

March 10, 2022

Nick Johnson, Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: City of Bloomington – United Properties: Motor Vehicle Sales Comprehensive Plan Amendment - Administrative Review
Metropolitan Council Review File No. 21953-9
Metropolitan Council District 5

Dear Nick Johnson:

The Metropolitan Council received the City's United Properties: Motor Vehicle Sales comprehensive plan amendment on February 15, 2022, along with supplemental information on March 9, 2022. The amendment reguides 4.02 acres from Community Commercial to Regional Commercial located at 7851 Normandale Boulevard. The purpose of the amendment is to facilitate the development of a motor vehicle sales facility.

Council staff finds the amendment meets the Comprehensive Plan Amendment Administrative Review Guidelines adopted by the Council on July 28, 2010. The proposed amendment does not affect official forecasts or the City's ability to accommodate its share of the region's affordable housing need. Therefore, the Council will waive further review and action; and the City may place this amendment into effect.

However, staff offers the following advisory comments for your consideration:

Wastewater (Roger Janzig, roger.janzig@metc.state.mn.us)

There is a Metropolitan Interceptor (3-BN-499) within the Computer Avenue South Right-of-Way, east of the proposed project. The interceptor was built in 1996 and is an 18-inch Ductile Iron Pipe. To assess the potential impacts to our interceptor system, prior to initiating this project, preliminary plans should be sent to Tim Wedin, Interceptor Engineering Assistant Manager (651-602-4571) at the Metropolitan Council Environmental Services.

The amendment, explanatory materials, and the information submission form will be appended to the City's Plan in the Council's files. If you have any questions regarding the review please contact Jerome Benner II, Principal Reviewer, at 651-602-1494 or via email at Jerome.Benner@metc.state.mn.us. As always, you can also contact your Sector Representative, Michael Larson, at 651-602-1407 or via email at Michael.Larson@metc.state.mn.us.

Sincerely,



Angela R. Torres, AICP, Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT Metro
Molly Cummings, Metropolitan Council District 5
Michael Larson, AICP, Sector Representative
Jerome Benner II, Principal Reviewer
Reviews Coordinator

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