

GENERAL INFORMATION

Applicant: City of Bloomington

Location: Citywide

Request: 1) City Code Amendment updating zoning and platting standards related to single and two-family homes
2) Comprehensive Plan Text Amendment to revise land use category descriptions and density ranges to ensure consistency with the updated zoning standards

CHRONOLOGY

Planning Commission and HRA Board: 10/28/2021 – Study Item

Planning Commission and HRA Board: 01/06/2022 – Study Item

City Council: 02/14/2022 – Study Item

Planning Commission 12/08/2022 – Public Hearing scheduled

City Council (anticipated) 01/09/2022 – Public Hearing anticipated

DEADLINE FOR AGENCY ACTION

Applicable Deadline:	Agency Action Deadline Waived by Applicant
Newspaper Notification:	Confirmed (11/17/2022 Sun Current – 10-day notice)
Direct Mail Notification:	Not required

STAFF CONTACT

Michael Palermo, Economic Development Analyst
Phone: 952-563-8924
E-mail: MPalermo@Bloomingtonmn.gov

PROPOSAL

The proposed City Code update will amend zoning and platting standards related to single and two-family homes. The objectives of the proposed amendment are to streamline the approval process for

single-family residential lots, encourage infill development, and allow for a wider range of single and two-family homes in order to add opportunities for affordable home ownership. Text amendments to the Comprehensive Plan's Land Use Element are also proposed to ensure consistency with the proposed City Code changes and other stated redevelopment goals.

BACKGROUND

While single-family residential is one of the predominant land uses in Bloomington, there is very little vacant land available to develop new single-family or two-family homes under the current zoning standards. As the Twin Cities Metropolitan Area has evolved over the decades, increasing housing demand has led to more variety in housing types and more flexibility regarding development standards for single and two-family homes. To address the City Council's strategic priority to expand housing choices, staff examined Bloomington's current development standards and identified potential amendments to better achieve these four overarching goals:

- 1) Encourage more housing options
- 2) Increase affordability
- 3) Address racial equity by identifying potentially discriminatory policies
- 4) Encourage healthy and sustainable communities

While these goals are discussed separately in this report, it is important to understand that they are interrelated.

WHY UPDATE OUR STANDARDS

Bloomington experienced most of its single-family home development during the 1950s and 1960s when the rambler was the sought-after home style. Bloomington's Code and housing standards were born out of this era of growth and development. While the Code has continually been amended over time, it has not evolved sufficiently enough to meet new market pressures that exist in the present housing market. The type of single-family homes in demand regionally and nationally have changed with shifts in demographics and consumer preferences. While market demand for specific types of single-family homes fluctuates with each generation, total demand for homes in the Twin Cities continues to grow. To accommodate the range of housing needs of an increasingly diverse local and regional population, the Code and development standards therein need to be amended to address the following challenges:

Land Scarcity

Bloomington is largely built out. With little vacant land for new subdivisions, opportunities for new housing development will involve reuse of existing land in new ways. To increase the supply of single-family housing, the standards of the R-1 Single-Family Residential Zoning District should be amended in several ways to reduce barriers and create more opportunities for infill development.

Shifting Market Demand

Design preferences for single-family detached and attached housing have evolved dramatically over the last 50 years. As demographics and socio economics (age, household size, income, etc.) in the region shift, so do the housing types that are in demand. Developers understand the shifting market demand and work to provide a range of housing that meets a variety of needs and preferences.

Demand has increased for multigenerational living, active seniors looking to downsize to single floor living, millennials looking for larger homes, accessory dwelling units, etc. New housing opportunities continue to emerge in Bloomington, as mixed use, higher density and transit-supportive nodes have developed. While these locational amenities are important, providing flexibility in the Zoning Code to allow a range of housing types in a greater number of locations throughout Bloomington is also important to retaining residents, attracting infill development, and meeting new housing demand.

