

RESOLUTION NO. 2023 - ____

A RESOLUTION INITIATING REZONING OF MULTIPLE PARCELS IN THE CITY OF BLOOMINGTON, MINNESOTA AROUND THE INTERSECTIONS OF LYNDALE AVENUE SOUTH WITH WEST 86TH STREET AND WEST 98TH STREET, FROM THE GENERAL COMMERCIAL (B-2) ZONING DISTRICT TO THE NEIGHBORHOOD COMMERCIAL CENTER (B-4) ZONING DISTRICT

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota (“City”); and

WHEREAS, the City adopted the Lyndale Avenue Suburban Retrofit Plan (“Retrofit Plan”) on April 5, 2021; and

WHEREAS, the subject parcels shown in the attached exhibit are identified in the Retrofit Plan as part either the 86th Street Node or 98th Street Node; and

WHEREAS, the subject parcels are currently zoned General Commercial (B-2); and

WHEREAS, the B-2 Zoning District does not allow residential development; and

WHEREAS, the Retrofit Plan found that adding residential options and density within the areas of the 86th Street Node and 98th Street Node is important to catalyzing the type of development envisioned along the Lyndale Ave South corridor; and

WHEREAS, a priority action of the Retrofit Plan is that the City rezone parcels shown in the attached exhibit to the B-4 Zoning District.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF BLOOMINGTON IN REGULAR MEETING ASSEMBLED, that the City Council directs staff to bring forward for consideration at a public hearing, after notification of the affected and surrounding property owners and the review and recommendation of the Planning Commission, an ordinance rezoning the following parcels from the General Commercial (B-2) Zoning District to the Neighborhood Commercial Center (B-4) Zoning District:

Parcels to be Considered for Rezoning from B-2 to B-4

Parcel Address	Legal Description
8600 LYNDAL AVE S	Lot 2, Block 1, SUPERAMERICA 4TH ADDITION, Hennepin County, Minnesota
8602 LYNDAL AVE S	Lot 1, Block 1, SUPERAMERICA 4TH ADDITION, Hennepin County, Minnesota
8640 LYNDAL AVE S	Lot 3, SABIN LYNDAL GARDEN LOTS, Hennepin County, Minnesota
8650 LYNDAL AVE S	LOT 4, SABIN LYNDAL GARDEN LOTS, Hennepin County, Minnesota
8700 LYNDAL AVE S	Lot 1, Block 1, SKIPPERS ADDITION, Hennepin County, Minnesota
8708 LYNDAL AVE S	Lot 1, Block 2, TUMA ADDITION, Hennepin County, Minnesota
8714 LYNDAL AVE S	Lot 1, Block 1, BROOKS 1ST ADDITION, Hennepin County, Minnesota
8722 LYNDAL AVE S	Lot 1, Block 2, SWAINS FIRST ADDITION TO BLOOMINGTON, Hennepin County, Minnesota
8800 LYNDAL AVE S	Lot 1, Block 1, INCO ADDITION, Hennepin County, Minnesota
8810 LYNDAL AVE S	Lot 1, Block 1, MOTOR PARTS ADDITION, Hennepin County, Minnesota
8820 LYNDAL AVE S	Lot 1, Block 1, TACO BELL 1ST ADDITION, Hennepin County, Minnesota
8830 LYNDAL AVE S	Lot 1, Block 1, BLOOMINGTON VETERINARY HOSPITAL, Hennepin County, Minnesota
9500 LYNDAL AVE S	Lot 1, Block 1, RBCU ADDITION, Hennepin County, Minnesota
9600 LYNDAL AVE S	Lot 1, Block 1, HOLLENBACK AND NELSON 1ST ADDITION, Hennepin County, Minnesota
9624 LYNDAL AVE S	Lot 2, Block 1, HOLLENBACK AND NELSON 1ST ADDITION, Hennepin County, Minnesota
9700 LYNDAL AVE S	Lot 1, Block 1, FREEWAY FORD 1ST ADDITION, Hennepin County, Minnesota
9800 LYNDAL AVE S	Lot 1, Block 1, VILLAGE AT OXBORO, Hennepin County, Minnesota
801 W 98TH ST	Lot 1, Block 1, CONTINENTAL OIL 1ST ADDITION, Hennepin County, Minnesota
9818 ALDRICH AVE S	Lot 1, Block 1, COUNTRY KITCHEN 1ST ADDITION, Hennepin County, Minnesota
9830 ALDRICH AVE S	Lot 2, Block 1, COUNTRY KITCHEN 1ST ADDITION, Hennepin County, Minnesota
9501 LYNDAL AVE S	Lot 1, Block 1, OXBORO DEVELOPMENT 3RD ADDITION, Hennepin County, Minnesota

