



City Council Meeting AGENDA

**STUDY MEETING
MONDAY, OCTOBER 03, 2016
5:30 PM**

MAYOR: GENE WINSTEAD

**COUNCILMEMBERS: TIM BUSSE
DWAYNE LOWMAN
JACK BALOGA**

**KIM VLASAVLJEVICH
ANDREW CARLSON
JON OLESON**

***BloomingtonMN.gov:** A yearly meeting schedule is available in the Council section. Also posted in this section are agendas (the Friday before a regular meeting), and the official minutes.*

- 1. CALL TO ORDER – 5:30 PM**

- 2. ORGANIZATIONAL BUSINESS – Study Items**
 - 2.1. Industrial Zoning Update

- 3. ADJOURN**

Originator Planning	Item Industrial Zoning Update
Agenda Section Study	Date 10/3/2016

Description

GENERAL INFORMATION

Applicant: City of Bloomington

Request: Discuss Update of Industrial Zoning Districts and Standards

BACKGROUND

As part of a multi-year project, the City is comprehensively updating the Bloomington Zoning Code. Many of the existing base zoning districts and overlay zoning districts were drafted in the 1950s and no longer support City objectives.

Recently adopted amendments include new commercial and mixed use zoning districts, updates to the existing residential zoning districts, and the creation of and updates to various zoning standards.

As part of the Planning Commission's 2016 work plan for the Zoning Ordinance Update project, the City Council requested staff work on an industrial obsolescence study and update the industrial zoning districts.

Existing Industrial Districts

Bloomington has six industrial zoning districts (see attached industrial zoning code):

- *Special Industrial Park (I-1), Limited Industry (I-2), General Industry (I-3)* – districts preserve zones primarily for industrial use and allow business uses in them only when necessary to complementary to the industrial neighborhood. Majority of these districts are located along Lyndale Avenue and north of Civic Plaza, except for three I-1 properties in the western industrial park.
- *Industrial Park (IP)* – district provides an area for low intensity office, warehousing, wholesaling, manufacturing and other industrial uses. Uses are limited to exclude the more intensive industrial uses – those which require significant outside storage. The IP districts are located in the western industrial park.
- *Freeway Development 1 (FD-1), Freeway Development 2 (FD-2)* – districts provide for a limited mixture of land uses with controls and high standards, to encourage and accommodate industry in freeway locations. The FD districts are located along I-494, east of I-35W.

Industrial Code Update

The industrial zoning code update includes:

- Review of uses and standards within the existing industrial districts
- Consolidation of the Freeway Development Districts
- Review of the industrial exterior storage and landscaping/screening standards (attached)

- Research and creation of a new industrial live/work zoning district
- Research and creation of a new hybrid (industrial/retail) zoning district

Industrial Obsolescence Review

Staff prepared seven data maps (attached) to examine factors that contribute to industrial obsolescence. The maps depict zoning, existing land use, clear height, total assessed value per square foot, site size, floor area ratio, and effective age.

Draft Zoning Strategies

Using the information from the data maps and staff analysis, staff prepared a draft zoning strategies map (attached). Three draft zoning strategies were identified for discussion:

- *Protected industrial area* – properties within this area should remain industrial. Rezoning to non-industrial districts should be avoided.
- *Proactive rezone* – properties within this area are targeted for rezoning to:
 - Commercial Zoning Districts
 - New industrial/live work zoning district or
 - New industrial/retail zoning district.
- *Transitional area – market driven* – properties within this area would remain zoned and guided industrial; however, the City would be open to a market driven guide plan and zoning change, dependent on the proposed land use and relationship to the surrounding land uses.

Outreach

As part of the industrial community outreach, staff proposes an industrial focus group with representation from industrial property owners, the Chamber of Commerce, a leasing professional, and NAIOP (Commercial Real Estate Development Association). The focus group would meet multiple times to discuss and provide feedback on the industrial zoning update.

Staff also plans an informational meeting for all industrial owners prior to the public hearings.

Questions

- Any specific research City Council would like staff to review as part of the industrial zoning update?
 - Any specific uses that should or should not be part of the industrial districts?
 - Any specific industrial standards that need to be reviewed?
- Thoughts on the draft zoning strategies.
 - Are there any parcels or areas that should have a different strategy?
 - Any additional factors you would like staff to evaluate?

Creator: Jason Schmidt, Planner

Presenters: Glen Markegard, Planning Manager and Jason Schmidt, Planner

Item created by: Jason J. Schmidt, Planner

Presenter: Jason J. Schmidt, Planner

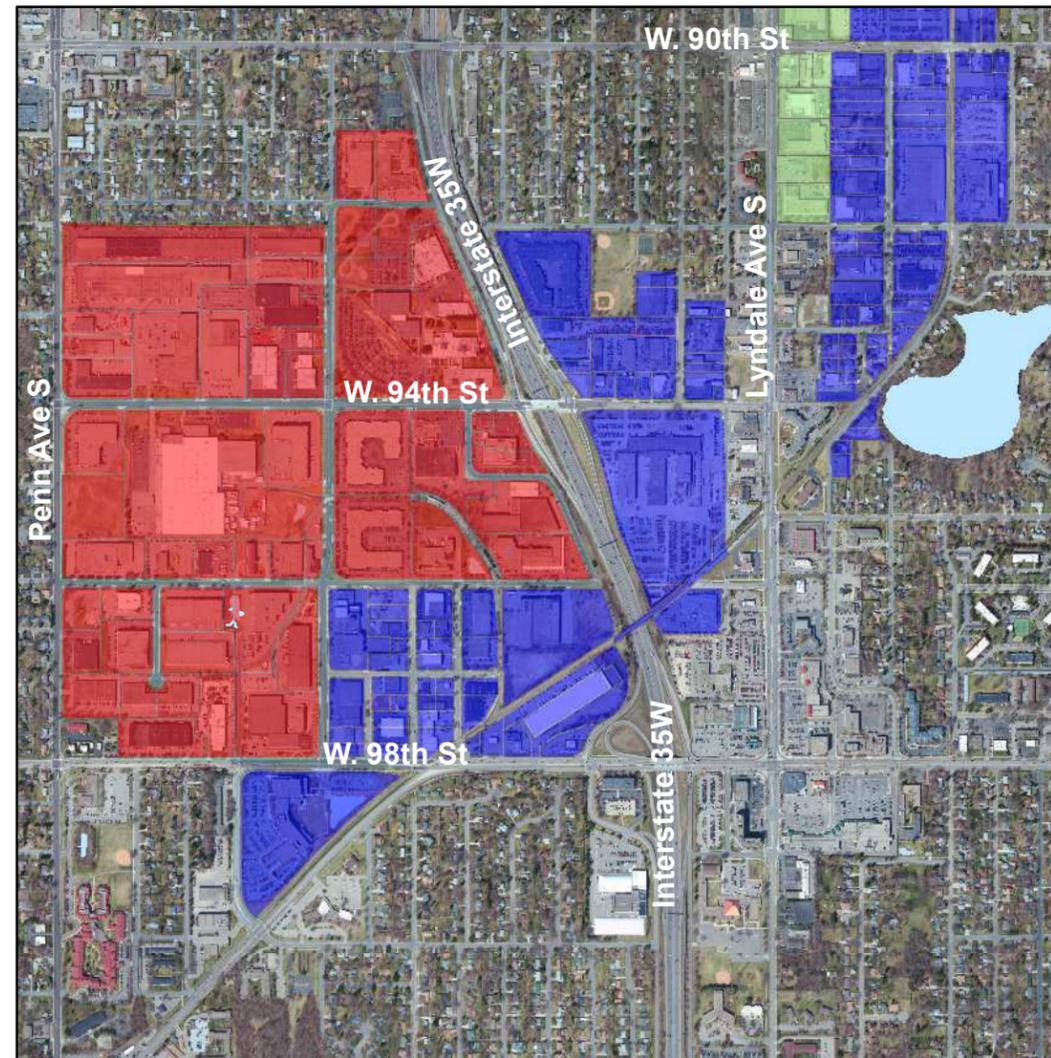
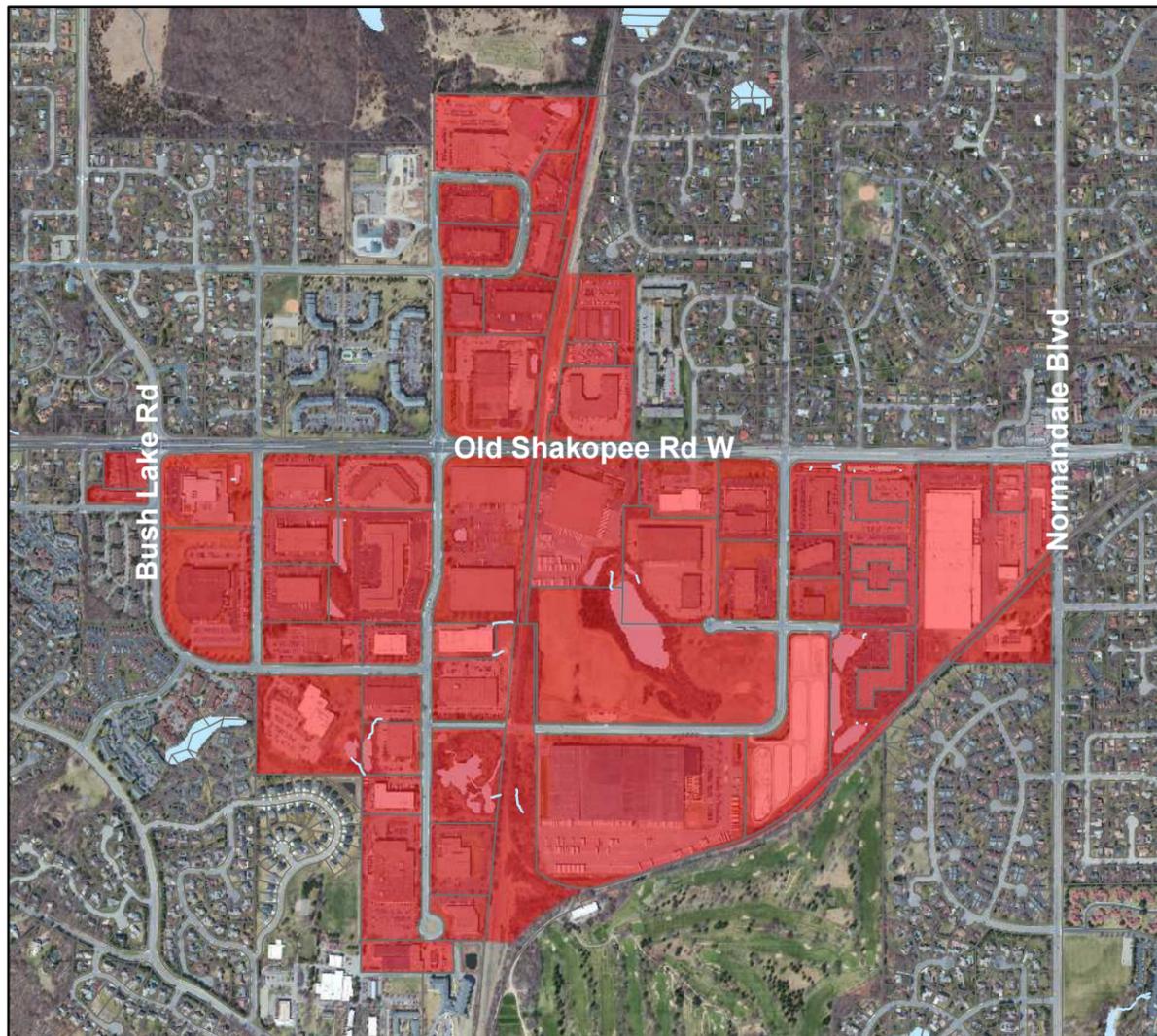
Provide input on the industrial zoning update.