Affordability

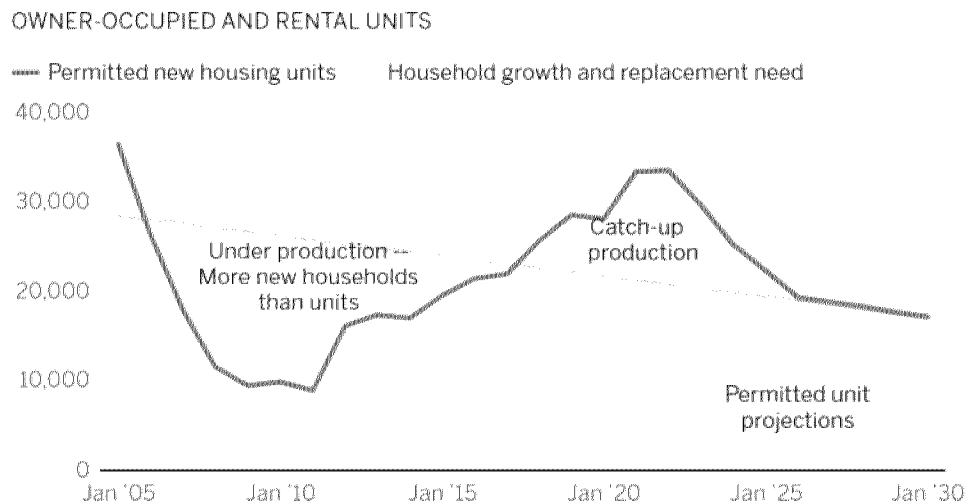
The lack of available land and housing type options reduces housing affordability. Housing affordability can also be impacted by lending policies, interest rates, material costs, labor costs, regional supply and demand dynamics, and land costs; all of which the City has little influence over. The City can foster affordability by increasing housing supply, lowering costs, and allowing more density, which can lower the price of housing per unit. By providing more flexible development requirements, the Code can accommodate what has been dubbed the “missing middle” housing or encourage “gentle density” to increase the supply and per unit affordability.

Affordability is an issue at the local, regional, state, and national levels. Housing production dropped considerably during the mid-2000s recession. While production levels recovered by the end of 2017, as shown in Figure 1, not enough housing units have been created regionally to make up for the drop in supply and growth in regional population.¹

Finding ways to rebuild increased supply is important to not only support the regional demand for housing but to ensure Bloomington’s stock remains affordable by reducing regional price pressure on the local market.

¹ <https://www.startribune.com/no-wonder-its-hard-to-find-a-new-home-the-twin-cities-has-the-worst-housing-shortage-in-the-nation/600098521/?refresh=true>

Figure 1: Housing Production and Household Growth



Equity

Promoting equitable housing means Bloomington is inviting, accessible, and provides a range of housing choices to meet different needs, desires, and incomes. However, significant disparities in homeownership persist stemming from long-time development and lending policies that denied the BIPOC community access to homeownership opportunities. An Urban Institute study found that having parents with stable homeownership greatly influenced the children’s likelihood to own in the future.² Today, lack of generational wealth is one of the primary challenges to home ownership. In Bloomington, BIPOC residents own at a rate of 35% compared to 75% for white non-Hispanic residents.³ Addressing affordability is one strategy to increase ownership among the BIPOC community in Bloomington.

It should also be acknowledged that different households have different needs. Larger households require larger homes and likely more off-street parking, whereas single individual or two-person households may be satisfied with a smaller home and single stall garage.

Health

Safe and stable housing, often associated with single- and two-family homeownership, leads to positive health outcomes⁴. A healthy living environment includes both the physical home and the environment where the home is located. Local, state, and federal codes define minimum standards to ensure all homes are structurally safe and free of toxins. Locational factors such as access to multimodal transportation, healthy food, quality health care, employment opportunities, and good s

² https://www.urban.org/research/publication/intergenerational-homeownership/view/full_report

³ US Census Bureau 2019 American Community Survey – 5-year Estimates
<https://data.census.gov/cedsci/table?q=tenure%20bloomington,%20minnesota&tid=ACSST5Y2019.S2502>

⁴ <https://www.healthaffairs.org/doi/10.1377/hpb20180313.396577/full/>

chools can positively impact social determinants of health. While the City can directly influence healthy habits through parks and safe walking environments, it can also indirectly influence health outcomes through density and other standards that influence housing production.

Environmental Sustainability

Environmental sustainability in the single-family residential context can be approached by a site-specific improvement or from a larger systems approach. Some examples of site-specific improvements include natural landscaping, on-site composting, rain barrels or gardens, and solar panels. The City also partners with organizations, such as Xcel Energy and CenterPoint Energy's Home Energy Squad, to do energy audits and help encourage energy efficient improvements. However, the State Building Code sets minimum energy standards and local zoning codes cannot have standards with higher requirements. For this reason, the City has taken the approach of removing barriers and encouraging site improvement.

