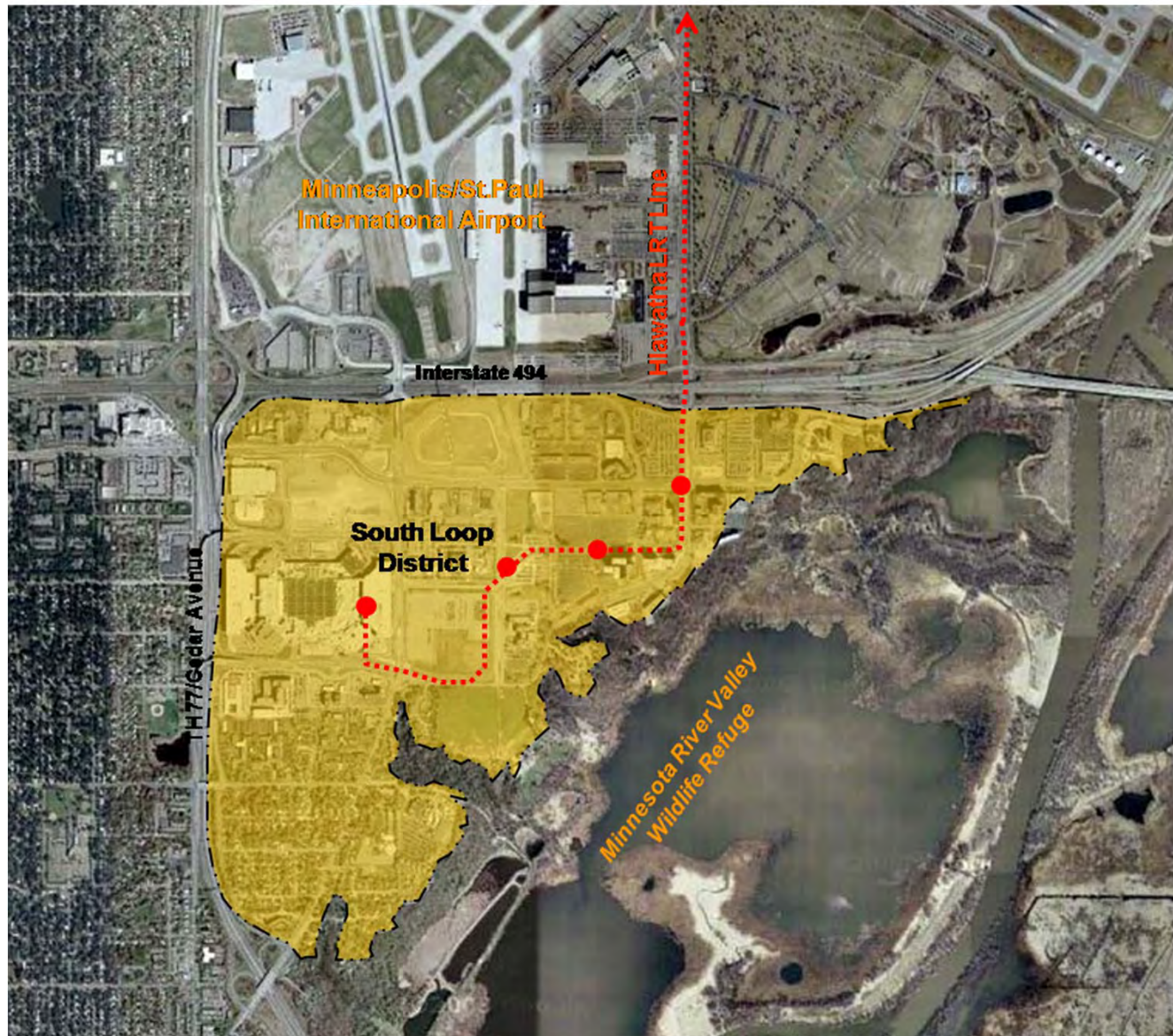


# South Loop District Plan Proposed Zoning Amendments



Planning Commission November 5, 2015

# South Loop District



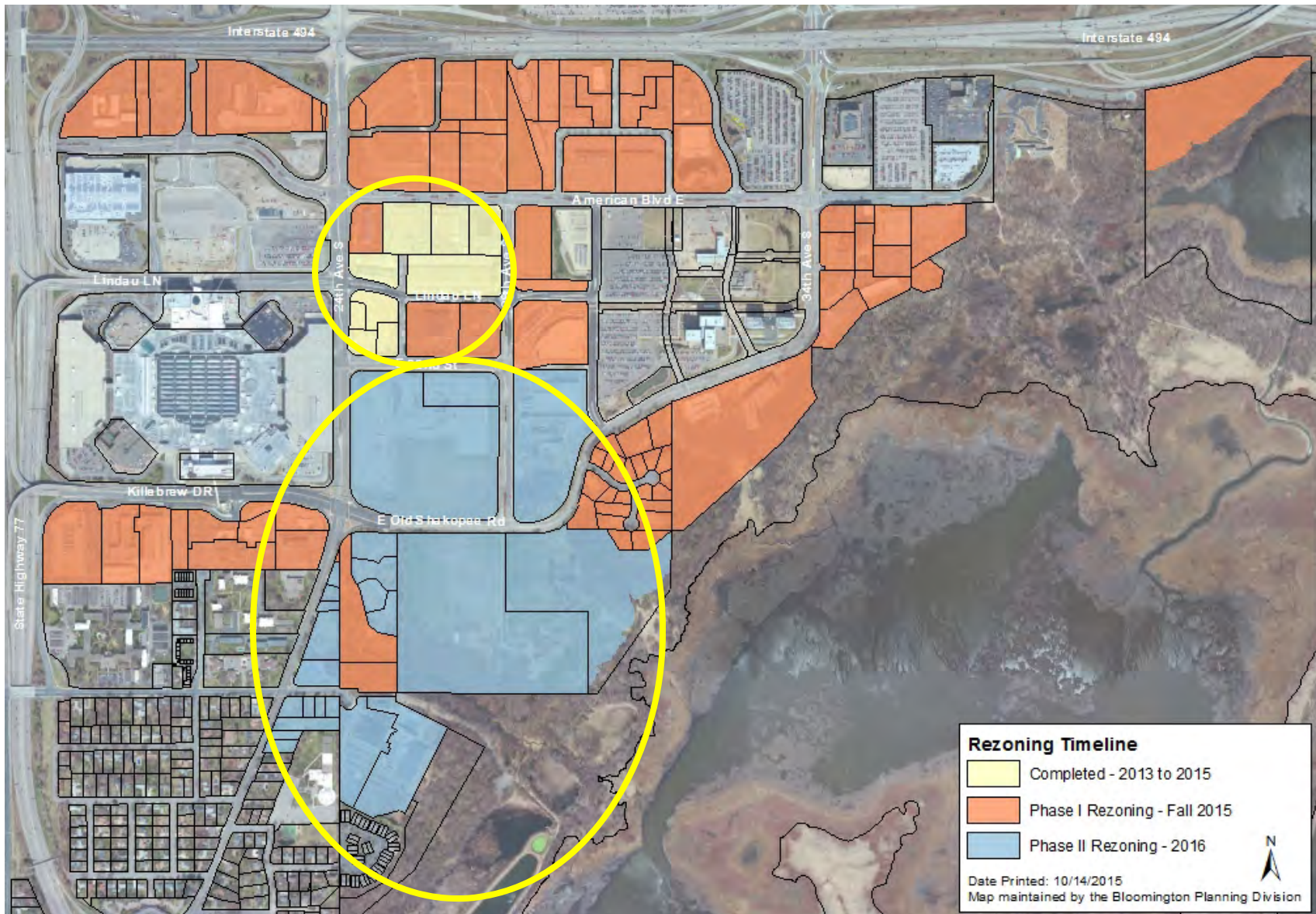
# What's been done...