Attachments:

Zoning Strategies Map - Draft
Data Maps - Industrial Zoned Parcels
Industrial Zoning Code
Exterior Storage and Landscaping/Screening Standards
Planning Commission Draft Minutes

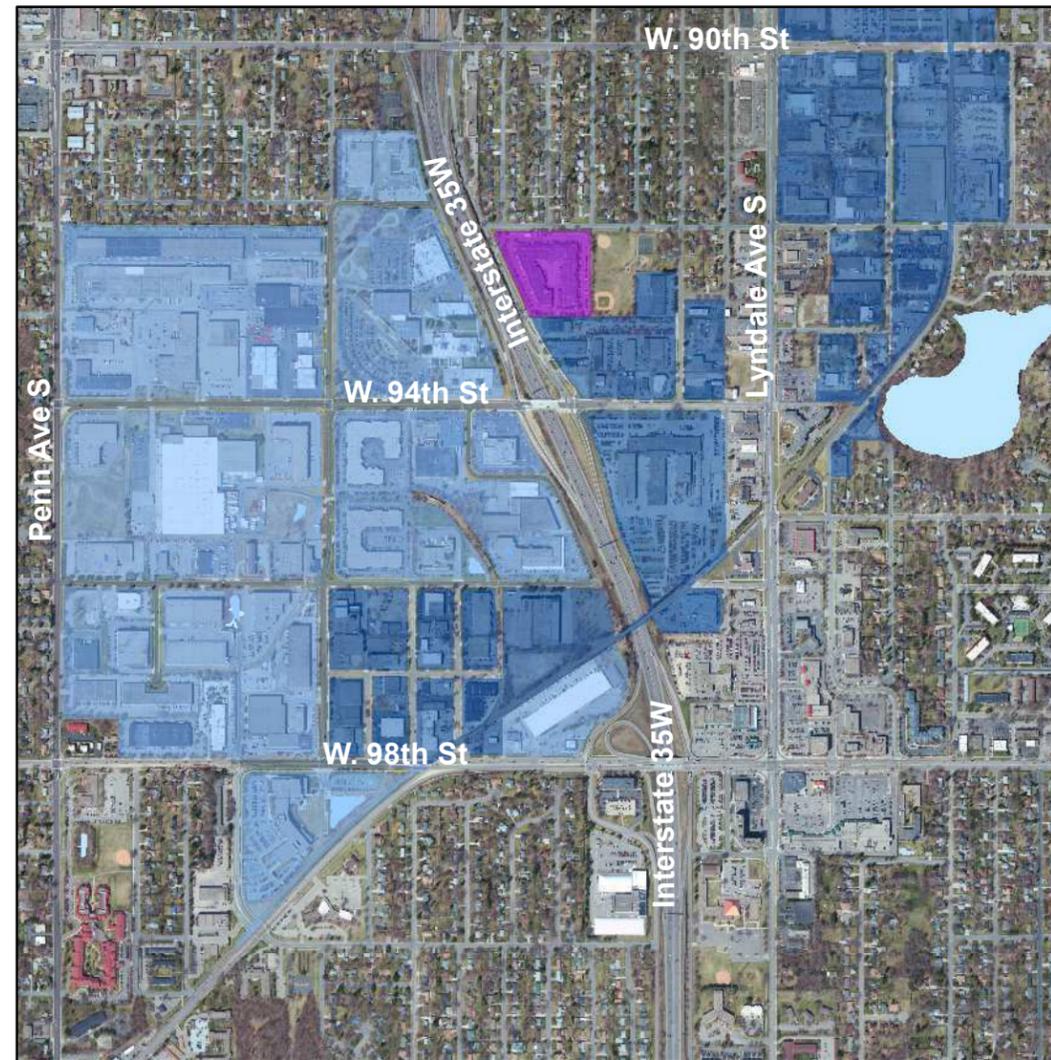
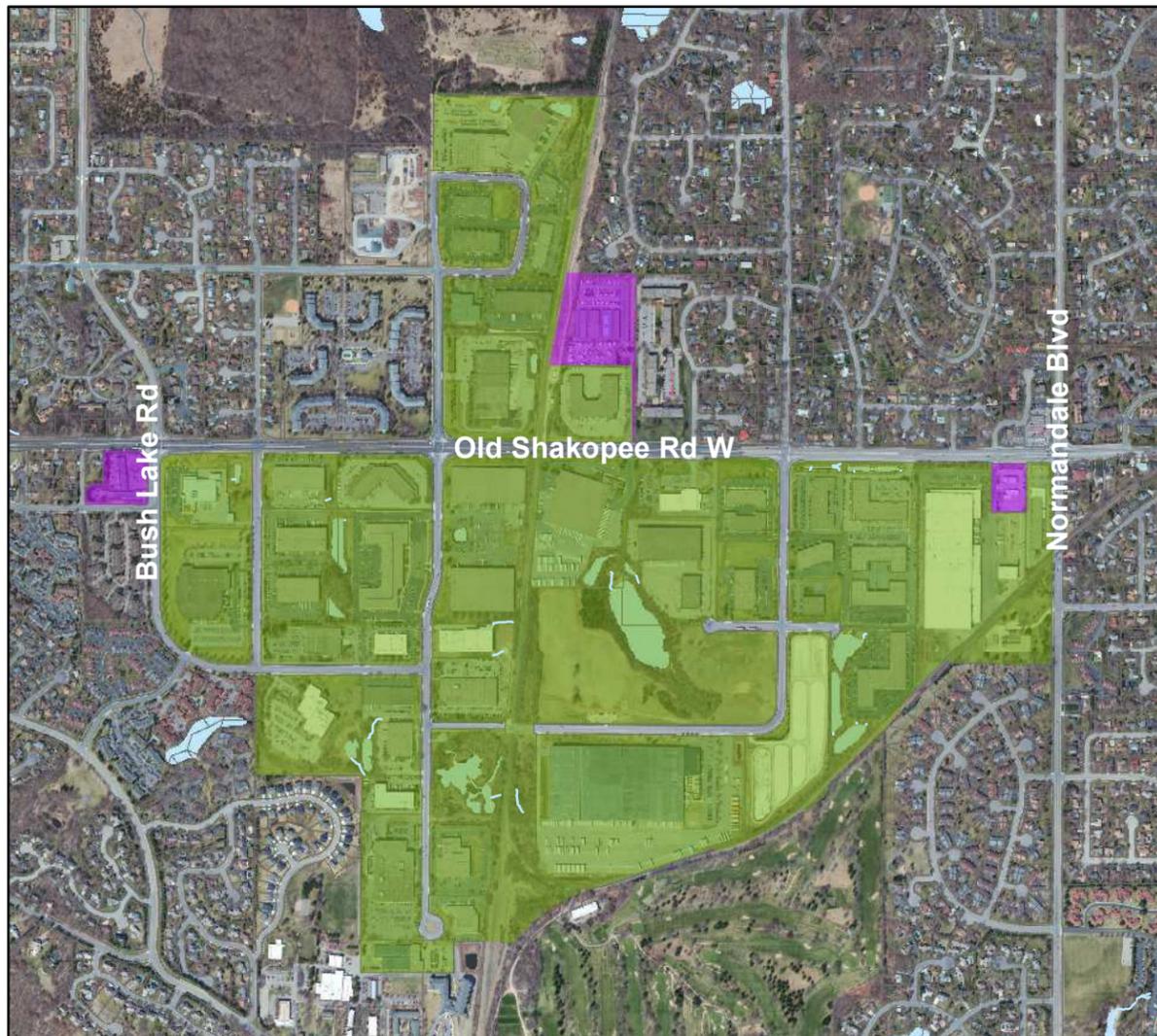
Industrial Obsolescence Study

Draft Zoning Strategies



- Protected industrial area
- Proactive rezone
- Transitional area - market driven