The Zoning Code can influence larger environmental systems by encouraging compact design (higher density), which may support the provision of more active transportation modes, such as walking, transit, and bicycling. Encouraging land use densities and patterns that support active transportation can reduce car dependence, which not only reduces greenhouse gas emissions, but improves air quality and encourages active lifestyles improving health outcomes. However, environmental sustainability can add costs, such as solar panels and on-site storm water management, which can be detrimental to achieving other goals such as affordability. The City will continue to look at ways of addressing building site-specific design issues while working toward larger system improvements.

R-1 ZONING DISTRICT OVERVIEW

Bloomington's primary single-family zoning district is the R-1 Zoning District, which is by far the most prevalent zoning district by land area. The R-1 Zoning District is primarily applied to land guided Low Density Residential in the Comprehensive Plan. The Low Density Residential (LDR) guide plan designation has a maximum density of five units per acre. In some instances, where density exceeds five units an acre, the R-1 zoning district applies to land guided Medium Density Residential (MDR) (5-10 dwelling units per acre).

Most of the development standards for this zoning district are located in Chapter 21 Article III Division A: General Standards. There are additional performance standards located in §21.302.07 that address less common requirements for pools and sport courts.

The R-1 zoning district also permits two-family homes, which have more defined performance standards located in § 21.302.04. Major components that differ between the standards for single-family and two-family requirements are outlined in Table 1.

Table 1: Single and Two-Family Dwelling Standards

Standard	Single-Family	Two-Family
Minimum Lot Size	11,000 sq. ft. / 15,000 sq. ft. for Corner Lot	15,000 sq. ft. / 18,000 sq. ft. for Corner Lot
Minimum Lot Width	80 Feet or 80% of median lot width within 500 feet, whichever is greater/120 Feet for Corner Lot	100 Feet or 80% of median lot width within 500 feet, whichever is greater/120 Feet for Corner Lot
Minimum Front Yard setback	30 Feet (or prevailing setback up to 65 feet if abutting home built before 1974)	50 Feet (or prevailing setback up to 65 feet if abutting home built before 1974)
Minimum Floor Area	1,040 sq. ft.	960 sq. ft.

PROPOSED AMENDMENTS

The proposed amendments were prepared by a multi-disciplinary, internal work group with representatives from the Planning, Environmental Health, Assessing, Public Health, Engineering, Housing and Redevelopment Authority, and Building and Inspection Divisions. Input from the Planning Commission, Housing and Redevelopment Authority Board, City Council, multiple outreach events, one-on-one discussion with realtors and developers, and discussion gathered from the Project's Let's Talk Bloomington page directed the proposed amendments. The most predominant changes to the single and two-family residential zoning standards are:

- Updates to definitions and basic standards in Chapter 19 to align with Chapter 21
- Minimum lot size and median lot width requirements
- Minimum floor area requirements
- Stormwater requirements
- Front setback requirements
- On-site parking requirements
- Two-family home grouping approval process
- Elimination of prevailing setback in the R-1 Zoning District
- Platting requirements

Bloomington's Comprehensive Plan Forward 2040 also needs to be updated to accommodate the proposed changes to minimum lot size for single and two-family homes and fulfill the City's goals for infill development.

Chapter 19 Updates

Proposed amendments to Chapter 19 include:

- Align two-family home definition with the structure standards

- Update how many principal buildings are permitted on a single residential lot

In Chapter 19 there are two proposed updates to better align with standards in Chapter 21. First, the definition of Two-Family Dwellings in Chapter 19 is missing the minimum 10-foot common wall that is required by performance standards Chapter 21 (see Sec. 21.302.04(c)(13)). Second, §19.04 limits lots to one principal building per lot. There are presently scenarios that can result in more than one principal building per lot. The requirement that buildings must be located on a lot will be retained.

