## ORDINANCE NO. 2023-

AN ORDINANCE REZONING 8600, 8602, 8640, 8650, 8700, 8708, 8714, 8722, 8800, 8810, 8820, 8830, 9500, 9600, 9624, 9700, 9800, 9501, 9529, 9601, 9621, AND 9633 LYNDALE AVE S; 801, 500, AND 400 W 98TH ST; 9818 AND 9830 ALDRICH AVE S; AND 9740 GRAND AVE S FROM B-2, GENERAL COMMERCIAL, TO B-4, NEIGHBORHOOD COMMERCIAL

The City Council of the City of Bloomington, Minnesota ordains that the zoning map of the City of Bloomington is hereby amended as follows:

**Section 1.** The zoning map is hereby amended to change the base zoning district of the following described properties from B-2, GENERAL COMMERCIAL, to B-4, NEIGHBORHOOD COMMERCIAL:

Parcel Address	Parcel Identification Number	Legal Description (All located in Hennepin County, Minnesota)
8600 LYNDALE AVE S	0902724110129	Lot 2, Block 1, SUPERAMERICA 4TH ADDITION, Hennepin County, Minnesota
8602 LYNDALE AVE S	0902724110128	Lot 1, Block 1, SUPERAMERICA 4TH ADDITION, Hennepin County, Minnesota
8640 LYNDALE AVE S	0902724110067	Lot 3, SABIN LYNDALE GARDEN LOTS, Hennepin County, Minnesota, except street
8650 LYNDALE AVE S	0902724110068	LOT 4, SABIN LYNDALE GARDEN LOTS, Hennepin County, Minnesota, subject to roads
8700 LYNDALE AVE S	0902724110126	Lot 1, Block 1, SKIPPERS ADDITION, Hennepin County, Minnesota
8708 LYNDALE AVE S	0902724110086	Lot 1, Block 2, TUMA ADDITION, Hennepin County, Minnesota
8714 LYNDALE AVE S	0902724110016	Lot 1, Block 1, BROOKS 1ST ADDITION, Hennepin County, Minnesota
8722 LYNDALE AVE S	0902724110089	Lot 1, Block 2, SWAINS 1ST ADDITION TO BLOOMINGTON, Hennepin County, Minnesota

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8800 LYNDALE AVE S	0902724110090	Lot 1, Block 1, INCO ADDITION, Hennepin County, Minnesota
8810 LYNDALE AVE S	0902724140078	Lot 1, Block 1, MOTOR PARTS ADDITION, Hennepin County, Minnesota
8820 LYNDALE AVE S	0902724140070	Lot 1, Block 1, TACO BELL 1ST ADDITION, Hennepin County, Minnesota
8830 LYNDALE AVE S	0902724140099	Lot 1, Block 1, BLOOMINGTON VETERINARY HOSPITAL, Hennepin County, Minnesota
9500 LYNDALE AVE S	1602724110026	Lot 1, Block 1, RBCU ADDITION, Hennepin County, Minnesota
9600 LYNDALE AVE S	1602724140012	Lot 1, Block 1, HOLLENBACK AND NELSON 1ST ADDITION, Hennepin County, Minnesota, subject to road
9624 LYNDALE AVE S	1602724140013	Lot 2, Block 1, HOLLENBACK AND NELSON 1ST ADDITION, subject to road
9700 LYNDALE AVE S	1602724140007	Lot 1, Block 1, FREEWAY FORD 1ST ADDITION, Hennepin County, Minnesota
9800 LYNDALE AVE S	1602724410017	Lot 1, Block 1, VILLAGE AT OXBORO, Hennepin County, Minnesota
801 W 98TH ST	1602724410010	Lot 1, Block 1, CONTINENTAL OIL 1ST ADDITION
9818 ALDRICH AVE S	1602724410011	Lot 1, Block 1, COUNTRY KITCHEN 1ST ADDITION, Hennepin County, Minnesota, except highway
9830 ALDRICH AVE S	1602724410012	Lot 2, Block 1, COUNTRY KITCHEN 1ST ADDITION, Hennepin County, Minnesota
9501 LYNDALE AVE S	1502724220065	Lot 1, Block 1, OXBORO DEVELOPMENT 3RD ADDITION, Hennepin County, Minnesota

9529 LYNDALE AVE S	1502724220271	Lot 1, Block 1, MCDONALDS BLOOMINGTON 4TH ADDITION, Hennepin County, Minnesota
9601 LYNDALE AVE S	1502724230079	Lot 1, Block 1, OXBORO HEATH 3RD ADDITION, Hennepin County, Minnesota
9621 LYNDALE AVE S	1502724230080	That part of Lot 2, Block 1, OXBORO HEATH 3RD ADDITION, Hennepin County, Minnesota, embraced within Lot 32, Block 11, OXBORO HEATH
9633 LYNDALE AVE S	1502724230081	Lot 2, Block 1, OXBORO HEATH 3RD ADDITION, Hennepin County, Minnesota, except that part of said Lot 2 embraced within Lot 32, Block 11, OXBORO HEATH
9740 GRAND AVE S	1502724230075	Lot 1, Block 1, SOUTH EXCHANGE ADDITION, Hennepin County, Minnesota
500 W 98TH ST	1502724230046	The West 240 feet OF Lots 19 and 20, Block 11, OXBORO HEATH, Hennepin County, Minnesota, except road
400 W 98TH ST	1502724230076	Lot 2, Block 1, SOUTH EXCHANGE ADDITION, Hennepin County, Minnesota

- **Section 2.** The areas to be amended are depicted on Exhibit A of this Ordinance.
- **Section 3.** This ordinance is based on the following findings:
- 3.01 The rezoning is consistent with the intent of the zoning ordinance and the comprehensive plan.
  - 3.02 The rezoning is consistent with the public health, safety, and welfare.

Passed and adopted this 18th day of September, 2023.

	Mayor
ATTEST:	APPROVED:
Secretary to the Council	City Attorney

Parcels to be rezoned