Industrial Obsolescence Study Zoning Map

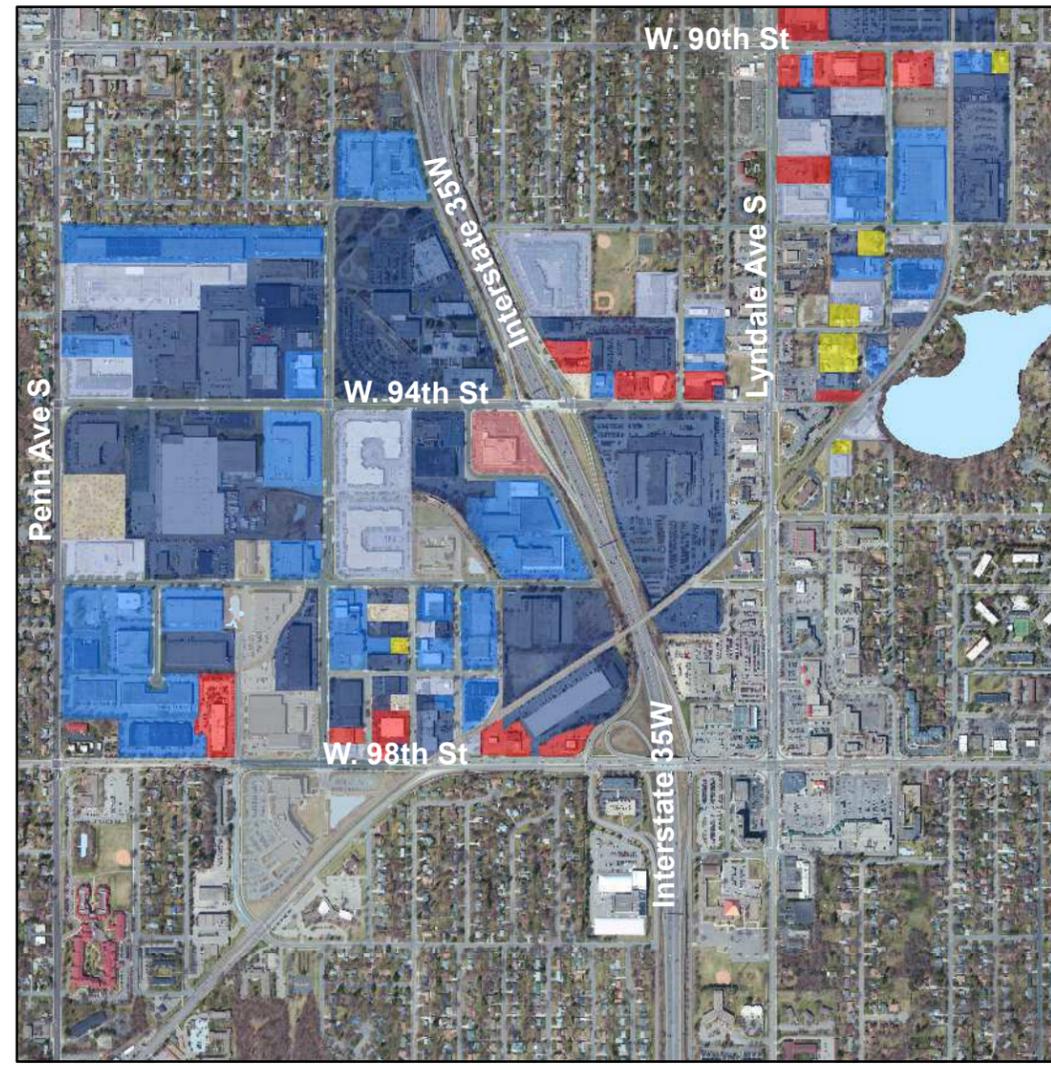


- FD-1 Freeway Development
- FD-2 Freeway Development
- I-1 Special Industrial Park
- I-2 Limited Industrial
- I-3 General Industrial
- IP Industrial Park



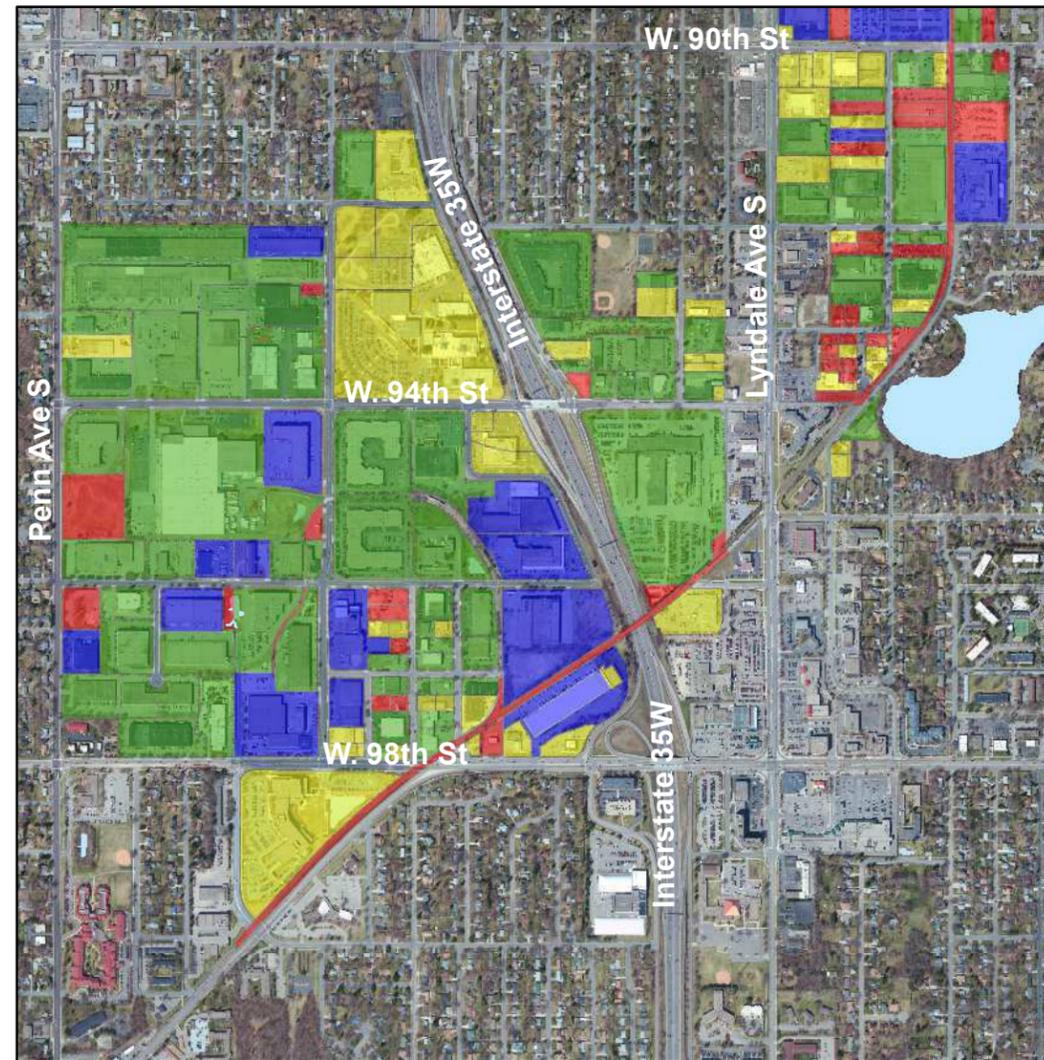
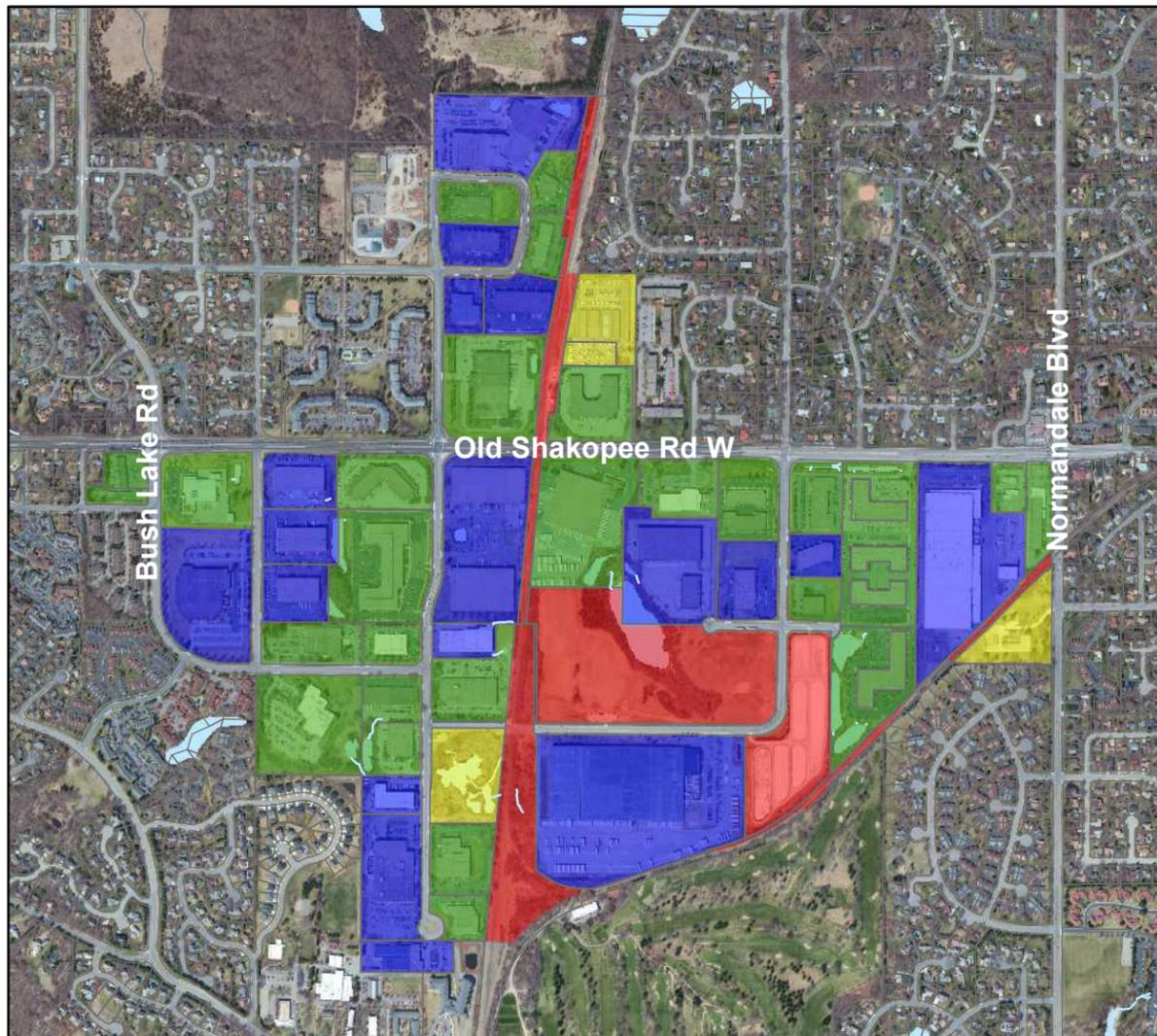
Industrial Obsolescence Study

