

Hestbech, Emily

From: Turnquest, Amber <amber.turnquest@metc.state.mn.us>
Sent: Monday, December 15, 2025 2:41 PM
To: Johnson, Nick M
Cc: Hestbech, Emily; Centinario, Michael
Subject: RE: Wixon Jewelry Site Redevelopment - Comp Plan Amendment

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Hi Nick,

I just needed that confirmation.

Based on the parcel size, the location more than a ¼ mile from adjacent jurisdictions, and your confirmation that forecasts and TAZ allocations will not be changed, I am waiving the 60-day review period. You can consider this email my waiver.

Thanks,
Amber

Amber Turnquest, AICP

Pronouns: she/her/hers
Planning Analyst
Community Development
P. 651-602-1576

From: Johnson, Nick M <nmjohnson@BloomingtonMN.gov>
Sent: Monday, December 15, 2025 2:04 PM
To: Turnquest, Amber <amber.turnquest@metc.state.mn.us>
Cc: Hestbech, Emily <ehestbech@BloomingtonMN.gov>; Centinario, Michael <mcentinario@BloomingtonMN.gov>
Subject: [EXTERNAL] RE: Wixon Jewelry Site Redevelopment - Comp Plan Amendment

Hi Amber,

I do not believe that the reguiding of this 0.88-acre parcel from General Business to High Density Residential changes the City's growth forecast or TAZ allocation, especially because this action is just to ensure that the full site has consistent land use guidance and will just be used for off-street parking in support of the development.

If you have any concerns in that regard, I am happy to talk through it.

Thanks for your fast response.



NICK M. JOHNSON (he/him)
Planning Manager, Planning Division
PH: 952-563-8925 **EMAIL:** nmjohnson@bloomingtonmn.gov
1800 West Old Shakopee Road, Bloomington, MN 55431

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From: Turnquest, Amber <amber.turnquest@metc.state.mn.us>
Sent: Monday, December 15, 2025 1:48 PM
To: Johnson, Nick M <nmjohnson@BloomingtonMN.gov>
Cc: Hestbech, Emily <ehestbech@BloomingtonMN.gov>; Centinario, Michael <mcentinario@BloomingtonMN.gov>
Subject: RE: Wixon Jewelry Site Redevelopment - Comp Plan Amendment

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Hi Nick,

Thanks for your email. For waiver, the application must meet all of the following criteria:

Adjacent Review Period Waiver

The Council may shorten or waive the review period for some amendments that meet all of the below criteria, but approval is required before submission. Contact your [Sector Representative](#) before completing your amendment.

1. The amendment involves a site of 40 acres or less;
2. The amendment does not change the community's growth forecasts or the TAZ allocations; and
3. The amendment site is either:
 - More than one quarter (1/4) of a mile from an adjacent jurisdiction, or
 - Beyond the distance or area which the local government's adopted ordinances require notice to adjacent or affected property owners, whichever distance is less.

Waivers must be approved **prior to submittal to the Council** for review. Contact your [Sector Representative](#) for more information.

May you please confirm that there will be no changes to the growth forecast or TAZ allocation?