- ❖ **South Loop District Plan - Adopted 2012**
- ❖ **Land Use Amendments - Adopted 2013**
- ❖ **Adopt New Zoning Districts**
  - ✓ Commercial zoning districts - adopted 2006
  - ✓ Lindau Mixed Use (LX) district - adopted 2014
  - Innovation and Technology (IT) district - 2016
- ❖ **Rezoning**
  - ✓ Select city owned parcels - 2013 to 2015
  - Phase I - Public hearing Nov/Dec 2015
  - Phase II - Last half of 2016

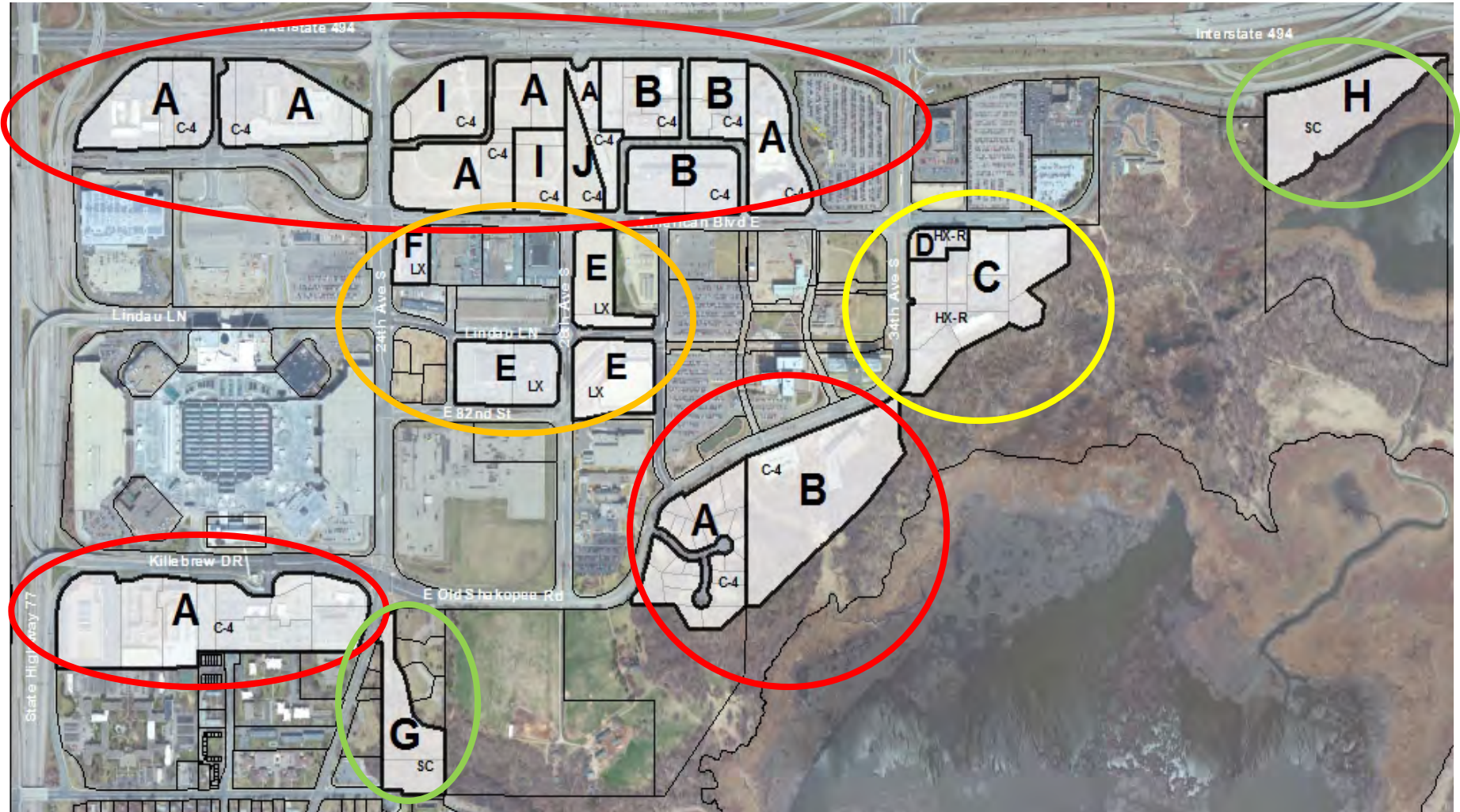
# Purpose of Zoning Changes

- Align land use guide designation and zoning
  - *Expand existing HX-R High Intensity Mixed Use with Residential district*
  
- Apply new zoning districts
  - *New commercial zoning (C-4 Freeway Office)*
  - *Lindau Mixed Use (LX)*
  - *Innovation & Technology (IT) - 2016*
  