Existing Land Use



Industrial Obsolescence Study

Clear Height

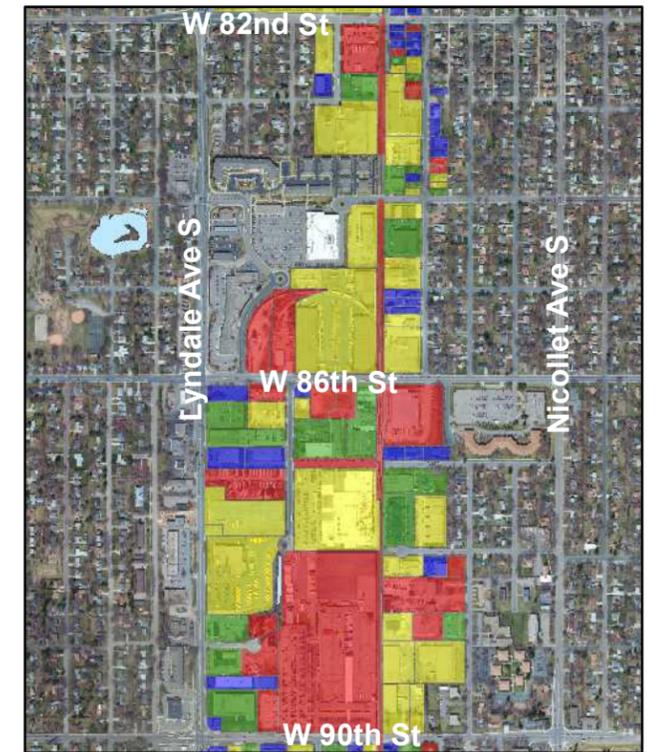
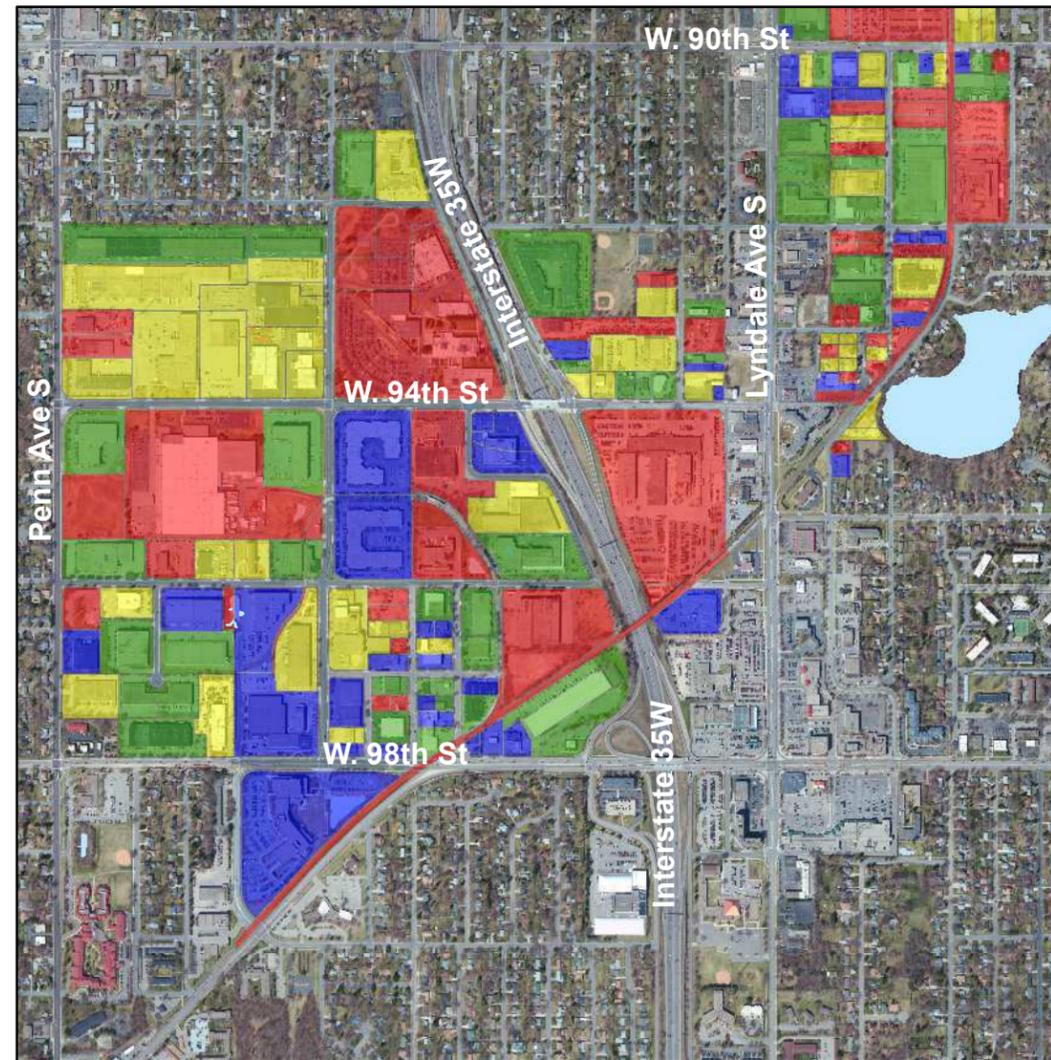
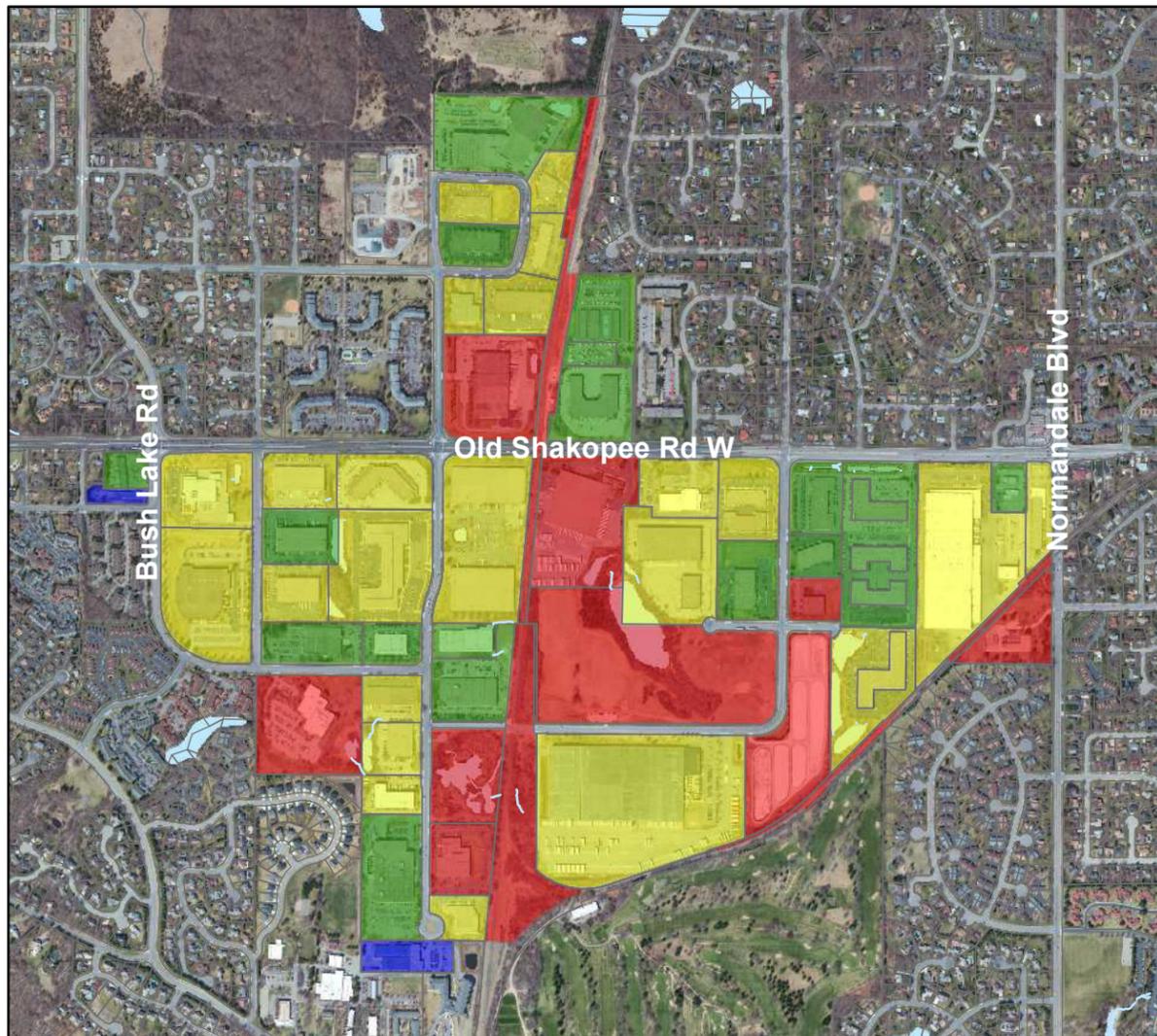


