NOTICE OF PUBLIC HEARING

By the Planning Commission

WHY YOU ARE RECEIVING THIS NOTICE:	State Statute and/or City Code require notice to be given to surrounding property owners prior to consideration of certain applications. This notice provides information so that you may attend a public hearing or otherwise express your views regarding the proposal.
CASE FILE NUMBER:	PL202500198
APPLICANT:	Real Estate Equities Inc. Daniel Wixon
PROPERTY ADDRESS:	9955 LYNDALE AVE S, BLOOMINGTON MN, 55420
PROPOSAL:	Comprehensive Plan Amendment to Reguide 9955 Lyndale Avenue S. from General Business to High Density Residential, Rezoning, Preliminary and Final Development Plans, and a Type III Preliminary and Final Plat to redevelop 9955, 10001, 10009, 10017, 10027, and 10029 Lyndale Avenue S. into a four-story, 180-unit affordable apartment building.
DATE, LOCATION, AND TIME OF HEARING:	01/15/2026, 6:00 PM City Council Chambers - Bloomington City Hall 1800 West Old Shakopee Road
HOW YOU CAN PARTICIPATE: (Please include Case File number above when corresponding)	1. Review application materials at www.blm.mn/plcase and enter "PL202500198" into the search box; 2. Submit a letter or e-mail to the contact below expressing your views; 3. Attend the hearing and give testimony about the proposal; and/or 4. Contact the Planning Division using the information below.
FURTHER INFORMATION:	Emily Hestbech, Planner 1800 West Old Shakopee Road Bloomington, MN 55431-3027 Phone: 9525634507 Email: ehestbech@BloomingtonMN.gov

PROVIDING NOTICE TO TENANTS: If you are the registered owner or taxpayer of a property affected by this notice, and you lease or rent all or part of the property to other persons or businesses, the City Code requires you to notify each tenant or lessee. You may either post this Notice in a conspicuous place within the building or notify each tenant or lessee individually.

PROVIDING NOTICE TO OWNERS: If you are a tenant in a property affected by this Notice, please inform the owner or property manager that you have received this Notice of Hearing.

TENNESSEN WARNING: Please take notice that any written or email correspondence received by the City in relation to this case file will be classified as government data pursuant to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. Under the Data Practices Act, some or all of the data included in your correspondence is classified as public data, including your name, address, email address, phone number, and other personal information provided by you. Public data is available to anyone requesting it and consists of all data furnished in the correspondence. Please be advised that the correspondence will be added to the public case file, and to the public agenda materials for the Planning Commission and/or the City Council. These materials are available to the public and are posted on the City's website. The purpose and intended use of the information contained in your correspondence is to assist the Planning Commission and/or City Council in reaching a decision on the case file presented.

GUIDE TO PLANNING COMMISSION PROCESS & PROCEDURES

Typical Steps for Each Agenda Item	
1 - Staff Report	• The hearing for the agenda item is opened by the Chair of the Planning Commission. • City Staff presents their report and recommendation to the Commissioners. • Commissioners may question staff about the report.
2 - Applicant Testimony	• The Applicant presents his/her proposal to the Commission. • The Commission members may question the applicant about the proposal.
3 - Public Testimony	• For public hearings, any member of the public may speak regarding the proposal/agenda item (see guidelines below). • Participants wishing to provide information or perspectives to the Planning Commission prior to the meeting should do so via the staff member assigned to the case (provided on the opposite side of this notice). • For meetings held remotely due to the pandemic, participants wishing to deliver live testimony during the public hearing should contact the Planning Division at 952-563-8920 or Planning@BloomingtonMN.gov by 12:00 p.m. on the day of the meeting to receive participation instructions. • Speakers should address all testimony to the Planning Commission Chair.
4 - Commission Deliberation	• Following testimony from the applicant and the public, the Commission votes to close the hearing. Once the hearing is closed, the applicant and the public may not present further testimony unless specifically requested by the Chair. • The Commission may then deliberate the merits of the proposal. • The Commission will end deliberation with a motion to: o Approve or recommend to the City Council that an application be approved, OR; o Deny or recommend to the City Council that an application be denied, OR; o Continue the item to a future meeting.
5 - Last Steps	• When approving or recommending approval, the Planning Commission may attach or recommend the City Council attach Conditions of Approval to the proposal. • The Chair will announce the date on which the item will be considered by the City Council and will announce whether the item will be a public hearing or consent item at Council.

PROVIDING PUBLIC TESTIMONY

- All proceedings of the Planning Commission are open to the public.
- All comments and statements by the public must be delivered from the podium (if in person) or when called upon by the Chair when using electronic means.
- All speakers must sign the speaker signup sheet prior to speaking if presenting in person and must state their name and address for the record.
- Statements, applause, catcalls or questions from attendees not at the podium are not part of the public record. **Such interruptions delay the hearing and highly discouraged. Attendees interrupting the hearing may be asked to leave**.
- In fairness to others, speakers should keep their comments brief and related to the issue. Speakers should avoid repeating information that has already been presented. Time limits may be established by the Chair if needed.
- For in person meetings, any graphics may be positioned on the podium for display to the Commission and public via the overhead camera. For remote meetings, arrange a way to display desired graphics with the assigned staff member.

FOR MORE INFORMATION

Any questions regarding the Planning Commission, the Comprehensive Plan and the Zoning Ordinance may be addressed to:

Division of City Planning
1800 West Old Shakopee Road
Bloomington MN, 55431

PH 952-563-8920
FAX 952-563-8949
MN Relay 711
Planning@BloomingtonMN.gov

Copies of this information can be made available in Braille, large print, audio tape or webcast. Most Planning Commission meetings are broadcast live on Bloomington Cable Television Channel 14 and webcast live online. Recorded replays are available online and also periodically rebroadcast