



March 23, 2022

Michael Centinario, Planner  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431

**RE: City of Bloomington – 8200 Humboldt Avenue South Comprehensive Plan Amendment - Administrative Review**  
Metropolitan Council Review File No. 21953-10  
Metropolitan Council District 5

Dear Michael Centinario:

The Metropolitan Council received the City's 8200 Humboldt Avenue South comprehensive plan amendment on March 4, 2022. The amendment proposes a future land use designation change for 2.74 acres from Office (10 to 80 units/acres) to High-Density Residential (10 to 150 units/acres) located at 8200 Humboldt Avenue South. The purpose of the amendment is to allow the development of a four-story, 149-unit unit apartment building.

Council staff finds the amendment meets the Comprehensive Plan Amendment Administrative Review Guidelines adopted by the Council on July 28, 2010, because the difference in units between the previous Office land use guidance and the proposed High Density Residential guiding is less than 100 units. 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.

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](mailto: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](mailto:Michael.Larson@metc.state.mn.us).

Sincerely,

A handwritten signature in cursive script that reads "Angela R. Torres".

Angela R. Torres, AICP, Manager  
Local Planning Assistance

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

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