

ORDINANCE NO. 2026-_____

**AN ORDINANCE AMENDING THE ZONING MAP BY REZONING LAND LOCATED
AT 9025 AND 9033 JAMES AVENUE SOUTH IN THE CITY OF BLOOMINGTON FROM
R-1 SINGLE FAMILY RESIDENTIAL TO R-3 MIDDLE HOUSING RESIDENTIAL**

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

Section 1:

1.01 The zoning map is hereby amended to change the base zoning district of the following properties from R-1 Single Family Residential to R-3 Middle Housing Residential:

Parcel Address	Parcel Identification Number	Legal Description
9025 James Avenue South	0902724310006	The Northerly one-half (1/2) of the property described as follows: That party of the Southwest ¼ of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest ¼ of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
9033 James Avenue South	0902724310007	The southerly one-half (1/2) of the property described as follows: That part of the Southwest ¼ of Section 9-27-24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest ¼ of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning. Hennepin County, Minnesota.

Section 2: The areas to be amended are depicted on Exhibit A to this ordinance, which is attached hereto and fully incorporated herein.

Section 3: This ordinance is based upon the following findings:

3.01 The rezonings are consistent with the intent of the zoning ordinance and of the Comprehensive Guide Plan.

3.02 The rezonings are consistent with public health, safety, and welfare.

Passed and adopted on September 14, 2026.

Mayor

ATTEST:

Secretary to the Council

City Attorney

Exhibit A

Proposed Zoning Map Amendment

Rezoning 9025 and 9033 James Ave S from R-1 (Single-Family Residential) to R-3 (Middle Housing Residential)



Case File #PL2026-126