Parcel Address	Legal Description
9529 LYNDAL AVE S	Lot 1, Block 1, MCDONALDS BLOOMINGTON 4TH ADDITION, Hennepin County, Minnesota
9601 LYNDAL AVE S	Lot 1, Block 1, OXBORO HEATH 3RD ADDITION, Hennepin County, Minnesota
9621 LYNDAL AVE S	That part of Lot 2, Block 1, OXBORO HEATH 3RD ADDITION embraced within Lot 32, Block 11, OXBORO HEATH, Hennepin County, Minnesota
9633 LYNDAL AVE S	Lot 2, Block 1, OXBORO HEATH 3RD ADDITION, except that part of said Lot 2 embraced within Lot 32, Block 11, OXBORO HEATH, Hennepin County, Minnesota
9740 GRAND AVE S	Lot 1, Block 1, SOUTH EXCHANGE ADDITION, Hennepin County, Minnesota
500 W 98TH ST	The West 240 feet OF Lots 19 and 20, Block 11, OXBORO HEATH, Hennepin County, Minnesota
400 W 98TH ST	Lot 2, Block 1, SOUTH EXCHANGE ADDITION, Hennepin County, Minnesota

Passed and adopted this ____ day of _____, 2023

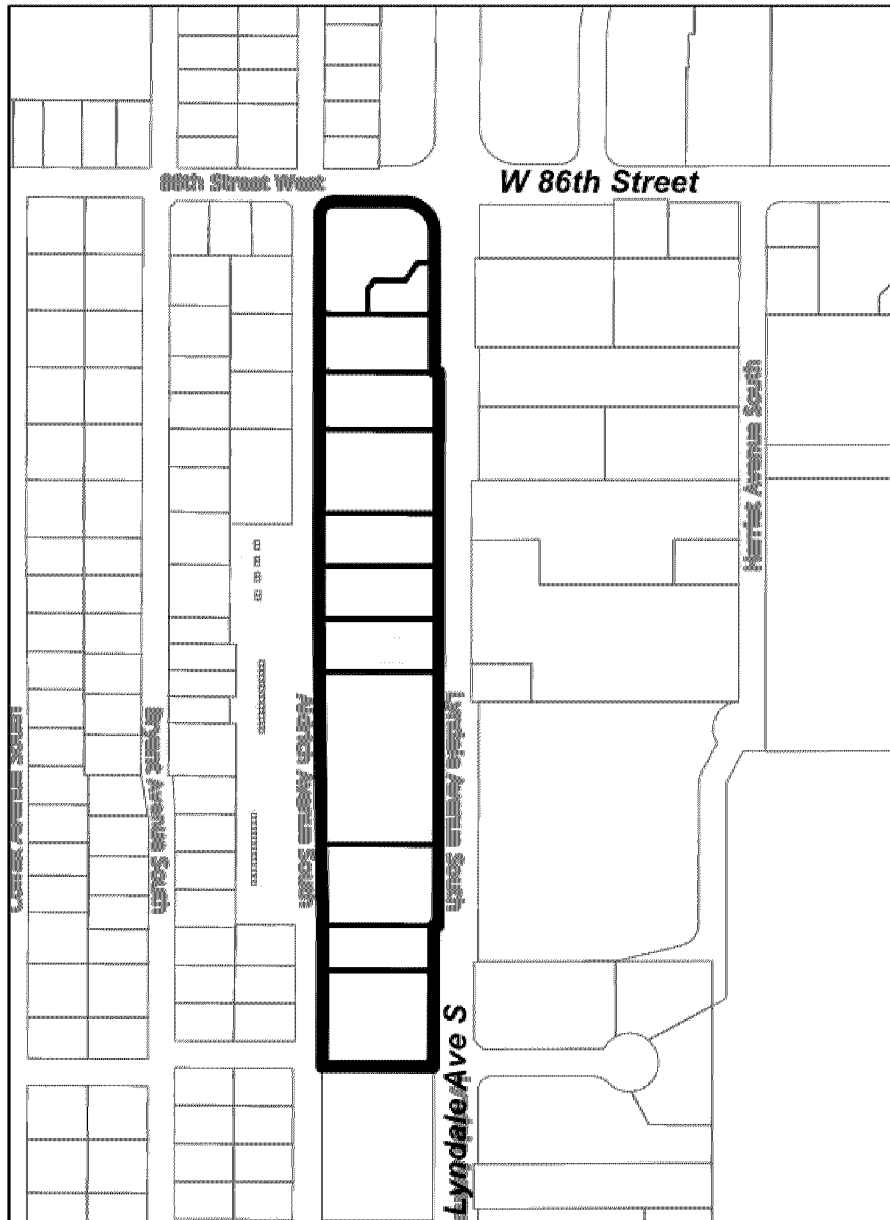
Mayor

ATTEST:

