



Case number:	10852A-09
Address:	10000, 10010 and 10020 Morgan Avenue
Application type:	Rezone from B-1, Neighborhood Office District and R-4, Multiple Family Residential District to RM-24, Multiple Family Residential District
Applicant:	City of Bloomington

This file will contain the following items as they become available:

1. Agenda information
2. Staff report
3. Location map

Additional information

To receive copies of submitted development applications, supplemental documents, and (in some cases) building and site plans please contact the Planning Division at 952-563-8920 or planning@ci.bloomington.mn.us.

Your comments are important!

If you wish to communicate to the Planning Commission about this agenda item, please include:

- Your name
- E-mail address
- Full mailing address (number, street name, city, state, ZIP)
- Daytime telephone number
- Case file number
- Date of hearing

You may not receive a detailed response to your e-mail, but your comments, if received in time, will be presented to the Planning Commission.

If you wish to send comments via e-mail, write to planning@ci.bloomington.mn.us. Anonymous e-mails will not be forwarded.

Originator Community Development	Item Rezone 10000, 10010, and 10020 Morgan Avenue from B-1, Neighborhood Office District and R-4, Multiple Family Residential District to RM-24, Multiple Family Residential District		#
Agenda Section HEARINGS/PUBLIC INPUT Ordinances	By EAS	Approved	Date January 21, 2010

Description

Item # 4

Case 10852A-09

GENERAL INFORMATION

Applicant: City of Bloomington

Location: 10000, 10010, and 10020 Morgan Avenue

Request: Rezone from B-1, Neighborhood Office District and R-4, Multiple Family Residential District to RM-24, Multiple Family Residential District

Existing Land Use and Zoning: Multiple Family Residential Use- Zoned B-1, Neighborhood Office District and R-4, Multiple Family Residential District

Surrounding Land Use and Zoning: North: Use-Single Family Residential; Zoned R-1, Single Family Residential
South: Use-Office; Zoned B-1, Neighborhood Office
East: Use-Public; Zoned R-1, Single Family Residential
West: Use-Multiple Family Residential; Zoned RM-24, Multiple Family Residential

Comprehensive Plan: The Comprehensive Land Use Plan guides the parcels as High Density Residential.

Council Action	Motion by _____ Second by _____ to _____

PROPOSAL

The City Council has initiated the consideration of rezoning 10000, 10010, and 10020 Morgan Avenue to RM-24, Multiple Family Residential District. The current B-1 zoning designation of 10010 and 10020 Morgan Avenue does not correspond to the existing use and the associated development standards are not compatible. The current R-4 zoning designation of 10000 Morgan Avenue is an older multiple family designation. Given that all three parcels are under common ownership, the R-4 parcel is proposed to be rezoned to RM-24 as well to provide consistent zoning across the full block. By rezoning the parcels to RM-24, Multiple Family Residential District, it would constitute a "clean up" of the zoning, and the use and development standards of the District would better support the uses.

A map depicting the area proposed to be rezoned is attached.

