

2026 PLANNING COMMISSION WORK PLAN

Role of the Planning Commission

The Planning Commission is a seven-member advisory commission, appointed by the City Council and charged with the following duties (City Code Section 2.85.02):

- (a) Hold hearings, review applications, make recommendations, and, where applicable, act upon applications as set forth in the city code;
- (b) Review and make recommendations on variance and appeal applications where such review is required of the Planning Commission by the city code;
- (c) Review and make recommendations on proposed amendments to zoning, subdivision, and transportation provisions of the city code;
- (d) Review and make recommendations on proposed amendments to the Comprehensive Plan and district plans;
- (e) Review and make recommendations on transportation issues including transportation planning, street extensions and modifications, street layout, on street parking, neighborhood traffic plans, transportation grant applications, transit systems, pedestrian ways, and bicycle traffic;
- (f) Other duties as may be assigned by the City Council or by state law.

A Note on the 2050 Comprehensive Plan

The Comprehensive Plan (Comp Plan) is a long-term plan with a 20-year time horizon that outlines the vision and plan for future growth and change in the City. The Comp Plan establishes a future land use map for the City and includes the community's goals, strategies, and actions related to land use, housing, transportation, community infrastructure and community facilities.

State law requires that all cities within the seven-county metro area adopt a comprehensive plan. Cities in the seven-county metro must also submit their comp plan to the Metropolitan Council for review to ensure it is compatible and conforms with their regional system plan. The adopted regional system plan is [Imagine 2050](#) and was adopted by the Metropolitan Council in February 2025.

The City of Bloomington must have its 2050 Comp Plan approved by the Metropolitan Council by December 31, 2028. Significant Planning Division staff time will be required to complete the plan over the next three years with support from other City Departments, Planning Commission, City Council and the residents of Bloomington. There will be limited large-scale code amendments and projects added to the work plan for 2026 and 2027.

2026 Project Focus

Project Name	Lead	Support	BTT	IAP2 Engagement
CODE AMENDMENTS –				
<i>Review and make recommendations on proposed City Code amendments.</i>				
Carry-Over Projects from 2025				
Missing Middle Housing Phase II	Planning Division	-	Priority 1, Priority 2, Priority 3	Consult
Review of Parking Supply Requirements	Planning Division	Engineering Division	Priority 2, Priority 3	Consult
Fence Ordinance Review	Planning Division	-	-	Inform
Corner Lot Standards Study	Planning Division	-	Priority 2	Inform
Development Application Fee Study	Planning Division	-	-	-
New Projects Introduced in 2026				
1st Priority				
Multi-Family Residential Standards Review	Planning Division	-	Priority 2	Consult
Permitted Setback and Encroachment Review	Planning Division	-	-	Inform
Annual Miscellaneous Issues Ordinance	Planning Division	-	-	-
Nonconformity Standards Review	Legal Department	Planning Division	-	-
2nd Priority				
Review of Institutional Use Standards in R-1 Zoning District	Planning Division	-	-	-
Aligning Indoor Recreation, Sports Training, and Health Clubs	Planning Division	-	-	Inform
Remote Airport Parking Phase II	Planning Division	Legal Department	-	Inform

2026 Project Focus

Project Name	Lead	Support	BTT	IAP2 Engagement
PLANS & SPECIAL PROJECTS –				
<i>Review and make recommendations on the Comprehensive Plan, District Plans, Small Area Plans, and other studies or special projects</i>				
<i>Projects Already Underway or Continuing</i>				
Equity Review of Zoning Code	Planning Division	Multiple Divisions	Priority 1, Priority 2, Priority 3	-
Implementation Review of District and Other Plans	Planning Division	Public Works Department	Priority 3	-
<i>New Projects Introduced in 2026</i>				
2050 Comprehensive Plan	Planning Division	Planning Commission; Multiple Divisions	Priority 1, Priority 2, Priority 3	Involve or Collaborate TBD
Evaluation of South Loop Zoning Districts & Design Standards	Planning Division	Engineering Division		Inform
REGUIDING & REZONINGS –				
<i>Review and make recommendations on privately or City-initiated reguidings and rezonings of property in Bloomington</i>				
South Loop Reguidings and Rezonings (if needed)	Planning Division	-		Inform
TRANSPORTATION AND TRANSIT –				
<i>Participate and review various transportation and transit studies and make recommendations on transportation issues</i>				
Livability of Local Streets Project Support	Public Works Department	Planning Division	Priority 2	Inform
Transportation Project Support	Engineering Division	Planning Division	Priority 1, Priority 2	Varies

2026 Project Focus

Project Name	Lead	Support	BTT	IAP2 Engagement
ADDITIONAL CITY INITIATIVES –				
<i>Review and make recommendations on ongoing long-range planning and initiatives (Housing, Redevelopment, Sustainability, Public Health, OREIB, etc.) as they arise. This could also involve participation in workgroups on projects.</i>				
<i>Ongoing Support</i>				
Port Authority Initiatives	Port Authority	-	Priority 1, Priority 2, Priority 3	Varies
Urban Forest Master Plan	Natural Resources staff	-	Priority 1, Priority 2	Consult
Climate Action Plan	Sustainability staff	-	Priority 1, Priority 2	Involve
<i>New Initiatives Introduced in 2026</i>				
City-Owned Land Disposition Policy	Planning Division	Port Authority, HRA, Legal Department	Priority 2, Priority 3	Inform