Chapter 21 Updates

Updates to Chapter 21 of the City Code include the following:

§ 21.301.01 Development Intensity and Site Characteristics

Proposed Amendments

- Reduce Minimum Lot Size from 11,000 to 7,800 square feet for interior lots and from 15,000 to 11,050 square feet for corner lots in the R-1 district
- Reduce Minimum Lot Width from 80 feet to 60 feet for interior lots and from 120 feet to 100 feet for corner lots in the R-1 district
- Remove median site width requirement for R-1 lots
- Align Stormwater requirements for single-family sites with Two-Family Home Standards
- Remove minimum building floor areas for single-family and two-family dwellings

Staff proposes to reduce the minimum lot size to 7,800 square feet from 11,000 square feet for interior lots in the R-1 Zoning District. This would also include reducing the minimum lot width to 60 feet, which aligns with Bloomington's most common lot depth of 130 feet. These standards would allow for a moderate increase in density from 3.96 to 5.58 units per acre for lots that meets the minimum size requirement. In order to accommodate new lot creation, staff proposes that median site width be removed for R-1 zoning district. With the current standard in place, it is highly unlikely that any new lots would be able to utilize the reduced lot width, negating the proposed amendment. The proposed standards would bring a significant amount of Bloomington's legally nonconforming lots into compliance. About 15% of Bloomington's single family lots do not currently meet the 80-foot-wide minimum lot width or the 11,000 square-foot minimum lot size. Corner lot width and size would also be reduced in the R-1 district from 120 feet to 100 feet in width and from 15,000 square feet to 11,050 square feet in area respectively.

Staff conducted a site suitability analysis to identify sites more suitable to lot splitting. It reviewed lot value and size to identify areas that could be more susceptible to redevelopment. While there are large lots in Bloomington that could be subdivided under the proposed amendment, larger lots tend to be occupied by higher valued homes, lessening redevelopment potential. If the market strongly supports the changes, it is anticipated that about 10-20 new units could be constructed a year over a 10-year period, for a total housing supply increase of about 100-200 new single or two-family dwellings.

Impervious surface requirements are also located in this section. It is proposed to update this subsection title to say “Storm Water”, which better reflects the purpose of the subsection. It is also proposed to add existing standards from the two-family section related to storm water to this section for applicability to single-family lots. The major change is the allowance of impervious surface over 35% coverage up to 45% coverage with approval by the City Engineer on the basis of meeting minimum on-site stormwater management requirements.

The ordinance proposes the elimination of minimum floor areas for single and two-family dwellings. Minimum floor areas for these dwelling types are informed by the Minnesota State Building Code according to occupancy. When staff raised the possibility of removing minimum floor areas for these dwelling types, there was general support from the Planning Commission and City Council to proceed in this direction. Support for the removal of minimum floor areas was based on the idea that a greater diversity of housing sizes and choices would benefit the City. Staff anticipates that the market will continue to demand larger sizes for most new single or two-family dwellings. In addition, having minimum floor area requirements in the Minnesota State Building Code based on occupancy ensures that the provision of adequate floor area is assured.

§ 21.301.02 Structure Placement

Proposed Amendments

- Remove prevailing setback for R-1 Zoning District
- Modify requirement regarding accessory buildings between the street and a principal structure

The proposed amendment would remove the prevailing setback requirement from R-1 Zoning District. This requirement has been challenging to explain to the public, requires staff time to calculate, and most importantly imposes additional regulatory burdens on residents looking to build or expand with limited resulting benefits. Moving to a single setback standard of 30 feet simplifies the process and allows the property owner better control over their property irrespective of the location of their neighbor’s house. It should be noted staff proposes to maintain this standard in the RS-1 and R-1A zoning district where significant front setbacks are a more common characteristic in these residential areas or subdivisions.

The proposed amendments would also remove reference to a requirement in Section 21.301.02 not allowing accessory structures to be located closer to the street than the associated principal structures. This standard is also addressed in § 21.301.19 Accessory Buildings. That section further differentiates between side, front, and rear yards adjoining a street, including on through lots. The net result of the amendment is to allow a detached garage or accessory building in the rear yard located on a through lot.

§ 21.301.06 Parking and Loading

Proposed amendments

- Reduce parking requirement from four spaces to two spaces per dwelling for single and two-family homes
- Reduce garage parking requirements from two spaces to one space per dwelling

It is proposed to reduce the garage requirement from two spaces to a single space per dwelling for both single-family and two-family homes. Similar to the proposed lot size reduction, this amendment would bring approximately 15% of properties that only have a single car garage into conformance with the City Code. To align with this reduction, it is proposed to reduce the total parking requirements to two spaces per dwelling. This new minimum standard would assume a vehicle parked in the garage and a vehicle parked on the driveway. This minimum off-street parking requirement aligns with the proposed smaller lot size to help reduce impervious surface on the property. It also aligns with market pressure to reduce vehicle dependency. While eliminating the garage requirement all-together was explored, staff recommends a minimum of a single enclosed stall be provided, which can also accommodate storage.