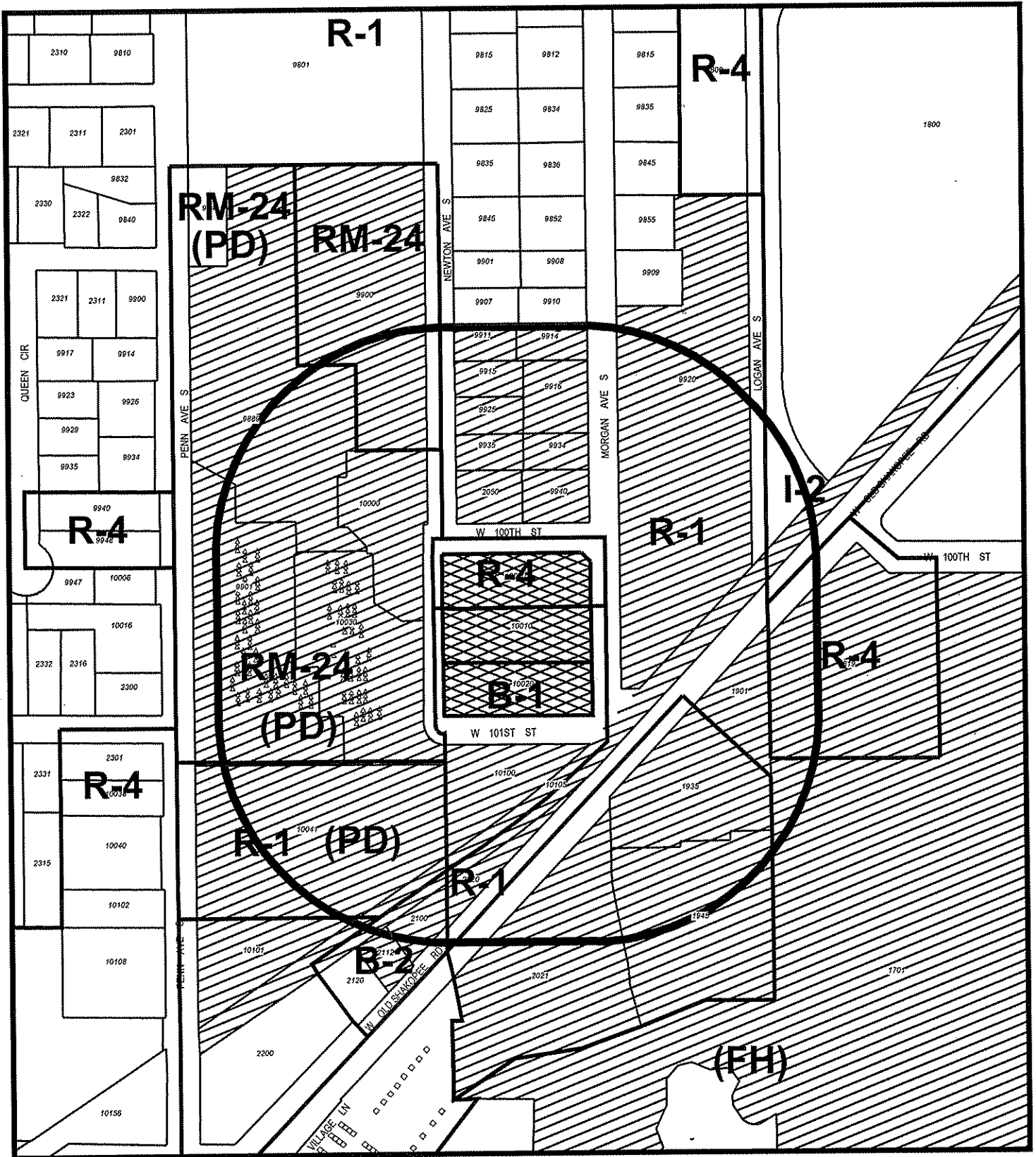
CHRONOLOGY




City Council Action:	11/16/09 – Initiated consideration of rezoning.
Planning Commission Agenda:	01/21/10 – Public hearing scheduled.
City Council Agenda:	02/22/10 – Anticipated public hearing (projected date).

DEADLINE FOR AGENCY ACTION

Application Date:	12/16/09
60 Days:	02/13/10
Extension Letter Mailed:	NA
120 Days:	04/14/10

City of Bloomington Notification Map



-  Notification Boundary
-  Applicant Property
-  Notified Properties

Zoning District Boundary
(Labels Refer to Zoning District)