- Vacant or Residential
- Under 13 feet
- 13 - 20 feet
- Over 20 feet

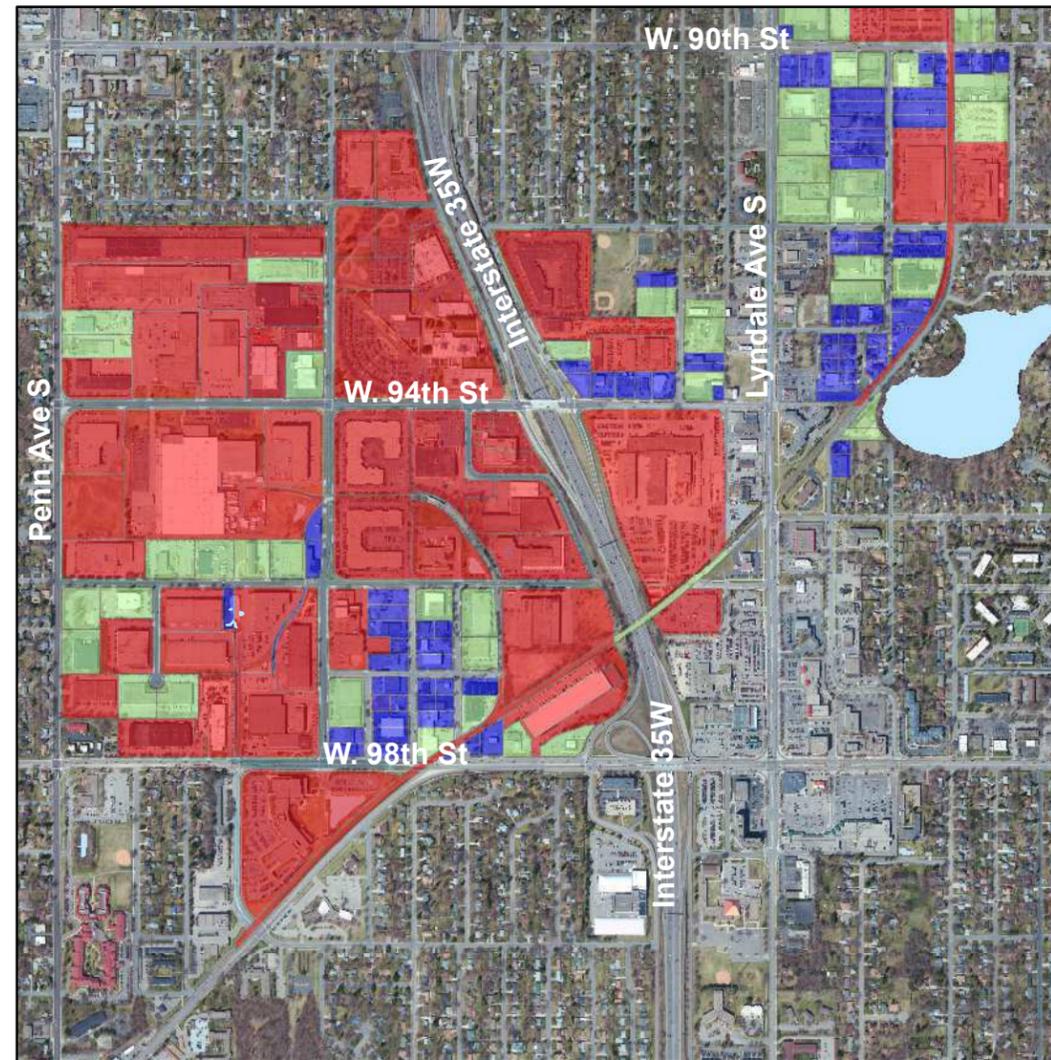
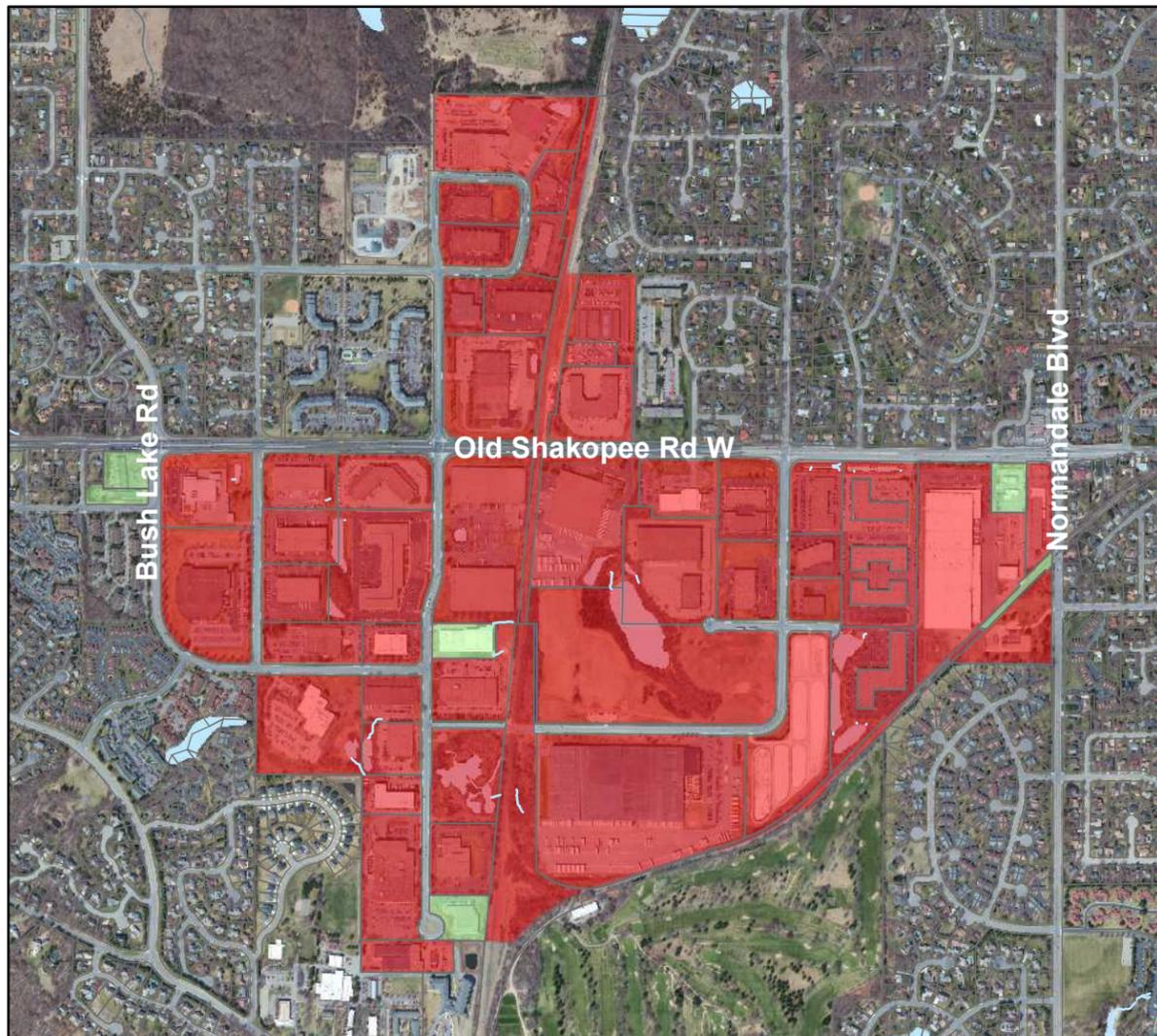


