

Item 6

GENERAL INFORMATION

Applicant: City of Bloomington

Location: 2901, 3021, 3101, 3500, 3700, 3750 and 3800 American Boulevard East; 7901 34th Avenue S.; 7901 International Drive and the Bloomington Central Station Addition (2998, 3000, 3198, 3298 East Old Shakopee Road; 8151 30th Ave. S.; 8100 31st Ave. S.; 8050, 8100, 8150, 8165, 8170 33rd Ave. S. and 8100 and 8150 34th Ave. S.)

Request: Rezone from CS-1, CS-1 (PD), CO-1 (PD) and the Interim HX-R (PD) Zoning Districts to the Permanent HX-R and the Permanent HX-R (PD) Zoning Districts

Related Applications: Case 10000B-05 – An ordinance establishing permanent HX-R Zoning District standards

PROPOSAL

The purpose of this item is to consider rezoning parcels guided “Airport South Mixed Use” to the permanent HX-R Zoning District, which is designed to implement the vision of the Bloomington Comprehensive Plan. The rezoning will not alter any existing overlay zoning districts that apply to the area, including the PD and AR-17 Overlay Zoning Districts. Maps depicting the area proposed to be rezoned and the existing zoning in the area were included in the preliminary agenda packet.

ANALYSIS

In March of 2004, Bloomington updated its Comprehensive Plan as it applies to the Airport South District. Among several changes was the creation of a new land use designation, “Airport South Mixed Use”, which was developed to create a high intensity mixed use node with a significant residential component. This new land use designation was assigned to several parcels near transit opportunities in the eastern portion of the Airport South District. Implementation of the Comprehensive Plan’s land use vision for the area requires both the creation of a new zoning district (see related Case #10000B-05) and the assignment of that zoning district to all properties guided Airport South Mixed Use through rezoning. This rezoning is appropriate for the following reasons:

- Rezoning land to “support and implement the land use vision of [the Comprehensive Plan] for the Airport South District” is recommended in Bloomington’s Comprehensive Plan (see Land Use Policy Objective 5.1).
- The permanent HX-R zoning district provisions have been specifically drafted to implement the Comprehensive Plan’s land use vision for the area.

- Several characteristics of the area make it well suited for the type of intense, mixed use development required in the HX-R zoning district. These characteristics include:
 - excellent proximity to high frequency transit service
 - proximity to an international airport
 - proximity to a National Wildlife Refuge
 - proximity to significant employment, retail and entertainment uses
 - substantial prior investments in public and private infrastructure in the area that anticipated intense development
 - lack of proximity to single-family residential neighborhoods that may be negatively impacted by intense development

RECOMMENDATION

In Case 10002A-05, staff recommends approval of an ordinance rezoning 2901, 3021, 3101, 3500, 3700, 3750 and 3800 American Boulevard East; 7901 34th Avenue S.; 7901 International Drive and the Bloomington Central Station Addition (2998, 3000, 3198, 3298 East Old Shakopee Road; 8151 30th Ave. S.; 8100 31st Ave. S.; 8050, 8100, 8150, 8165, 8170 33rd Ave. S. and 8100 and 8150 34th Ave. S.) to the permanent HX-R zoning district with the (PD) and (AR-17) overlay districts remaining in place.