- Align zoning with existing use
  - *Expand existing SC Conservation zoning to cover proposed park and existing ravine*

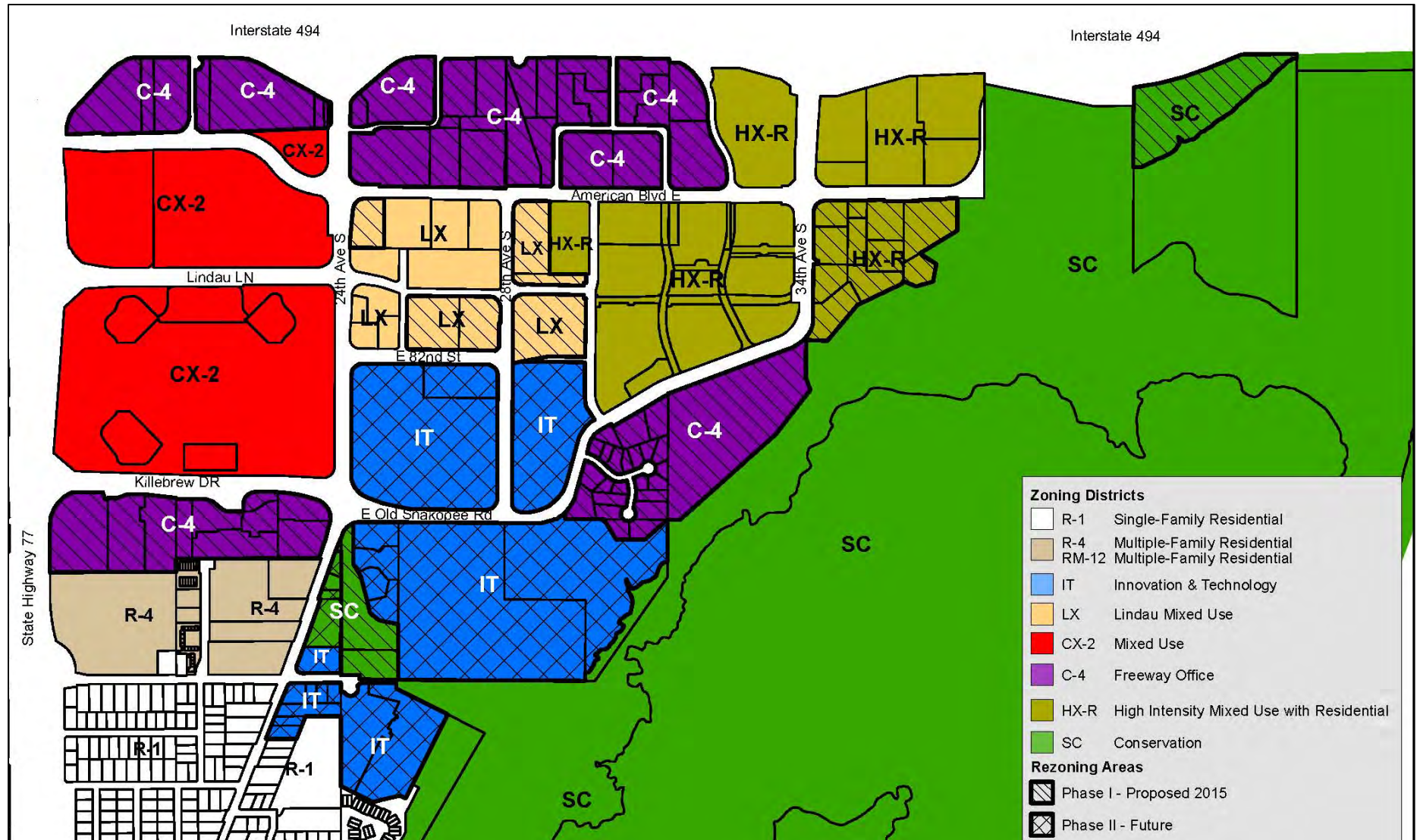
# South Loop Proposed Rezoning



# Phase I Rezoning



# Proposed Zoning



# Zoning Districts Primary Considerations

Uses

Intensity  
Levels

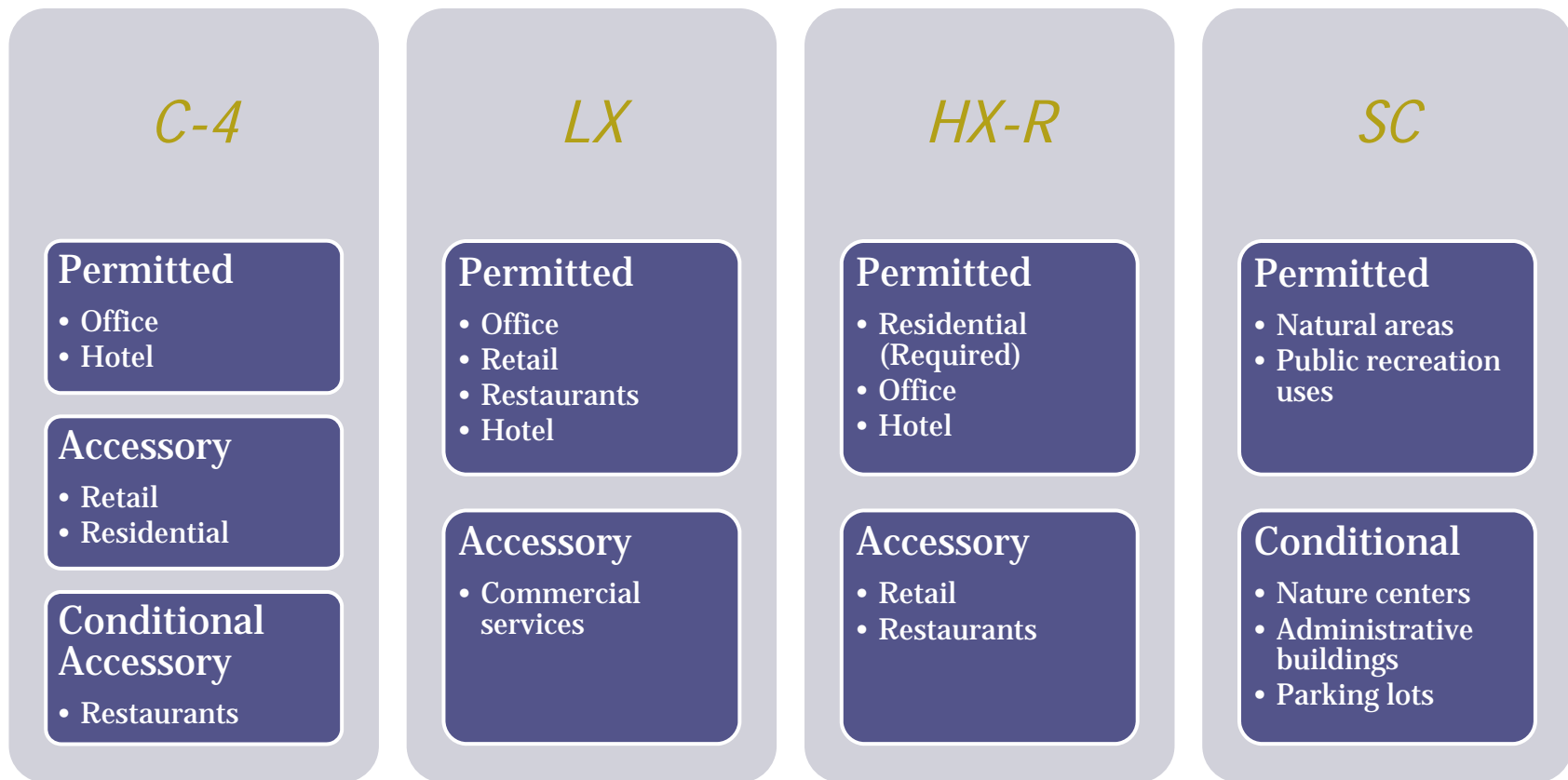
Building  
Placement

Design  
Standards



# Impacts of Rezoning

- All existing uses are conforming



# Impacts of Rezoning

## ■ Modified development standards:

### *Reduced setbacks*

HX-R – No min.  
(street)  
10 feet (side/rear)

LX – 10 feet  
(street, side and  
rear)

C-4 – 35 feet  
(street)

### *Establish minimum intensity*

C-4 –  
0.4 FAR

LX –  
0.7 FAR

HX-R –  
1.5 FAR

### *Greater intensity allowed*

Maximum 2.0 FAR

### *Higher design standards*

Parking placement  
(HX-R, LX)

Building design

Architectural  
unity

# Impacts of Rezoning

- Potential site nonconformities

## *Structures*

- Upon destruction, removal or relocation

## *Lots*

- Upon replatting

## *Site Characteristics*

- Upon redevelopment or expansion in floor area of 25 percent or greater

# Public Outreach

- Informational meeting - October 21, 2015
- *Newspaper notice*
- *Mailed notices to properties within 500 feet*
- *E-subscribe groups (1,141 and 1,150 registered)*
- *Individual meetings*
- *Phone calls*