Industrial Obsolescence Study

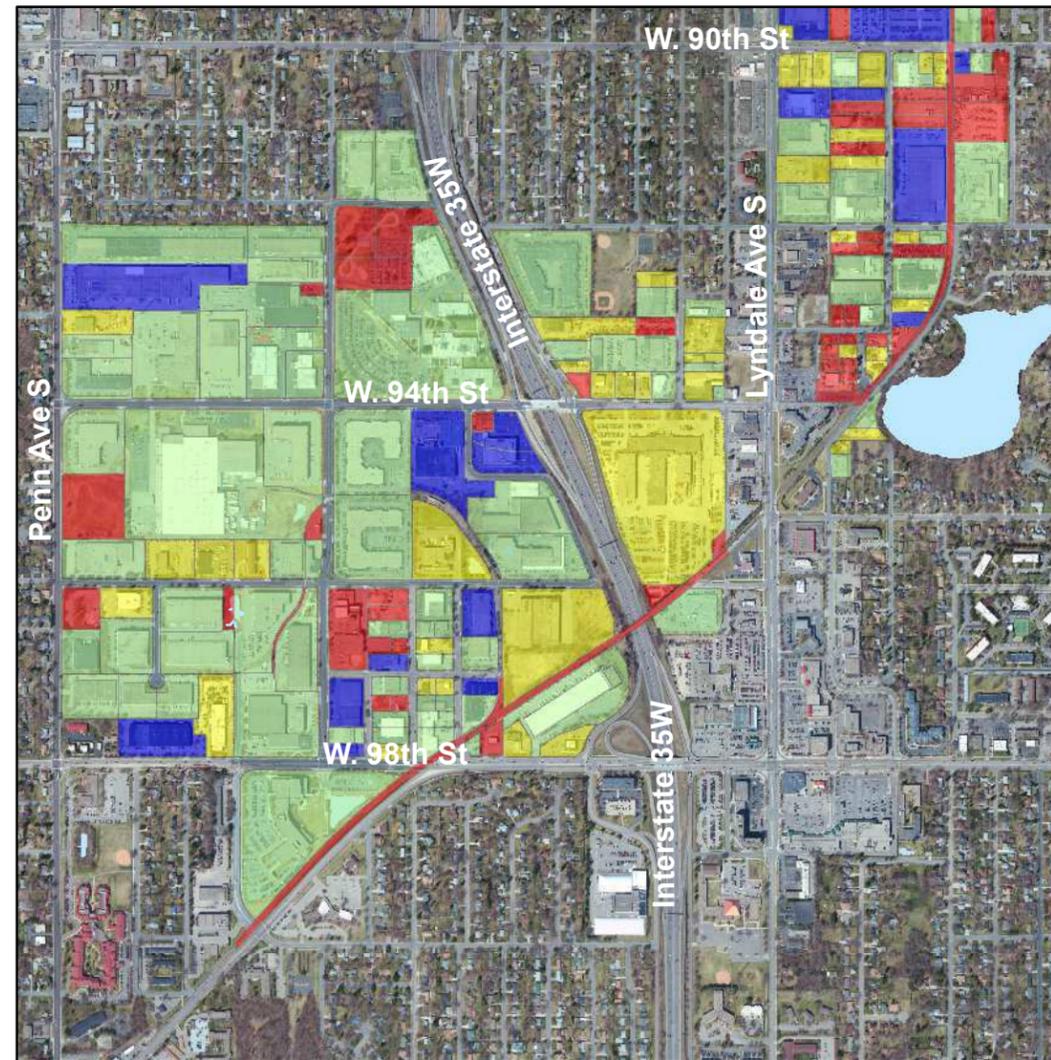
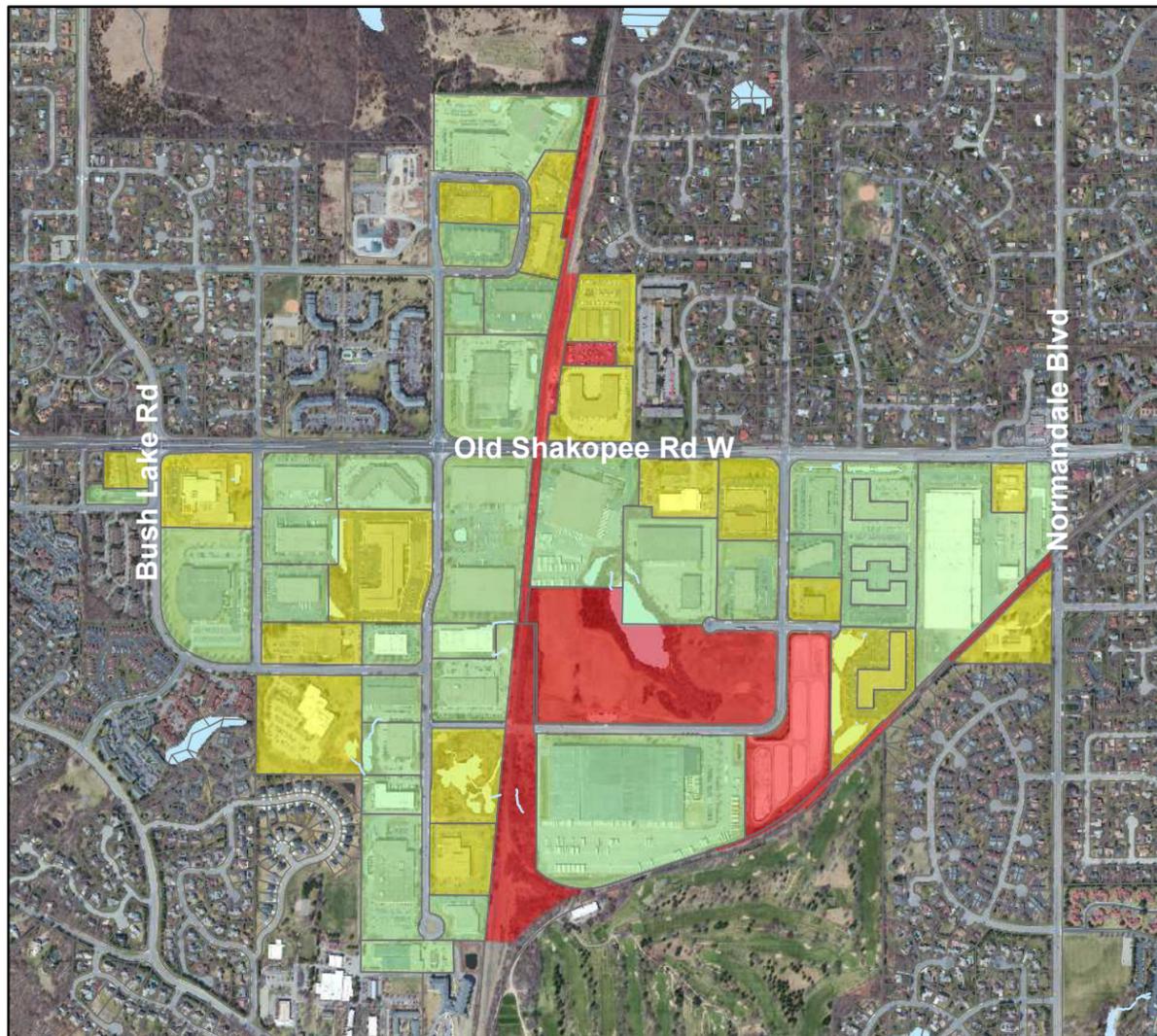
Total Assessed Value per Square Foot of Land Area



Industrial Obsolescence Study Site Size



Industrial Obsolescence Study Floor Area Ratio

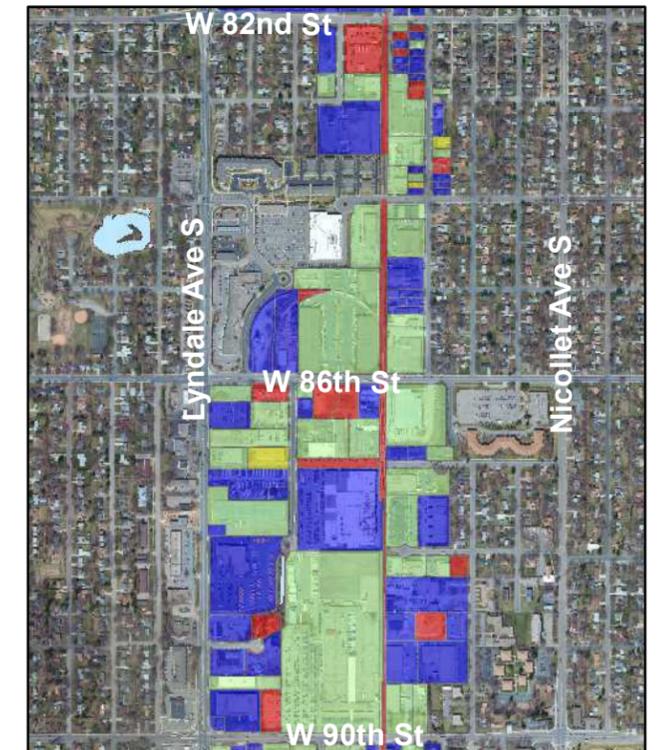
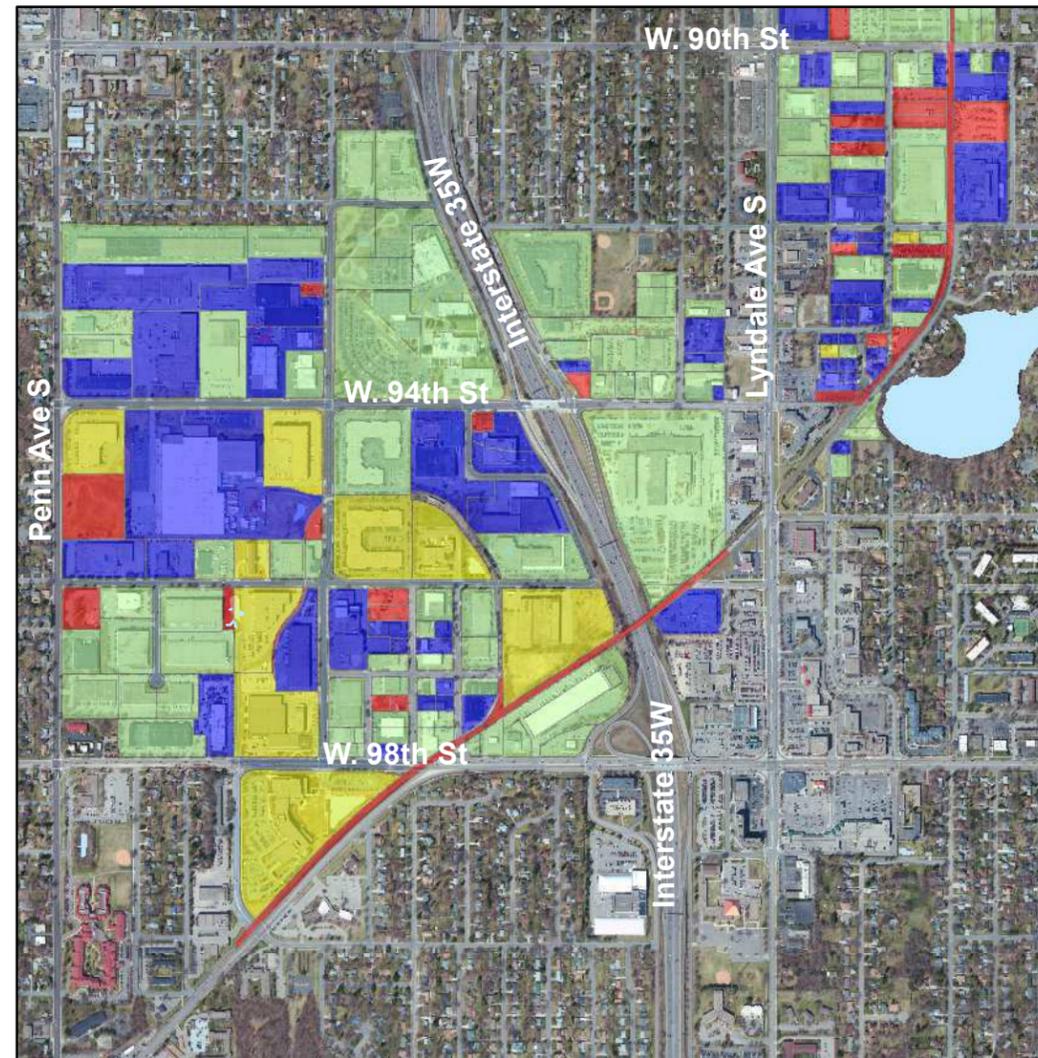
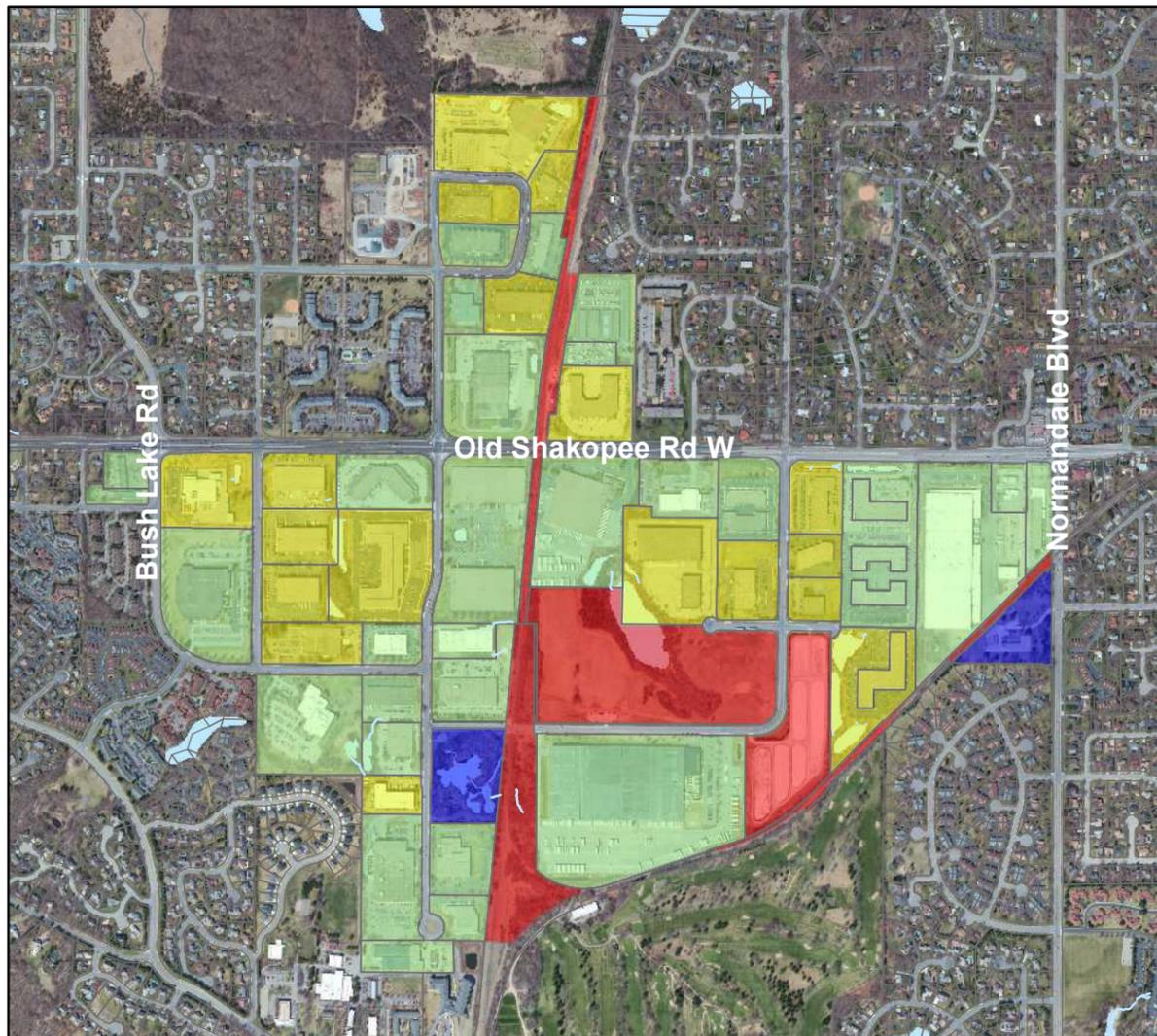