§ 21.302.04 Two-Family Dwellings

Proposed amendments

- Reduce minimum lot size from 15,000 square feet to 13,000 square feet for an interior lot and from 18,000 square feet to 16,250 square feet for a corner lot
- Reduce lot width from 100 feet to 80 feet for an interior lot (120 to 100 for corner lot)
- Remove median lot width requirement
- Align setback requirements with single-family homes
- Remove minimum floor area for two-family dwellings
- Adjust garage size requirement to align with parking reduction
- Amend groupings approval from a Planned Development Rezoning with Council approval to Conditional Use Permit with Planning Commission approval

There are multiple amendments to the Two-Family standards to align more closely with single-family home standards and further promote this type of housing. Commensurate with the reduction in lot size for single-family, the two-family requirement is proposed to be reduced to 13,000 square feet for interior lots and 16,250 square feet for corner lots. These lot sizes reflect the size of a single-family home minus side yard areas that are not necessary in a two-family home. Similar to the single-family standard, to account for the reduced lot size, the minimum lot width is also proposed to be reduced to 80 feet for interior lots and 100 feet for corner lots. In addition, the ordinance proposes to remove the median lot width requirement in the R-1 District. This would allow density on two-family dwelling sites to potentially increase from 5.8 units per acre to 6.7 units an acre.

To limit a rapid increase in housing density in single-family neighborhoods, the Code currently requires groupings of two-family dwellings, two-family home located within 500 feet of another existing two-family home, to be rezoned through a Planned Development overlay, which requires public hearings at Planning Commission and City Council. While adding discretion and public notice, this process also adds time and expense to the project. In the subject ordinance, the approval process is proposed to be amended so that two-family groupings be approved through a conditional use permit process at the Planning Commission, which retains the public notice aspect and reduces a barrier to development and shortens the approval process, albeit with a reduction in discretion.

Two-family homes currently have setback standards above and beyond single-family homes. This was intended to lessen the impact of a two-family home that would be dominated by garage doors. However, since this standard was adopted, new standards limiting garage façade to 40% of the structure facing the street have been implemented. The proposed update would align with what is permitted for a single-family dwelling especially for the front setback requirement. This amendment would also reduce the amount of required impervious surface on a site, a benefit to overall stormwater management.

The ordinance proposes eliminating the minimum floor area for two-family dwellings as discussed above. The Minnesota State Building Code does proscribe minimum floor area requirements based on occupancy type.

The parking requirements are also proposed to be reduced to two spaces, one of which is enclosed in a garage consistent with the proposed amendment for single-family dwelling. This level of parking is also consistent with many existing two-family homes which were developed before the current standard, bringing many existing sites into conformance with the City's parking requirement.

Chapter 22

§ 22.04 Types of Plats

Proposed amendments

- Amend Type I Plats to include single and two-family lot splits

The proposed amendment would allow simple lot splits for single and two-family dwellings to be classified as a Type I plat, helping streamline the process of platting for new lots. Currently, plats that result in new lots with new units would be classified as a Type III plat. Type III plats require a public hearing at Planning Commission for preliminary plat and final decision making by City Council. Type I plats are reviewed by staff and acted upon by City Council. The process for a Type I plat can be completed much more quickly than the process for Type III plats. It should also be noted that the application fees for a Type I plat are less than a Type III plat. Furthermore, Type III Plats also require information from land 50 feet beyond the property, adding time and expense to the project.

Comprehensive Plan Text Amendment

In support of the City-initiated ordinance, staff is also proposing a Comprehensive Plan Text Amendment that would help effectuate the desired policy outcomes therein. As the City has incrementally revised the Zoning Code to allow for accessory dwelling units and two-family dwellings, higher densities are allowed in the Zoning Ordinance than within corresponding land use designations in the Comprehensive Plan.