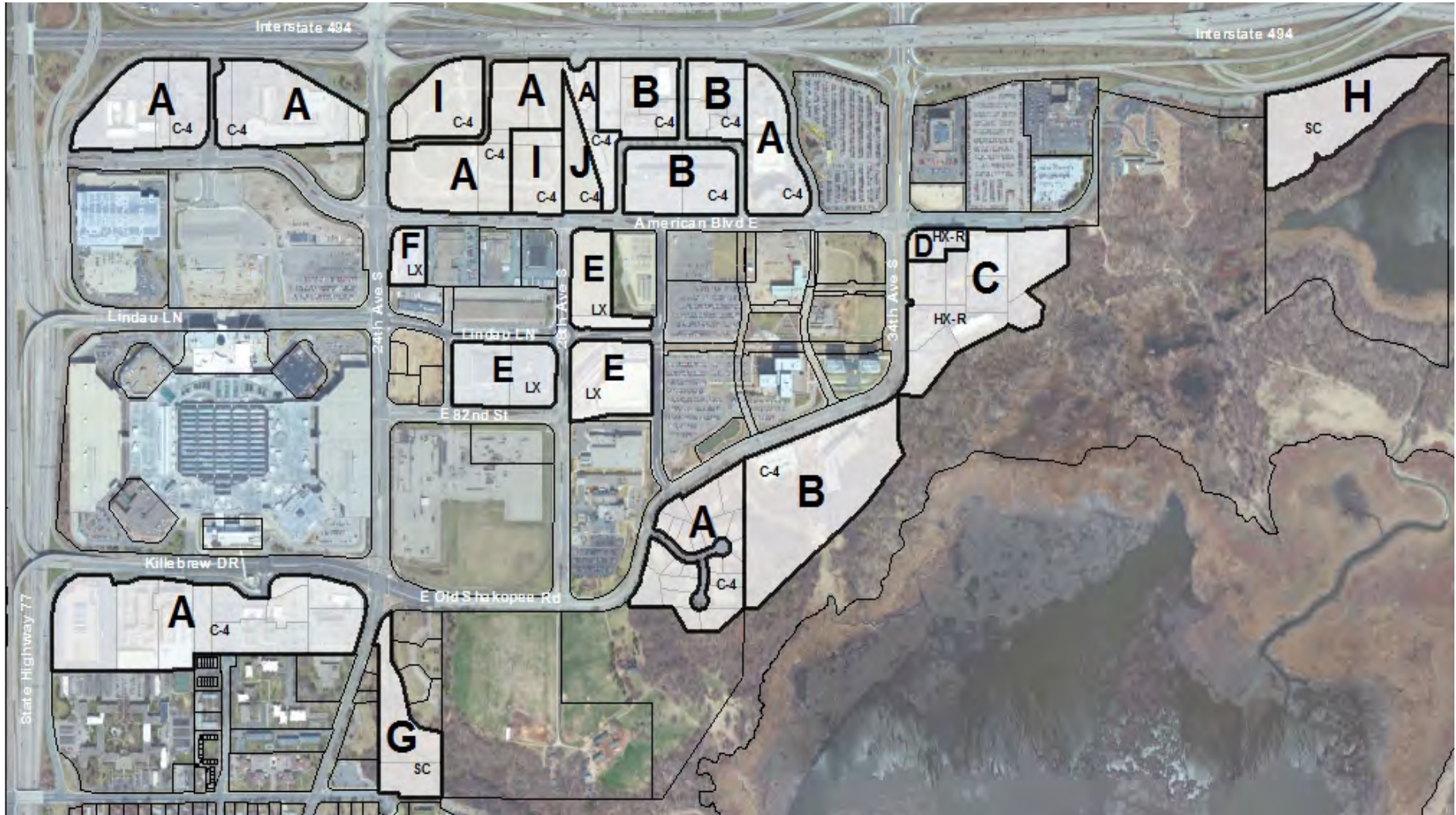
# Zoning Amendment Process

1. **November 5, 2015:** Planning Commission - Public Hearing and recommendation
2. **December 7, 2015:** City Council - Public Hearing and consideration for adoption
3. **First half 2016:** IT Zoning District
  - *Draft new IT zoning district text and standards*
  - *Public Hearings to adopt new IT zoning district*
4. **Second half 2016:** Rezone IT Parcels
  - *Public hearings to rezone IT parcels*
  - *Notice will be sent to property owners*

# Recommendation

- A.** In Case 10969A-15, move to recommend rezoning the primary district from CS-1 (Commercial Services) to C-4 (Freeway Office) for 2850 and 2870 Metro Drive, 1901, 2001, 2051, 2101, 2201, 2221, 2231, 2241, 2251, and 2261 Killebrew Drive, 1918, 2008, 2020, and 2600 American Blvd E, 2115, 2201, 2351, 2615, and 2731 E 78<sup>th</sup> Street, 7851 26<sup>th</sup> Avenue S, 7800 and 7901 24<sup>th</sup> Avenue S, 7800 and 7900 International Drive, 2943, 3035, 3049 and 3053 E Old Shakopee Road and 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, and 3037 Long Meadow Circle;
- B.** In Case 10969B-15, move to recommend rezoning the primary district from CO-1 (Commercial Office) to C-4 (Freeway Office) for 2901, 2950, 3001, and 3050 Metro Drive, 7800, 7801, 7850, and 7851 Metro Parkway, 2901 E 78<sup>th</sup> Street, and 3311 E Old Shakopee Road;
- C.** In Case 10969C-15, move to recommend rezoning the primary district from CO-1 (Commercial Office) to HX-R (High Intensity Mixed Use with Residential) for 8009, 8011, 8101, 8121, and 8131 34<sup>th</sup> Avenue S, 8101 36<sup>th</sup> Ave S, 3601 and 3701 American Blvd E, and 6 Appletree Square;
- D.** In Case 10969D-15, move to recommend rezoning the primary district from CS-1 (Commercial Services) to HX-R (High Intensity Mixed Use with Residential) for 3 and 4 Appletree Square;
- E.** In Case 10969E-15, move to recommend rezoning the primary district from CO-1 (Commercial Office) to LX (Lindau Mixed Use) for 2600 and 2700 E 82<sup>nd</sup> Street and 8001 and 8101 28<sup>th</sup> Avenue S;
- F.** In Case 10969F-15, move to recommend rezoning the primary district from I-1 (Industrial Park) to LX (Lindau Mixed Use) for 2401 American Blvd E;
- G.** In Case 10969G-15, move to recommend rezoning the primary district from CS-1 (Commercial Services) to SC (Conservation) for 2375 and 2401 E Old Shakopee Road and 2400 E 86<sup>th</sup> Street;
- H.** In Case 10969H-15, move to recommend rezoning the primary district from CO-1 (Commercial Office) to SC (Conservation) for 4301 American Blvd E;
- I.** In Case 10969I-15, move to recommend rezoning from Commercial Services Planned Development Airport Runway, CS-1(PD)(AR-17) to Freeway Office Airport Runway, C-4(AR-17) for 7900 28<sup>th</sup> Avenue S, 2400 and 2500 E 79<sup>th</sup> Street, and 2700 American Blvd E; and
- J.** In Case 10969J-15, move to recommend rezoning from Commercial Office Planned Development Airport Runway, CO-1(PD)(AR-17) to Freeway Office Airport Runway, C-4(AR-17) for 2800 American Blvd E.

