150)	100	33.3	30	450
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	3.2	CC (8-80)	250	78.1	25	256
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1613	3	HDR (10-150)	200	66.7	30	450
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1616	2.5	CC (8-80)	100	40	20	200
1617	1.8	LDR (0.1- 5 ¹²)	7	3.9	1	10 21
1618	2.5	LDR (0.1- 5 ¹²)	10	4	1	12
1619	2.5	LDR (0.1- 5 ¹²)	10	4	1	15 30
1621	1.8	HDR (10-150)	80	44	18	270
1622	8.3	LDR (0.1- 5 ¹²)	33	4	1	45 99
1626	10.7	HDR (10-150)	134	12.5	107	1,605
	10	LDR (0.1- 5 ¹²)	15	1.5	1	60 99
1630	5	LDR (0.1- 5 ¹²)	20	4	1	25 60
1633	9.6	PUB (reguide w/ redevelopment to MDR and/or HDR)	280	29.2	48	1,440
1634	2.5	LDR (0.1- 5 ¹²)	10	4	1	15 30
1635	7.2	HDR (10-150)	179	25	72	1,080
Total	182.5		5,162		1,966	10,221 16,533
Ave Density = 20.6 u/a		Ave Density Range: 13-105 u/a				

Table 2.11 – Density and Intensity of Land Forecast for Redevelopment through 2040 (pg. 2.23):

Existing Table 2.11

Table 2.11: Density and Intensity of Land Forecast for Redevelopment through 2040

Land Use Guide Designation	Corresponding Zoning Districts	Use Breakdown for Land Forecast for Redevelopment			Anticipated Density Range** (units/acre)		FAR***	
		Acres	% Residential*	% Non-Residential	Min	Max	Min	Max
Residential								
Low Density (LDR)	R-1, RS-1, R-1A	49.6	100%		0.1	5	NA	NA
Medium Density (MDR)	R-3, R-4, RM-12	10.5	100%		5	10	NA	NA
High Density (HDR)	R-4, RM-12, RM-24, RM-50, RM-100	44.5	100%		10	150	NA	NA
Mixed Use								
High Intensity Mixed Use (HIMX)	CX-2	82.9	10.6%	89.4%	10	60	NA	2.0
South Loop Mixed Use (SLMU)	HX-R	66.9	53.7%	46.3%	30	130	1.5	2.0
Commercial								
Office (OFC)	C-4, CO-1, CO-2, CS-0.5, FD-2	72.6	20.4%	79.6%	10	80	Varies	2.0
Community Commercial (CC)	C-2, C-3, C-5, CS-0.5, B-4, FD-2	26.8	40.7%	59.3%	8	80	Varies	2.0
Regional Commercial (RC)	CX-2, C-2, C-3, C-4, C-5, CS.05	32.4	23.1%	76.9%	8	80	Varies	2.0

Proposed Table 2.11

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Residential								
Low Density (LDR)	R-1, RS-1, R-1A	49.6	100%		0.1	5 12	NA	NA
Medium Density (MDR)	R-3, R-4, RM-12	10.5	100%		5	10 15	NA	NA
High Density (HDR)	R-4, RM-12, RM-24, RM-50, RM-100	44.5	100%		10	150	NA	NA
Mixed Use								
High Intensity Mixed Use (HIMX)	CX-2	82.9	10.6%	89.4%	10	60	NA	2.0
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Community Commercial (CC)	C-2, C-3, C-5, CS-0.5, B-4, FD-2	26.8	40.7%	59.3%	8	80	Varies	2.0
Regional Commercial (RC)	CX-2, C-2, C-3, C-4, C-5, CS.05	32.4	23.1%	76.9%	8	80	Varies	2.0

Guide Plan Designation Description Modifications

Guide Plan Designation – Low Density Residential (LDR) (pg. 2.30):

Existing Description

Low Density Residential (LDR): This designation allows residential development up to five dwelling units per acre. Typical development includes detached single family homes, although cluster housing below five units per acre and individual two family units meeting the minimum lot size requirements of the Zoning Ordinance are also allowed. Access requirements in this designation are low compared to other uses and this designation should generally not be applied in areas adjacent to high-volume roadways unless buffering is provided. In areas with steep slopes or other natural features worthy of protection, clustered housing design or large lots are appropriate to protect natural resources.

Proposed Description

Low Density Residential (LDR): This designation allows residential development up to 12five dwelling units per acre. Typical development includes detached single family homes, accessory dwelling units, two-family dwellings, low density townhomes, and cottage home developments~~although cluster housing below five units per acre and individual two family units meeting the minimum lot size requirements of the Zoning Ordinance are also allowed.~~ Access requirements in this designation are low compared to other uses and this designation should generally not be applied in areas adjacent to high-volume roadways unless buffering is provided. In areas with steep slopes or other natural features worthy of protection, clustered housing design or large lots are appropriate to protect natural resources.

Guide Plan Designation – Medium Density Residential (MDR) (pg. 2.30):

Existing Description

Medium Density Residential (MDR): This designation allows residential development between five and 10 dwelling units per acre, depending on the underlying zoning. Typical development includes townhomes, patio homes, two family dwellings, condominiums, and low rise apartments. Access requirements in this designation are moderate, therefore locations with access to nearby arterial and collector streets are most appropriate. In locations where an existing or newly created lot is along a local street and has a single-family dwelling on both sides of the lot, a single-family home is allowed at below five units per acre, provided the net density does not decrease.

Proposed Description

Medium Density Residential (MDR): This designation allows residential development between five and 1015 dwelling units per acre, depending on the underlying zoning. Typical development includes townhomes, patio-cottage homes, two family dwellings, condominiums, and low rise apartments. Access requirements in this designation are moderate, therefore locations with access to nearby arterial and collector streets are most appropriate. In locations where an existing or newly created lot is along a local street and has a single-family dwelling on both sides of the lot, a single-family home is allowed at below five units per acre, provided the net density does not decrease.