The Land Use Element of the Comprehensive Plan establishes categories of planned land use called Guide Plan Designations. The residential land use categories include both density ranges and

examples of typical development. For example, the Low Density Residential (LDR) category allows for residential development up to five units per acre. Typical development in this category includes detached single-family homes, two-family units, and cluster housing. The density ranges of the existing residential land use categories are as follows:

Existing Residential Guide Plan Designation Densities

- Low Density Residential (LDR): Up to five units per acre
- Medium Density Residential (MDR): Between five and ten units per acre
- High Density Residential (HDR): Between ten and 150 units per acre

As the City seeks to allow additional infill development in low density areas in the form of new single-family detached dwellings on smaller lots, ADUs, and two-family dwellings, among other dwelling types, the maximum density limit established in the LDR category is as an obstacle of these policy goals. For example, if a property owner wanted to establish an accessory dwelling unit (ADU) on a 11,000 square-foot (0.25 acres) lot, a legal size for an interior lot in the R-1 zoning district, the resulting density would be eight units per acre. Similarly, if a property owner desired to establish a two-family dwelling on a 15,000 square-foot (0.34 acres) interior lot, also a conforming size according to the City's standards (see Sec. 21.302.04), the resulting density would be 5.9 units per acre, exceeding the maximum density allowed in areas guided LDR and thus not allowed as a result. To mitigate this obstacle or inconsistency, staff recommends a Comprehensive Plan Text Amendment that would modify the density ranges of the residential land use categories as follows:

Proposed Residential Guide Plan Designation Densities

- Low Density Residential (LDR): Up to 12 units per acre
- Medium Density Residential (MDR): Between five and 15 units per acre
- High Density Residential (HDR): Between ten and 150 units per acre

The density ranges of the LDR and MDR categories are revised by increasing the maximum densities allowed to 12 and 15 units per acre respectively. The density range of the HDR category would remain unchanged. The proposal does represent a change in approach for governing residential density in one respect – the proposed ranges overlap with one another. While the density ranges overlap, allowed uses are still described both within the applicable land use category and, most importantly, the applicable zoning district for a particular site.

The proposed maximum density for the Low Density Residential category was informed by the proposed minimum lot size for the R-1 Zoning District – 7,800 square feet (0.18 acres). If a single-family detached dwelling and an associated ADU were established on a 7,800 square-foot lot, the resulting residential density would be 11.1 units per acre. Assuming all other zoning performance standards were met, such a development would comply with the LDR land use category as proposed in the Comprehensive Plan Text Amendment. If this type of development is an outcome that the City wants to support in low density residential areas, then raising the maximum residential density of the LDR category is necessary to ensure consistency.

Raising the maximum density of the Medium Density Residential (MDR) category to 15 units per acre raises the ceiling of this category by five units per acre, a modest increase. The maximum density of the MDR category must be raised to account for the density range increase to the LDR category. No modifications to the density range of the High Density Residential are proposed. However, it should be noted that the proposed ranges of the LDR and MDR category do overlap with the low end of the HDR category.

In addition to revising the density ranges of the LDR and MDR land use categories, the Comprehensive Plan Text Amendment would clarify the types of typical development with each category. In the LDR category, staff recommends that accessory dwelling units, low density townhomes, and cottage home developments be added to the list of typical development. By adding these typical development types to the LDR description, it is more accurate and descriptive of the development types that exist and are desired for low density residential areas. It should be noted that there are existing low density townhome developments in Bloomington that are guided LDR, so adding this development type to the description is consistent with the existing conditions in the City. In addition, staff recommends that reference to “cluster housing” be deleted, as staff is seeking to clarify terminology of dwelling types and avoid confusion with residential development associated with open space developments. The description of the MDR category is proposed to be changed modestly by replacing the development type “patio homes” with “cottage homes”. Cottage homes are a residential use descriptor that includes multiple lower density housing types, including “patio” homes or villa homes. Modifying this terminology is in line with other long-range planning efforts that are ongoing related to missing middle housing types. Through some of these terminology or descriptor changes, staff is seeking to establish consistent language or terms of use types.