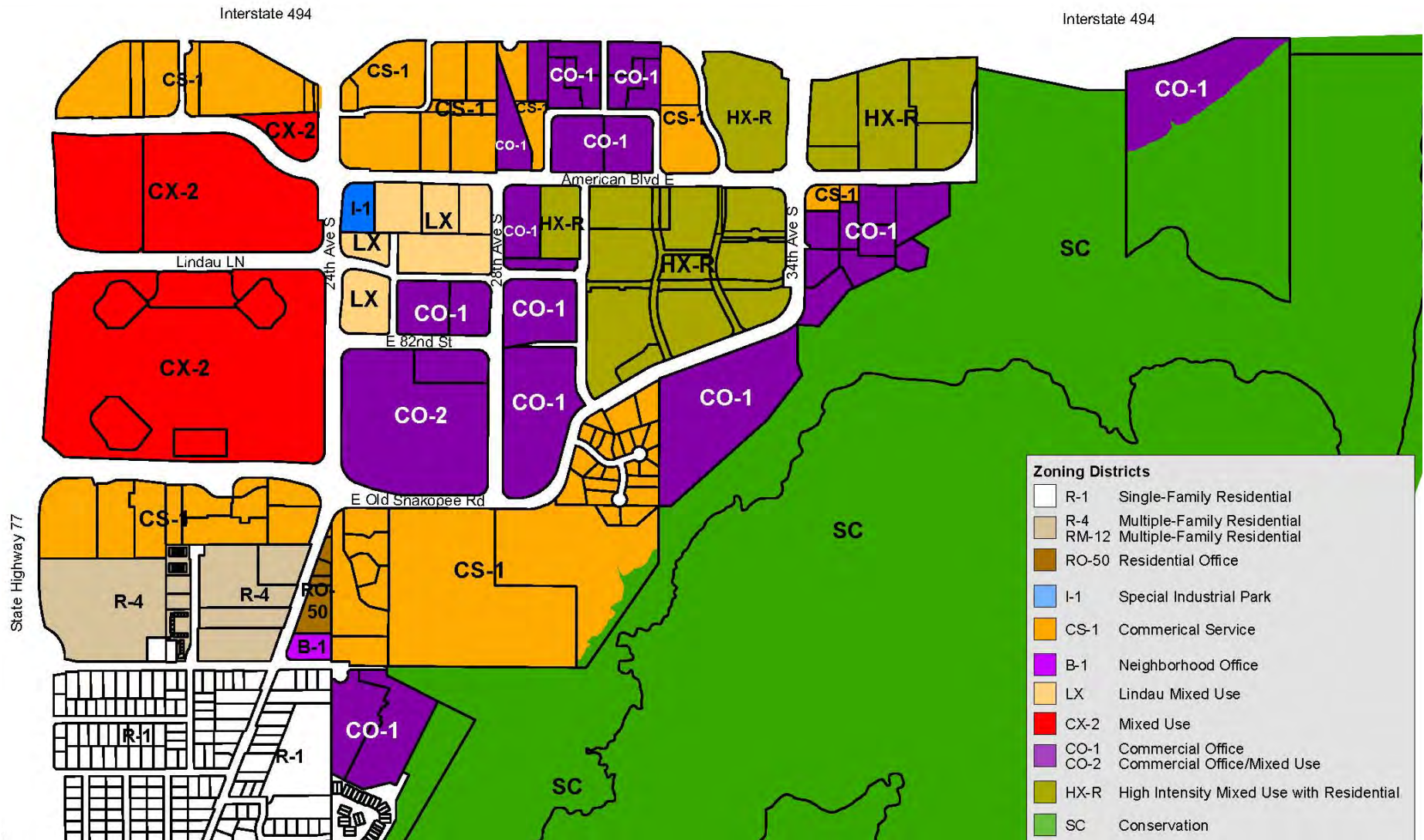
# Phase I Rezoning





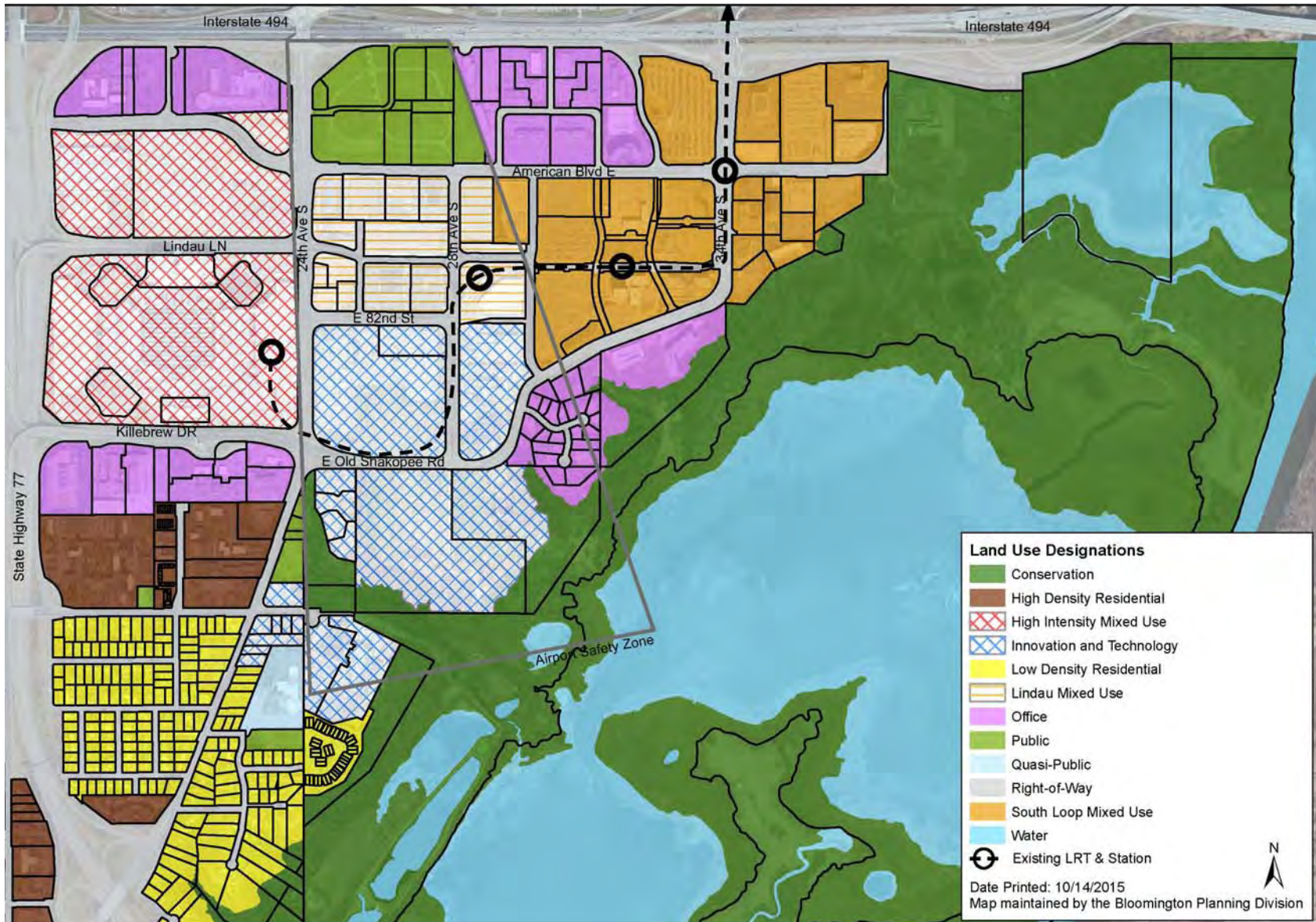


# Existing Zoning



Zoning Districts	
	R-1 Single-Family Residential
	R-4 Multiple-Family Residential
	RM-12 Multiple-Family Residential
	RO-50 Residential Office
	I-1 Special Industrial Park
	CS-1 Commerical Service
	B-1 Neighborhood Office
	LX Lindau Mixed Use
	CX-2 Mixed Use
	CO-1 Commercial Office
	CO-2 Commercial Office/Mixed Use
	HX-R High Intensity Mixed Use with Residential
	SC Conservation