Thanks,
Amber

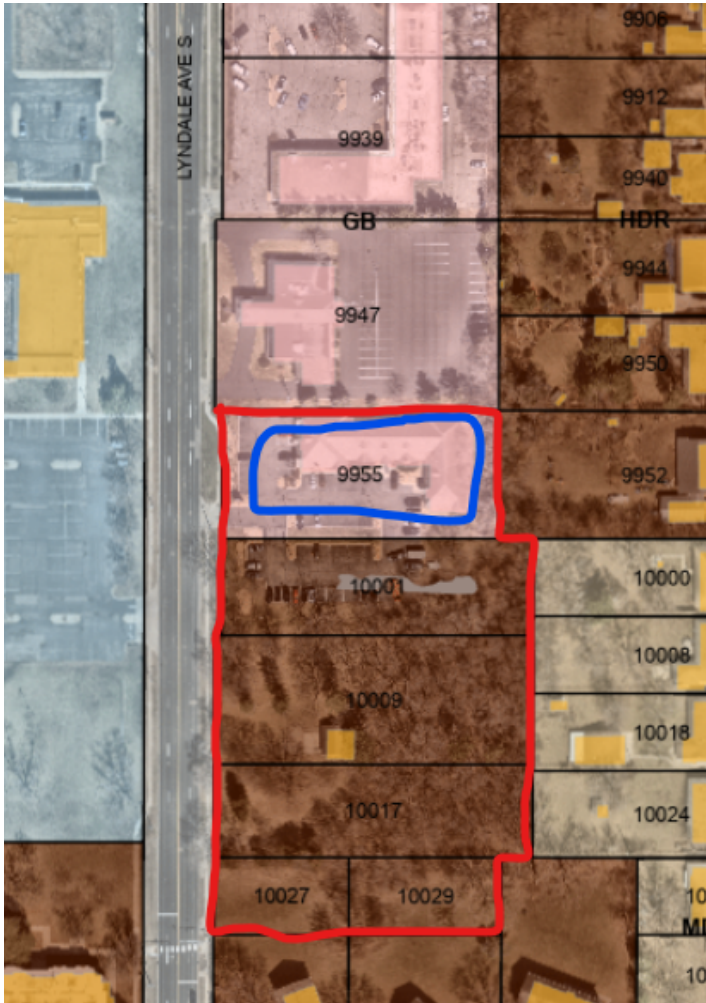
Amber Turnquest, AICP

Pronouns: she/her/hers
Planning Analyst
Community Development
P. 651-602-1576

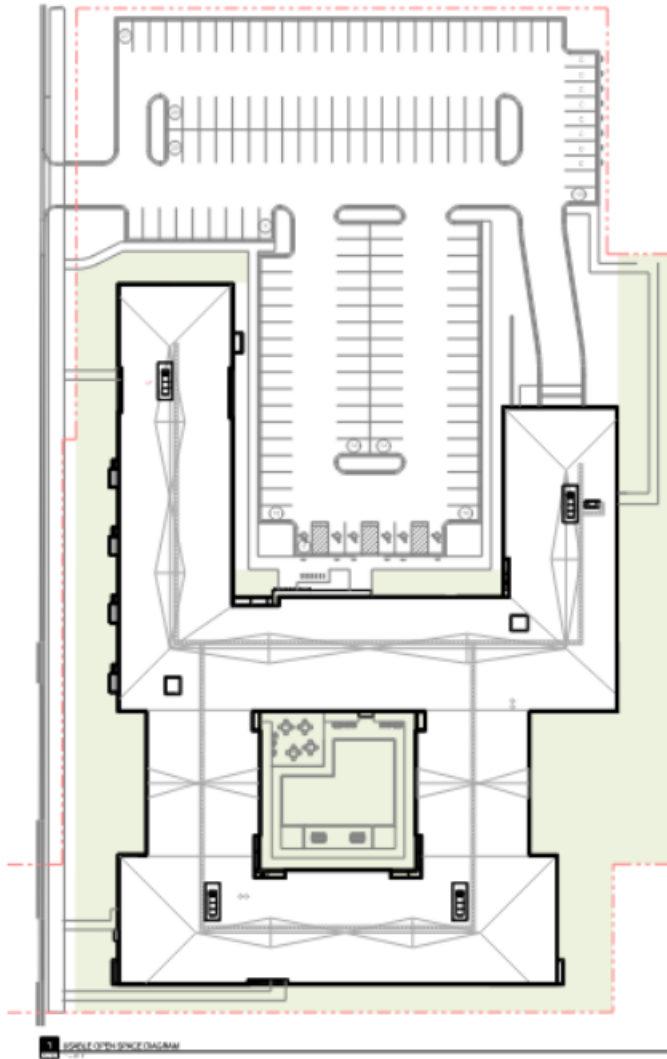
From: Johnson, Nick M <nmjohnson@BloomingtonMN.gov>
Sent: Monday, December 15, 2025 12:48 PM
To: Turnquest, Amber <amber.turnquest@metc.state.mn.us>
Cc: Hestbech, Emily <ehestbech@BloomingtonMN.gov>; Centinario, Michael <mcentinario@BloomingtonMN.gov>
Subject: [EXTERNAL] Wixon Jewelry Site Redevelopment - Comp Plan Amendment

HI Amber,

The City of Bloomington has received an application for a four-story, 180-unit apartment building located at 9955, 10001, 10009, 10017, 10027 and 10029 Lyndale Ave S. Most of the parcels are currently vacant, but 9955 Lyndale Ave S is the current location of Wixon Jewelers, which is now closed. The owners retired. Due to the fact that the 9955 Lyndale site is a retail store, it is guided General Business in our Comprehensive Plan. All the other sites are currently guided High Density Residential. See figure here, with both the full site area circled in red and 9955 Lyndale site circled in blue:



The application includes a Comprehensive Plan Amendment to reguide 9955 Lyndale from General Business to High Density Residential to have the full site have uniform guidance. The northern parcel actually will not have any residential units on it, as it will serve as an access and surface parking area. See site plan snippet here:



The reason we are reaching out is to confirm whether or not this project qualifies for a waiver to the adjacent jurisdiction review process. I believe this project would meet all the criteria for a waiver, but we wanted to confirm that with you. We don't have any concern if we need to submit a notice to all our affected and adjacent jurisdictions. However, if we are going to issue a notice to these jurisdictions, we need to do so this week to give them 60 days notice prior to our City Council considering this application.

If you want to learn more about the project, all of the documents and plans are located here:

<https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=3575>

There are dedicated levels of affordability proposed for the project as follows:

Rental Set Asides:

- 2-BR / 2-Bath 30% AMI – 2 Units
- 3-BR / 2-Bath 30% AMI – 2 Units
- 2-BR / 2-Bath 50% AMI – 3 Units
- 3-BR / 2-Bath 50% AMI – 10 Units
- 1-BR / 1-Bath 60% AMI – 36 Units
- 2-BR / 2-Bath 60% AMI – 90 Units
- 3-BR / 2-Bath 60% AMI – 12 Units
- 2-BR / 2-Bath 70% AMI – 9 Units
- 3-BR / 2-Bath 70% AMI – 16 Units

Thanks Amber. Let me know if we can be of assistance.

Take care,



NICK M. JOHNSON (he/him)

Planning Manager, Planning Division

PH: 952-563-8925 **EMAIL:** nmjohnson@bloomingtonmn.gov

1800 West Old Shakopee Road, Bloomington, MN 55431

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