- Vacant
- Below 0.25
- 0.25 - 0.50
- Above 0.50



Industrial Obsolescence Study

Effective Age



§ 19.33 INDUSTRIAL (I-1, I-2 AND I-3) DISTRICTS.

- (a) *Purpose.* To preserve zones primarily for industrial use and to allow business uses in them only when necessary to or complementary to the industrial neighborhood and when it will not interfere with further industrial development.
- (b) *Permitted uses.*
 - (1) Reserved;
 - (2) Manufacturing uses (manufacturing, compounding, processing, packaging, treatment or assembly of products and materials);
 - (3) Offices and office buildings;
 - (4) Public and public utility uses;
 - (5) Research laboratories;
 - (6) Wholesale businesses;
 - (7) Warehousing;
 - (8) Repairing, rebuilding and painting of vehicles, machinery and equipment in General Industry (I-3) Districts;
 - (9) Dry cleaning and laundry processing in General Industrial (I-3) Districts;
 - (10) Reserved;
 - (11) Sexually-oriented businesses, subject to Article VIII of this code; and
 - (12) Entertainment and recreation special events.
- (c) *Permitted accessory uses.*
 - (1) Reserved;
 - (2) Off-street parking and off-street loading;
 - (3) Dwelling for watchman (but not for family);
 - (4) Retail sales, incidental to manufacturing of products manufactured on the premises;
 - (5) The following in buildings primarily occupied by medical and dental services:
 - (A) Retail sales of drugs, prescription items, patent medicines, sickroom supplies, prosthetic devices or items related to any of the aforementioned; and
 - (B) Coffee shops and cafeterias.
 - (6) The following in buildings primarily occupied by offices, business and professional, and within the principal building of hotels or motels, provided that there shall be no exterior signage:
 - (A) Barber and beauty shops;
 - (B) Floral shops;
 - (C) Camera and optical goods shops;
 - (D) Men's apparel;
 - (E) Women's apparel;
 - (F) Branch post office;
 - (G) Financial institutions;
 - (H) Jewelry shops;
 - (I) Boutiques;
 - (J) Shops which include and are limited to the sale of tobacco, candy, books, magazines, newspapers, gifts, cards, stationery, and office supplies;
 - (K) Pharmacy and sundry items;
 - (L) Utility collection;
 - (M) Travel bureaus;
 - (N) Coffee shops and cafeterias; and
 - (O) Licensed therapeutic massage enterprises.
 - (7) Car rental accessory to motels provided the cars are stored in the regular motel-site, off-street parking area without occupying space otherwise required by this code for motel parking.
 - (8) Day care facilities which have been approved by the city in buildings primarily occupied by

- business and professional offices and manufacturing uses, provided that no exterior signage for such day care facilities shall be permitted;
- (9) Class II motor vehicle sales accessory to Class I motor vehicle sales;
 - (10) Transient merchant sales in hotel interiors only;
 - (11) Beekeeping; and
 - (12) Hotel manager dwelling unit.
- (d) *Conditional uses.*
- (1) Hotel airport parking;
 - (2) Motels;
 - (3) Restaurants;
 - (4) Service stations;
 - (5) Open storage as primary use (except in I-1 Industrial Park District, but not including junk yards or junk car disposal businesses);
 - (6) Vehicle rental accessory to Class I motor vehicle sales subject to the regulations set forth in § 19.63.07(e);
 - (7) Planned developments (industrial);
 - (8) Reserved;
 - (9) Reserved;
 - (10) Pet services facility in General Industry (I-3) Districts;
 - (11) In Limited Industry (I-2) and General Industry (I-3) Zoning Districts, retail sales of heavy equipment, including industrial, manufacturing and construction machinery and equipment; and, in said districts, other retail sales which are a part of warehousing or wholesale business;
 - (12) Junk car disposal businesses in General Industry (I-3) Districts, provided the business including all storage and dismantling or wrecking and display of parts for sale is conducted within a fire resistant building, provided that the entire premises is enclosed by screen fencing and provided the premises abut railroad trackage;
 - (13) Clubs and lodges, nonprofit;
 - (14) Truck and/or trailer rental in the I-3 District;
 - (15) Railroad lines;
 - (16) Repairing, rebuilding and painting vehicles, machinery, and equipment when the use is within a completely enclosed building and when accessory to a permitted principal use in the I-1 and I-2 Districts;
 - (17) Vocational and industrial training schools;
 - (18) Physical exercise facilities as uses not to exceed 10% of the total square footage of the building;
 - (19) Sports training facilities which may be available for public use;
 - (20) Solid waste transfer stations in the I-2 and I-3 Zoning Districts in accordance with the performance standards of § 19.63.04 of this code;
 - (21) Reserved;
 - (22) Self-storage facilities in the Limited Industry I-2 and the General Industrial I-3 Districts, and only in the Industrial Park I-1 District when approved as part of a planned development pursuant to § 19.38.01 of this code;
 - (23) Places of assembly uses;
 - (24) Car care centers. Under a planned development in the Industrial Park (I-1) Zoning District; including auto body repair and painting only when conducted within a multi-tenant building and not exceeding 25% of the gross building floor area of the car care center;
 - (25) Reserved;
 - (26) Household hazardous waste and recycling collection facilities in the I-2 and I-3 Zoning Districts in accordance with the performance standards of § 19.63.04(e) of this code;
 - (27) Class I, Class II and Class III motor vehicle sales in the I-3 District;
 - (28) Towers. For related provisions see §§ 15.14, 19.63.05 and 21.301.10 of this code;

