

**RESOLUTION NO. 2023-92****A RESOLUTION APPROVING A TEXT AMENDMENT TO THE LAND USE ELEMENT OF THE CITY OF BLOOMINGTON COMPREHENSIVE PLAN 2040 THAT REVISES THE DESCRIPTIONS OF THE LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL GUIDE PLAN DESIGNATIONS, AND THAT REVISES THE DENSITY RANGES OF THE LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL GUIDE PLAN DESIGNATIONS**

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota; and

WHEREAS, the current City comprehensive plan, the *Bloomington Comprehensive Plan 2040*, was adopted by the City Council on December 3, 2018; and

WHEREAS, the City of Bloomington (“Applicant”) has submitted an application (Case #PL2022-221) to amend the *Bloomington Comprehensive Plan 2040* to revise the descriptions of the Low Density Residential and Medium Density Residential Guide Plan Designations, and revise the density ranges of the Low Density Residential and Medium Density Residential Guide Plan Designations, as shown in Exhibit A (“Proposed Amendment”); and

WHEREAS, on December 8, 2022, the Planning Commission held a public hearing on the Proposed Amendment to the *Bloomington Comprehensive Plan 2040* and recommended approval thereof; and

WHEREAS, on January 9, 2023, March 20, 2023, and May 22, 2023, the City Council held public hearings on the Proposed Amendment and considered the recommendation of the Planning Commission; and

WHEREAS, on May 22, 2023, the City Council reviewed the Proposed Amendment and voted to approve its adoption; and

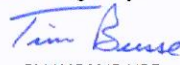
WHEREAS, text amendments to the *Bloomington Comprehensive Plan 2040* are required to be submitted to the Metropolitan Council for review prior to adoption, as set forth in Minnesota Statutes, section 473.864.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, based upon the foregoing recitals, that the Proposed Amendment is hereby approved that revises the Low Density Residential and Medium Density Residential Guide Plan Designations, subject to and only effective upon the review and approval of the Metropolitan Council as provided by statute and based on the following findings:

1. The Proposed Amendment to the Low Density Residential and Medium Density Residential Guide Plan Designations is consistent with the overall goals and policies of the *Bloomington Comprehensive Plan 2040*; and
2. The Proposed Amendment to the *Bloomington Comprehensive Plan 2040* is in the best interest of the City.

BE IT FURTHER RESOLVED that staff is hereby directed and authorized to take all necessary and expedient steps to accomplish the intent of this resolution.

Passed and adopted this 22<sup>nd</sup> day of May, 2023.

DocuSigned by:  
  
531490D391D44BF...  
Mayor

ATTEST:

DocuSigned by:  
  
65C0F0B2A77B45A...  
Secretary to the Council

# EXHIBIT A - PROPOSED AMENDMENT

## 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 (regulate 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
<b>Total</b>	<b>182.5</b>		<b>5,162</b>		<b>1,966</b>	<b>16,221</b>
<b>Ave Density = 20.6 u/a</b>		<b>Ave Density Range: 13-105 u/a</b>				



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Proposed 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- <sup>12</sup> <del>5</del> )	22	3.9	1	<del>20</del> 67
1535	5.5	HDR (10-150)	205	21	55	825
	0.9	MDR (5- <sup>13</sup> <del>10</del> )	9	10	4	<del>4</del> 13
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- <sup>12</sup> <del>5</del> )	5	3.8	1	<del>4</del> 15
	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- <sup>12</sup> <del>5</del> )	40	4	1	<del>50</del> 120
1616	2.5	CC (8-80)	100	40	20	200
1617	1.8	LDR (0.1- <sup>12</sup> <del>5</del> )	7	3.9	1	<del>4</del> 21
1618	2.5	LDR (0.1- <sup>12</sup> <del>5</del> )	10	4	1	12
1619	2.5	LDR (0.1- <sup>12</sup> <del>5</del> )	10	4	1	<del>12</del> 30
1621	1.8	HDR (10-150)	80	44	18	270
1622	8.3	LDR (0.1- <sup>12</sup> <del>5</del> )	33	4	1	<del>44</del> 99
1626	10.7	HDR (10-150)	134	12.5	107	1,605
	10	LDR (0.1- <sup>12</sup> <del>5</del> )	15	1.5	1	<del>60</del> 99
1630	5	LDR (0.1- <sup>12</sup> <del>5</del> )	20	4	1	<del>25</del> 60
PUB						
(reguide w/ redevelopment to MDR and/or HDR)						
1633	9.6		280	29.2	48	1,440
1634	2.5	LDR (0.1- <sup>12</sup> <del>5</del> )	10	4	1	<del>12</del> 30
1635	7.2	HDR (10-150)	179	25	72	1,080
<b>Total</b>	<b>182.5</b>		<b>5,162</b>		<b>1,966</b>	<b><del>10,221</del> 16,533</b>
Ave Density = 20.6 u/a				Ave Density Range: 13-105 u/a		

## EXHIBIT A - PROPOSED AMENDMENT

**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



# EXHIBIT A - PROPOSED AMENDMENT

Proposed 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	<del>5</del> 12	NA	NA
Medium Density (MDR)	R-3, R-4, RM-12	10.5	100%		5	<del>10</del> 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
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

# EXHIBIT A - PROPOSED AMENDMENT

## 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 ~~five~~ **12** 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 ~~10~~ **15** 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.