# Future Land Use Framework Highlights



# Relationship between Future Land Use & Zoning

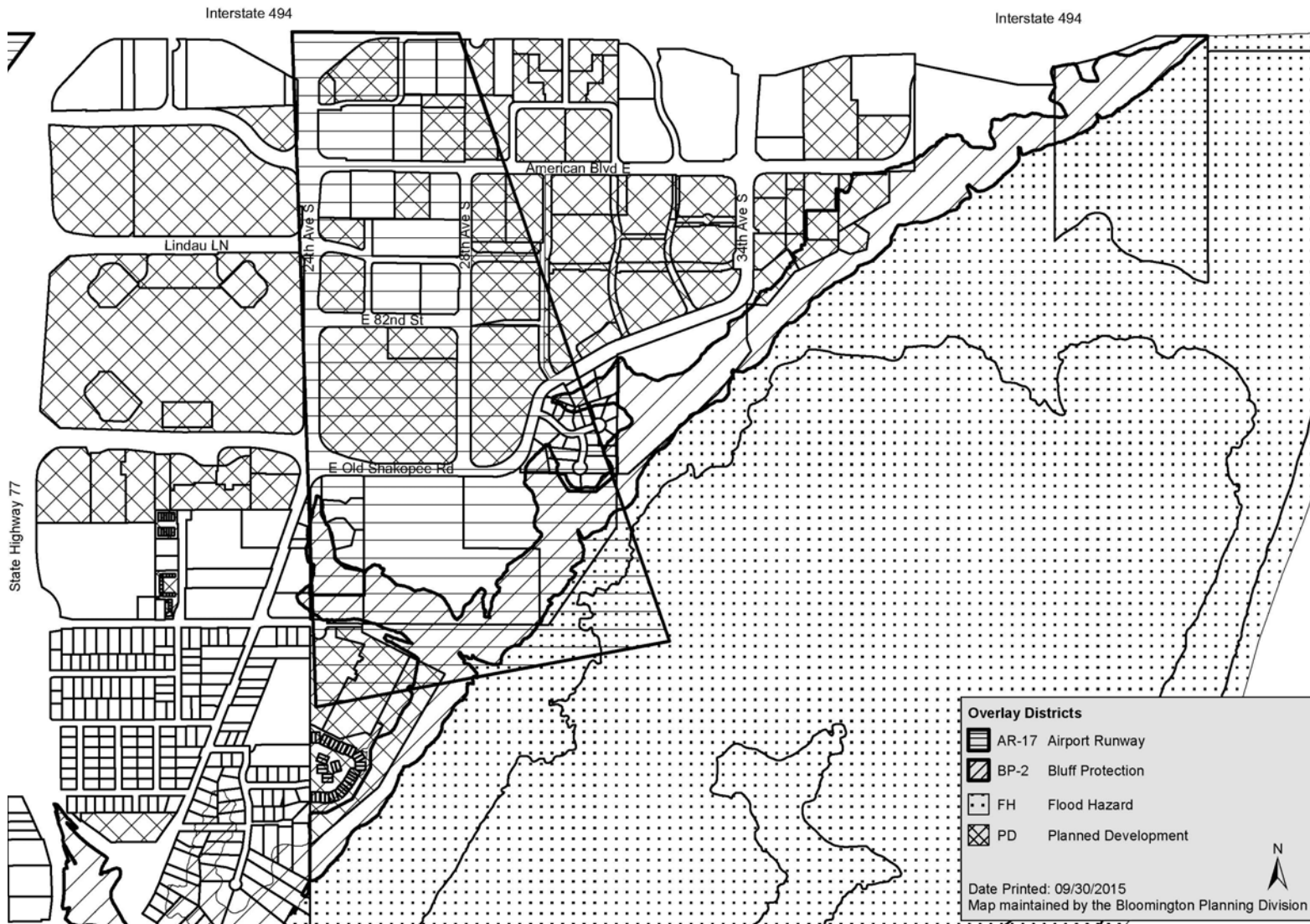
## Future Land Use (Comprehensive Plan)

- Provides general guidance on types of land uses allowed
- Establishes vision for long-term development and growth
- Establishes policies to achieve the vision
- Defines goals and priorities to ensure coordinated and orderly development