CASE
10852A-09

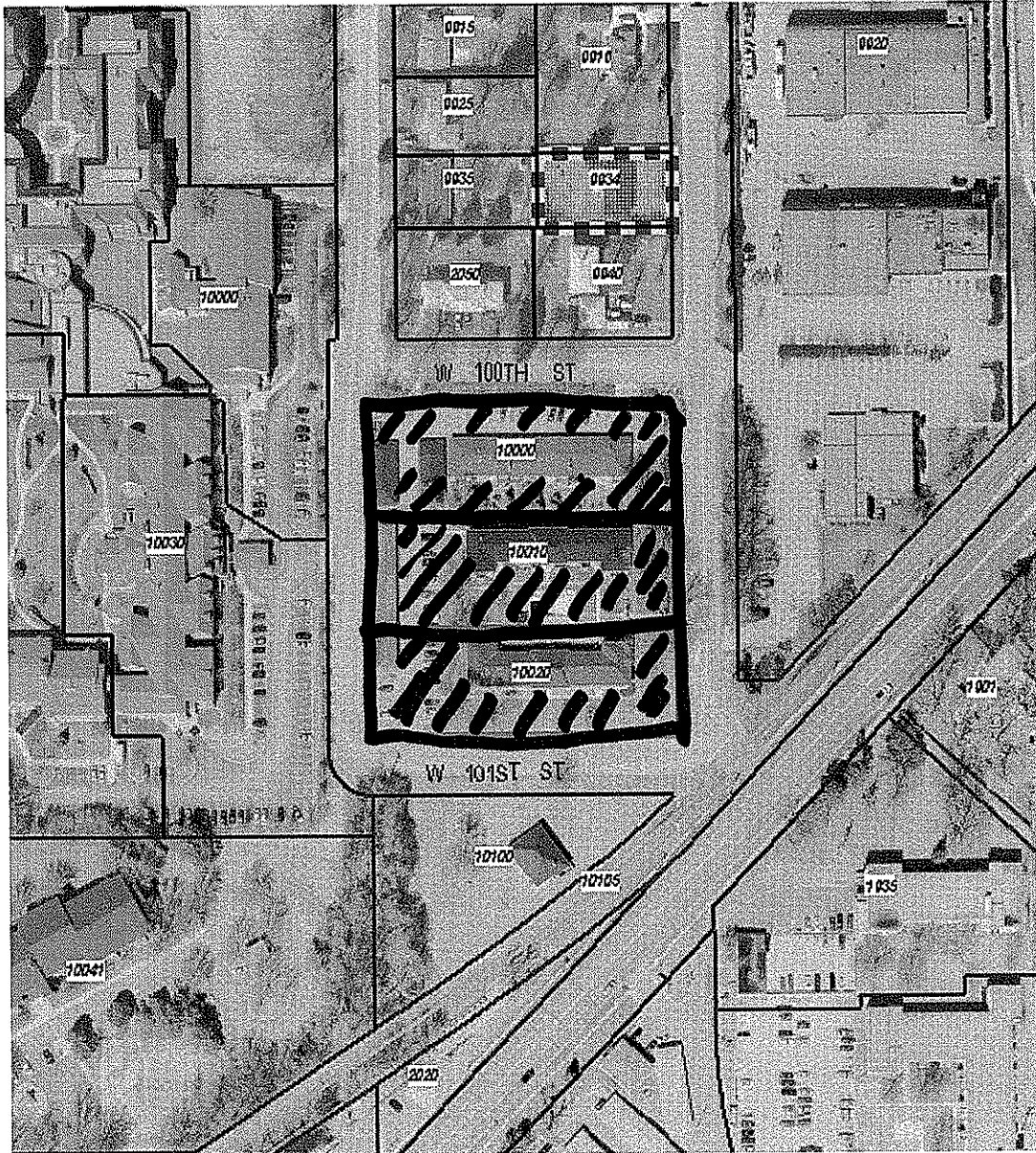


(A notice of this application was sent to the registered owner of these properties)



Scale: 1:3600

Plot time: 12/10/2009 11:57:33



**Proposed Area for Rezoning
10000, 10010, and 10020 Morgan Avenue**

Item 4

GENERAL INFORMATION

Applicant: City of Bloomington

Location: 10000, 10010, and 10020 Morgan Avenue

Request: Rezone from B-1, Neighborhood Office District and R-4, Multiple Family Residential District to RM-24, Multiple Family Residential District

PROPOSAL

The City Council has initiated the consideration of rezoning 10000, 10010, and 10020 Morgan Avenue from B-1, Neighborhood Office District and R-4, Multiple Family Residential District to RM-24, Multiple Family Residential District (see attached map of proposed area for rezoning). A draft ordinance has been prepared that would amend the official zoning map to rezone the three parcels on Morgan Avenue (see attached draft ordinance amendment).

ANALYSIS

The three parcels are guided as High Density Residential in the Comprehensive Plan. The current B-1 zoning designation of 10010 and 10020 Morgan Avenue does not correspond to the existing use and the associated development standards are not compatible. The current R-4 zoning designation of 10000 Morgan Avenue is an older multiple family designation. Given that all three parcels are under common ownership, the R-4 parcel is proposed to be rezoned to RM-24 as well to provide consistent zoning across the full block. By rezoning the parcels to RM-24, Multiple Family Residential District, it would constitute a “clean up” of the zoning, and the use and development standards of the District would better support the uses.

RECOMMENDATION

In Case 10852A-09, staff recommends rezoning 10000, 10010, and 10020 Morgan Avenue from B-1, Neighborhood Office District and R-4, Multiple Family Residential District to RM-24, Multiple Family Residential District.

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ORDINANCE NO. 2010-

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE CERTAIN PROPERTIES LOCATED AT 10000, 10010, AND 10020 MORGAN AVENUE SOUTH FROM B-1, NEIGHBORHOOD OFFICE DISTRICT AND R-4, MULTIPLE FAMILY RESIDENTIAL DISTRICT TO RM-24, MULTIPLE FAMILY RESIDENTIAL DISTRICT

The City Council of the City of Bloomington, Minnesota ordains the zoning map of the City of Bloomington is hereby amended as follows:

Section 1. The zoning map is hereby amended to designate the following described property as

MULTIPLE FAMILY RESIDENTIAL DISTRICT, RM-24

Lots 22, 23, 24, Waleswood Park Addition

Passed and adopted this _____ day of _____, 2010.

Mayor

ATTEST:

Secretary to the Council

APPROVED:

City Attorney