The focus of the proposed changes to the density ranges of the LDR and MDR categories is to make the Plan consistent with desired policy outcomes of the single and two-family residential zoning update project. As part of this project, staff anticipates that the increase of infill development potential to be between 100 to 200 total units over a 10-20 year period. This estimation includes consideration of new detached single-family dwellings, accessory dwelling units, and two-family dwelling units. Given the modest nature of this projection, staff is not proposing to increase forecasts within the Comprehensive Plan Land Use Element for either total population or households at this time, although they may be adjusted with the next decennial Comprehensive Plan update in 2028, depending on market reception of the amendments. This decision has been discussed and made in consultation with the Community Development staff of the Metropolitan Council. Given that Bloomington is a fully-built-out community, the development potential of the changes proposed both to the Zoning Code and Comprehensive Plan are modest and incremental in the judgment of staff. The overwhelming majority of lots zoned R-1 and located in areas guided Low Density Residential will continue to be utilized as detached single-family dwellings, as this dwelling type remains the most desired use according to resident preferences and market outcomes.

The completion of a Comprehensive Plan Text Amendment provides the opportunity to evaluate other aspects of the Land Use Element that may be inconsistent with other ongoing long-range planning efforts. More specifically, Staff is working on the creation of a Transitional Industrial

Zoning District to be applied along the east side of Lyndale Avenue south of West 86th Street. The project is an implementation strategy identified in the Lyndale Avenue Suburban Retrofit Plan. The Transitional Industrial Zoning District would allow for a greater flexibility of uses within a small industrial area, including the potential for residential and retail uses. One challenge that has been identified is that the area planned for the Transitional Industrial Zoning District is also guided Industrial in the Land Use Element. The current description of the Industrial land use category explicitly prohibits unrelated commercial and residential uses. As such, Staff recommends amending the description of the Industrial land use category to identify and differentiate the area identified in the Retrofit Plan as allowing commercial and, in limited cases, residential uses. Revising this description as proposed by Staff would resolve the inconsistency that currently exists between the implementation strategy of the Retrofit Plan and the existing description of the Industrial land use category.

Similar to the impacts of the proposed modifications to the residential land use categories, Staff does not anticipate that the revised Industrial land use category description will necessitate increases to Bloomington's total population or household forecasts. The area under consideration for the Transitional Industrial Zoning District is just over 40 acres. Staff estimates that somewhere between 5-15% of this land area could be redeveloped over time as multi-family residential or mixed-use assuming conflicts with adjacent industrial uses can be effectively mitigated. As such, staff estimates the potential implications of this change to result in an increase of between 200-300 residential units along Lyndale Avenue through 2040.

The text amendments proposed to the Bloomington Comprehensive Plan are intended to increase consistency between the Land Use Element and both the single and two-family zoning updates and the implementation strategies of the Lyndale Avenue Suburban Retrofit. To successfully implement the City's infill development and redevelopment goals, consistency is needed between the City's long range plans and ordinances. The text amendments put forth herein will create alignment between the City's Comprehensive Plan and redevelopment goals.

The City issued a notice of the Comprehensive Plan Text Amendment to all surrounding and affected jurisdictions. To date, the City has received 15 responses, all of which note no response or no concern about the proposed amendment. The response from Riley Purgatory Bluff Creek Watershed District noted that all development within their jurisdiction must meet their regulatory stormwater rules, as is customary. If the City receives additional responses prior to the public hearing, staff will provide the Planning Commission an update as that time.

Public Outreach and Engagement

As part of the project to update the single and two-family zoning standards, staff completed multiple efforts aimed at public engagement. First, a project page was created on Let's Talk Bloomington, the City's online engagement platform. The page hosted a story map explaining the purpose and policy options associated with the project. In addition, a survey was offered as an opportunity to provide direct feedback on key policy questions. The City received very limited response to the survey. The story map and survey results are attached to the staff report. Second,

City staff conducted direct public engagement at the City's farmer's market event on 08/13/2022. At the Planning staff booth, 52 total people stopped to engage on multiple topics, including the single and two-family zoning updates. No written correspondence or comments about the single and two-family zoning updates were received at this event. Finally, staff conducted direct engagement with a limited number of residential builders and developers about the proposed updates to single and two-family residential standards. The feedback received from these engagements was generally positive and supportive of the proposed changes.

RECOMMENDATION

Staff recommends approval of the ordinance and Comprehensive Plan Text Amendment through the following motions:

In Case #PL2022-221, I move to recommend approval of the ordinance updating City Code requirements for single-family residential and two-family residential lots and dwellings, thereby amending Chapters 19, 21 and 22 of the City Code as attached to the staff report.

In Case #PL2022-221, I move to recommend approval of the Comprehensive Plan Text Amendment attached to the staff report.