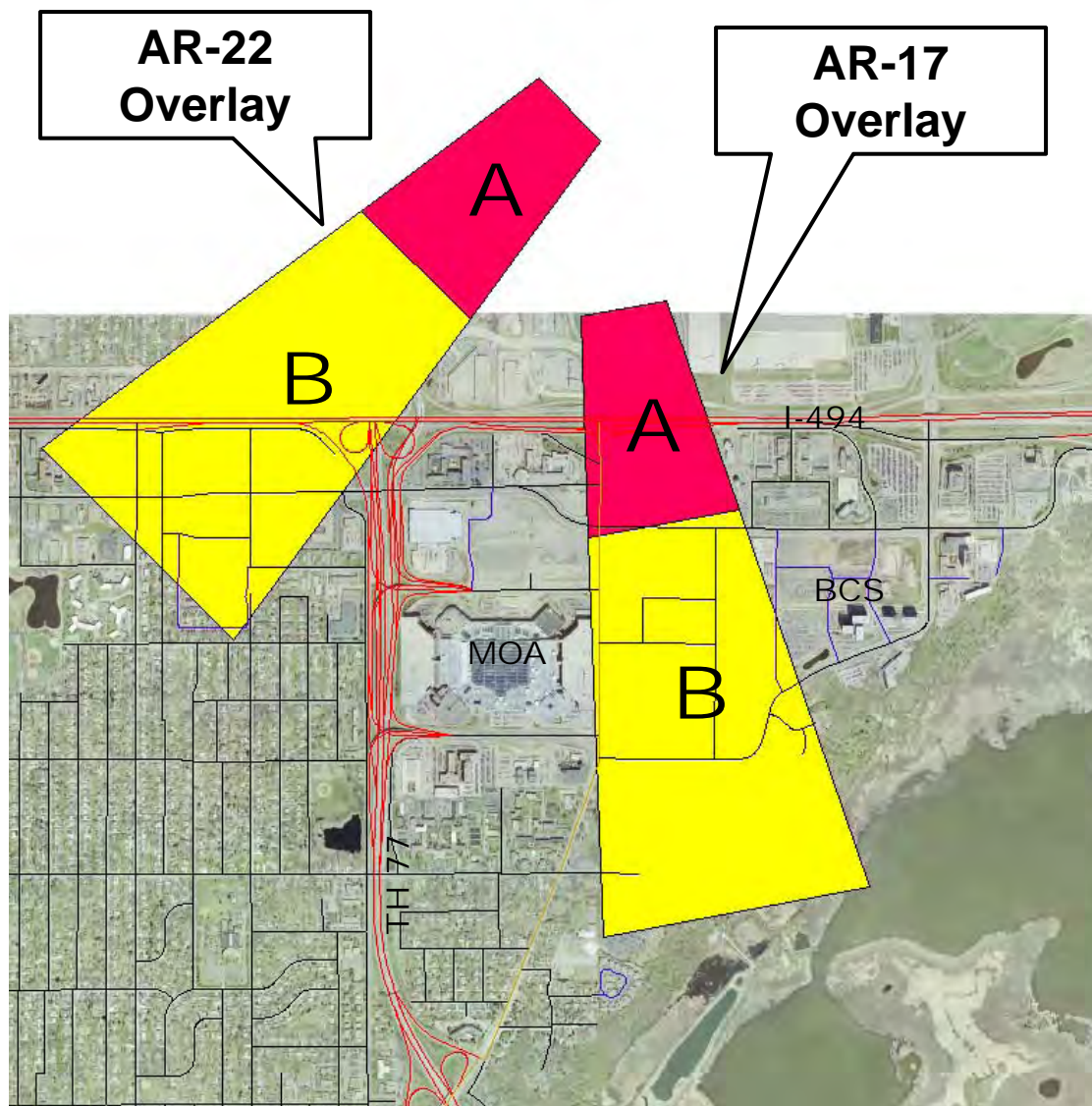
## Zoning

- Stipulates specific types of land uses allowed
- Defines specific site development standards such as:
  - Setbacks
  - Density
  - Building height
  - Parking
  - Landscaping

# Overlay Zoning



# Airport Zoning Impacts



## ■ Airport Runway (AR) Overlay Districts

(Bloomington Zoning Ordinance)

## ■ Safety Zones A and B

(2004 MSP Zoning Ordinance)

## Use Restrictions

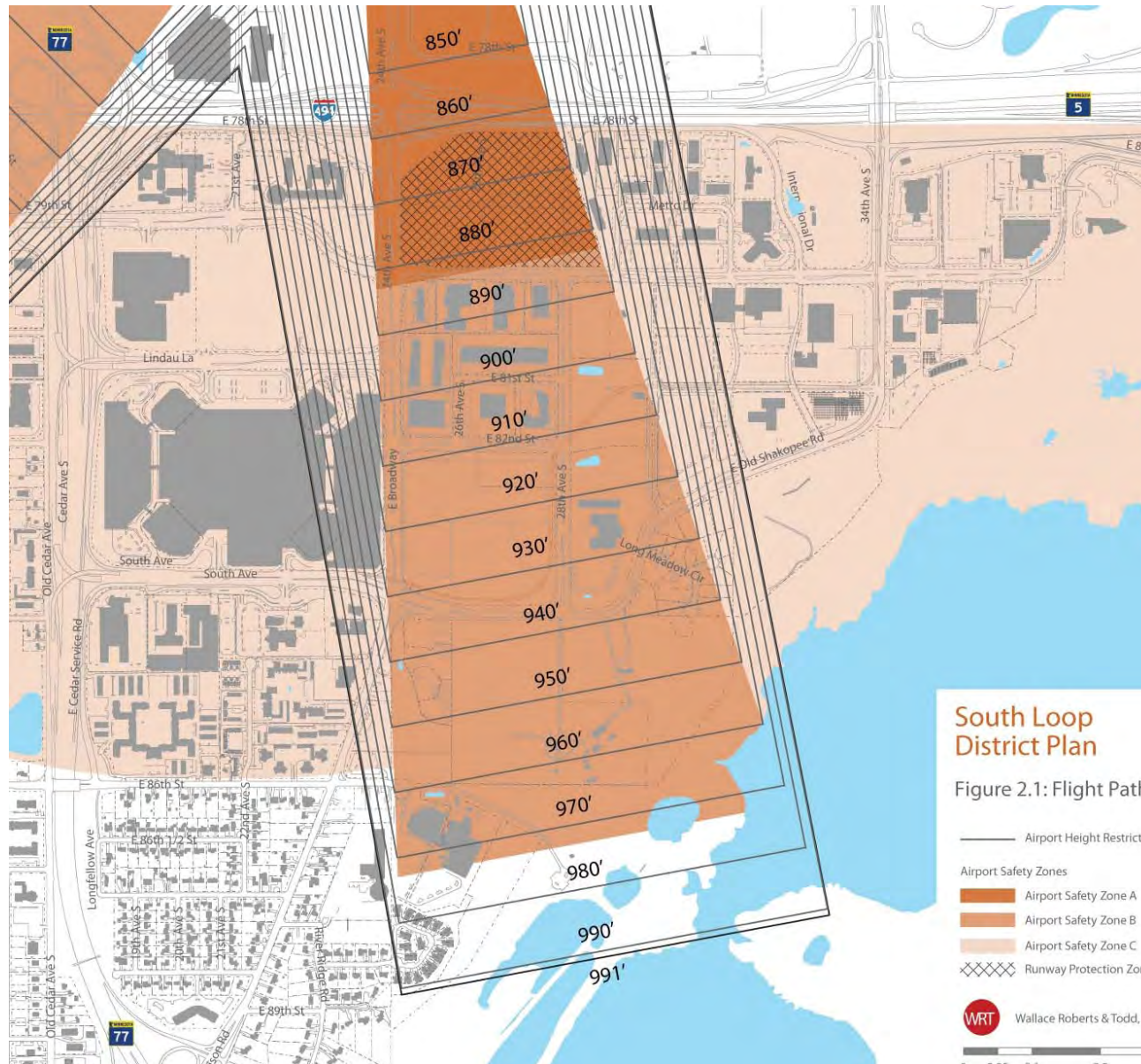
### ■ Zone A:

- No structures or trees, except as related to airport operation or air navigation

### ■ Zone B:

- Places of assembly
- Gas stations, fuel tanks
- Hospitals, nursing homes
- Residential uses
- Schools
- Stadiums, theatres
- Ponds

# Airport Impacts



- **Height limits**
  - Maximum 3-4 stories along American Blvd to 10 stories at bluff
- **Noise mitigation**
  - Sound insulation
  - Design features