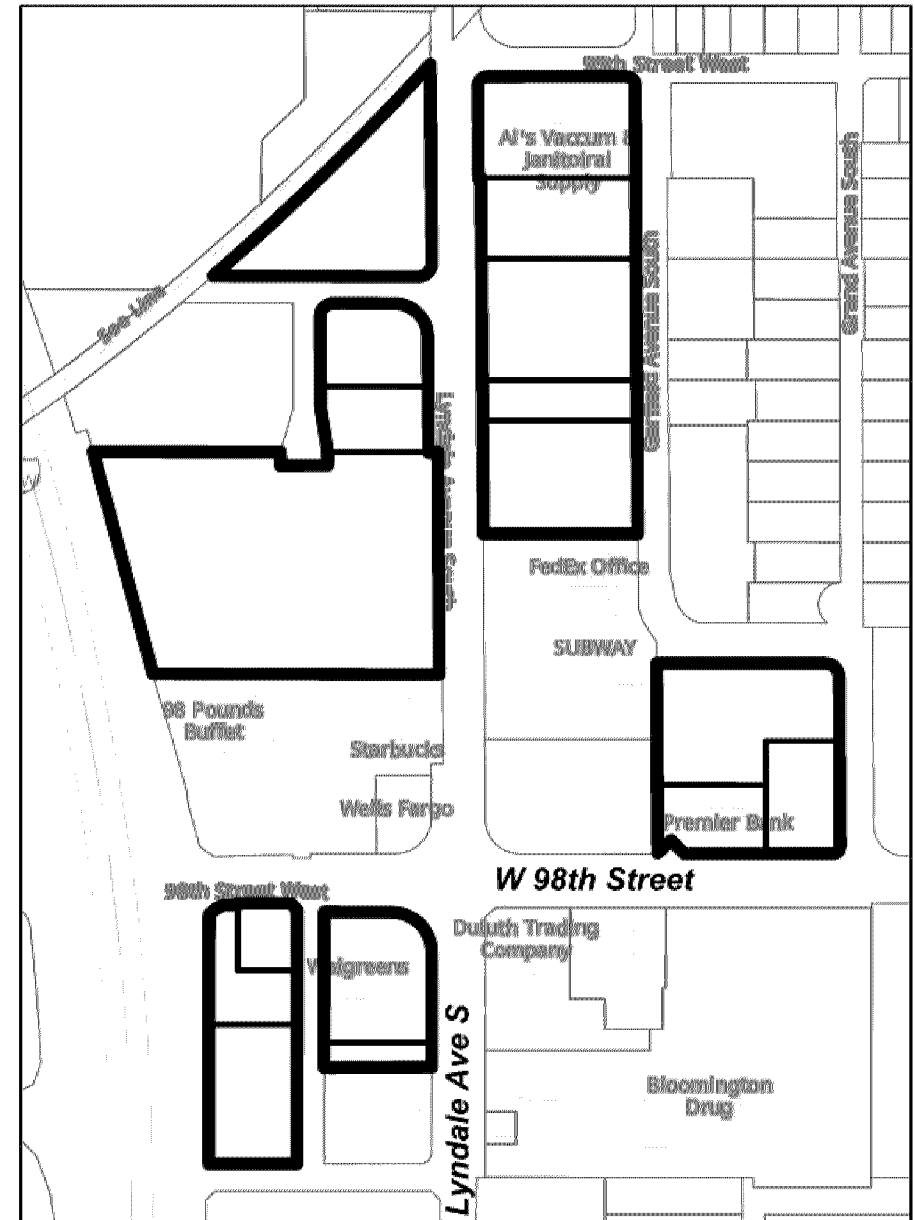
Secretary to the Council

Exhibit: Parcels under consideration

 Parcels to be rezoned



86th Street Node



98th Street Node