- (29) In the I-3 General Industry District, automobile rental agencies with an on-site inventory more than ten but no more than 35 rental vehicles, subject to performance standards set forth in § 19.63.07;
 - (30) In Limited Industry (I-2) and General Industry (I-3) Zoning Districts, retail sales of marine equipment; and
 - (31) In the I-3 General Industrial District, health clubs not exceeding one-half of the building floor area on a site, and when adjacent to an arterial or collector street.
- (e) *Interim uses.*
- (1) Excavation and removal of sand, gravel, black dirt and other types of soil and mineral products, gravel crushing and screening operations and bituminous treatment plants not to exceed two years in duration;
 - (2) Solid waste weigh stations;
 - (3) Open storage (excluding junk yards and junk car disposal businesses) as a primary use in the I-2 and I-3 Zoning Districts; and
 - (4) Reserved.
- (f) *Special Industrial Park (I-1) District requirements.*
- (1) Building coverage shall not exceed 30% of the site, plus for industrial uses 1% for each acre of site over ten acres up to a maximum of 40% coverage. However, a parking structure or the portion of any structure used for parking shall not be counted as building floor area or structure coverage for the purpose of calculating building floor area and percentage of site coverage by structures.
 - (2) No loading docks may be on any street frontage. Provision for handling all freight, either by railroad or truck, shall be on those sides of any buildings which do not face on any street or proposed streets.
 - (3) No screening shall be permitted to extend beyond the building setback lines.
 - (4) Exterior materials: the exterior materials and finish of all buildings erected on lands within Industrial Park I-1 Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.
 - (5) Along any street bordering on a residential zone, there may be no driveway access from such street into adjacent industrial sites unless access is otherwise impracticable. All access to industrial sites shall be from streets within the industrial park where practicable.
 - (6) Outside storage shall be limited to an area not larger than 50% of the ground coverage of the principal building and shall be located to the rear or side not abutting a public street.
 - (7) Reserved.
 - (8) Structure height shall be regulated pursuant to § 21.301.10 of this code.
 - (9) Notwithstanding any provision of this code to the contrary, the following shall be prohibited as permitted or conditional uses within the I-1 Zoning Districts which lie within that area of the city bounded by I-494 on the north, Trunk Highway 77 on the west and the Minnesota River on the south and east:
 - (A) Warehouses;
 - (B) Office warehouses; and
 - (C) Restaurants when not included within a hotel or motel.
- (g) *Special Limited Industry (I-2) District requirements.*
- (1) Exterior materials: the exterior materials and finish of all buildings erected on lands within Limited Industry I-2 Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.
 - (2) Reserved.
 - (3) Structure height shall be regulated pursuant to § 21.301.10 of this code.
- (h) *Special General Industry (I-3) District requirements.*
- (1) Exterior materials: the exterior materials and finish of all buildings erected on lands within General Industry I-3 Zoning Districts shall be in conformance with the applicable requirements

- of § 19.63.08 of this code.
- (2) Reserved.
- (3) Structure height shall be regulated pursuant to § 21.301.10 of this code.
- (i) *Sign regulations.* Refer to Article X of this chapter.

§ 19.33.01 INDUSTRIAL PARK (IP) DISTRICT.

- (a) *Intent.* The Industrial Park IP District is intended to provide area within the city for low intensity office, warehousing, wholesaling, manufacturing and other industrial uses. The uses allowed in the Industrial Park District are limited to exclude the more intensive industrial uses, those industrial uses which require significant outside storage and those business uses which are not necessary to or complementary to the intent of this district. The performance standards for this district reflect the intended development character.
- (b) *Permitted principal uses.*
 - (1) Offices and office buildings;
 - (2) Manufacturing;
 - (3) Research laboratories;
 - (4) Warehousing;
 - (5) Wholesale businesses;
 - (6) Public uses;
 - (7) Public utility uses;
 - (8) Sexually-oriented businesses, subject to Article VIII of this code; and
 - (9) Entertainment and recreation special events.
- (c) *Provisional uses.* The following uses shall be permitted in the IP Zoning District when they meet the following stated criteria.
 - (1) The following accessory uses when customarily incidental to and clearly subordinate to the permitted principal use:
 - (j) Retail sales of products manufactured on the premises where the retail floor area does not exceed the lesser figure of either 2,000 square feet or 10% of the gross floor area of the building in which the sales area is located;
 - (a) (ii) Coffee shops and cafeterias;
 - (b) (iii) Open outside storage shall be limited to an area not larger than 50% of the ground coverage of the principal building and shall be located to the rear or side of the building which does not abut a public street;
 - (c) (iv) Licensed day care facilities which have been approved by the city in buildings primarily occupied by business and professional offices and manufacturing uses. No exterior signage shall be allowed; and
 - (d) (v) Beekeeping.
 - (2) Reserved.
 - (3) Railroad spurs when serving an individual industrial property.
- (d) *Conditional uses.*
 - (1) Parking as a principal use;
 - (2) Agricultural uses less than 80,000 square feet in area or on a parcel or lot less than 80,000 square feet in area;
 - (3) Reserved;
 - (4) Railroad lines;
 - (5) Motor freight terminals;
 - (6) Athletic training facilities and dance studios, but not including commercial recreation, and

athletic and social clubs;

- (7) Reserved;
- (8) Towers. For related provisions see §§ 15.14, 19.63.05 and 21.301.10 of this code; and
- (9) Instructional center.

(e) *Interim uses.*

- (1) Solid waste weigh stations;
- (2) Golf driving ranges provided that each permit shall be limited to no more than a two-year period, any building(s) shall be temporary and portable in nature and shall be on-site only during the golf season, retail sales shall be limited to those minor items intended for on-site use and on-site parking shall be provided at the rate of two spaces for each tee position; and
- (3) Short term retail sales: retail sales within a completely enclosed building, limited to one event of not more than four days on any individual property in any calendar year.

(f) *Maximum floor area ratio.* The maximum floor area ratio within the IP District shall be one-half square foot of floor area for each one square foot of lot area.

(g) *Dimension requirements.*

(e) Minimum lot area	(f) 120,000 square feet
(g) Minimum lot width	(h) 200 feet
(i) Minimum setback, front	(j) 60 feet
(k) Minimum setback, side	(l) 60 feet
(m) Minimum setback, rear	(n) 25 feet
(o) Minimum setback, side or rear adjoining a public right-of-way	(p) 60 feet
(q) Minimum floor area principal building	(r) 20,000 square feet
(s) Maximum structure height (excluding towers)	(t) As regulated by § 21.301.10 of this code
(u) Maximum structure lot coverage	(v) 30%
(w) Maximum structure floor area ratio	(x) 0.5 FAR

(h) Reserved.

(i) *Off-street parking.* Off-street parking for the IP District must be provided in accordance with the requirements of §§ 21.301.06 and 19.52 of this code and with the following additional design standards.

- (1) A 40-foot deep landscaped yard shall be provided between all off-street parking areas and any property line abutting a public right-of-way.
- (2) Reserved.
- (3) Off-street parking areas shall have minimum setbacks of five feet from all internal side and rear property lines notwithstanding other applicable sections of the code except where common parking and driveways are approved by the issuing authority and such agreements are filed for public record.
- (4) The number of on-site parking spaces required either to meet the minimum parking requirements of this code or as required by the issuing authority shall not be reduced by on-site snow storage.

(j) *Special provisions.*

- (1) Reserved.

- (2) Extraordinary setbacks from residential zoning districts are required as follows.
 - (i) When an IP District faces a residential district across a street or is adjacent to a residential district along a side or rear lot line, the setback from that residential district shall be no less than 100 feet from the intervening property line(s).
 - (ii) When a residential district boundary line parallel to a street divides a lot which is in an IP District, as an alternative to subsection (j)(2)(i) above, the building permitted in the IP District may be located at either the district boundary or 100 feet from the lot line of the adjacent parcel, whichever provides the larger setback.
- (3) Structure lot coverage may be increased to a maximum of 40% of lot area on the basis of a 1% increase in lot coverage for each 40,000 square feet of lot area in excess of 400,000 square feet.
- (4) A parking structure or the portion of a structure used for off-street parking shall not be counted as building floor area or structure coverage for the purpose of calculating minimum building floor area, building floor area ratio or percentage of lot coverage by structure.
- (5) Loading docks and freight handling areas shall not be on a street frontage or in a front yard. All freight handling facilities, whether by railroad or truck, shall be on those sides of buildings which do not face onto any street or proposed street. Such facilities shall be screened from public view from street rights-of-way and adjacent residential uses by solid screening as may be required by the issuing authority, up to 15 feet in height. Spur railroad lines and rail freight handling facilities shall not be required to be screened from adjacent residential uses. Building wing walls used as required screening shall not extend into the required building setbacks.
- (6) Exterior materials: the exterior materials and finish of all buildings erected on lands within Industrial Park IP Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.
- (7) Along any street bordering on a residential zone, there may be no driveway access from such street into adjacent industrial sites unless access is otherwise impracticable. All access to industrial sites shall be from streets within the industrial park where practicable.
- (8) Accessory antennas in any form may exceed 60 feet in height above grade providing the requirements of § 15.14 of this code are met.
- (9) Public utility uses may be exempted from the performance standards of subsection (g) above.
- (k) *Sign regulations.* Refer to Article X of this chapter.

§ 19.34 FREEWAY DEVELOPMENT (FD-1 AND FD-2) DISTRICTS.

- (a) *Purpose.* To provide for a limited mixture of land uses made mutually compatible with controls and high standards; to encourage and accommodate industry in freeway locations convenient to the metropolitan area; to provide for integrated roadside business areas designed to offer a group of essential services to the motoring public in compact and convenient locations; to accommodate certain uses large in area and with a metropolitan clientele; and so far as may be possible, to protect the freeways from congestion by proper location of heavy traffic generators and exclusion of most retail businesses.
- (b) *Permitted uses.*
- (1) Reserved;
 - (2) Manufacturing uses: manufacturing, compounding, processing, packaging, treatment or assembly of products and materials;
 - (3) Office and office buildings;
 - (4) Public and public utility uses;
 - (5) Research laboratories;
 - (6) Warehousing;
 - (7) Wholesale businesses;
 - (8) Financial institutions; and
 - (9) Entertainment and recreation special events.
- (c) *Permitted accessory uses.*
- (1) Reserved;
 - (2) Off-street parking and off-street loading;
 - (3) Dwelling for watchman (but not for family);
 - (4) Car rental accessory to motels provided the cars are stored in the regular motel site off-street parking area without occupying space otherwise required by ordinance for motel parking;
 - (5) Retail sales, incidental to manufacturing, of products manufactured on the premises;
 - (6) The following in buildings primarily occupied by medical and dental services:
 - (A) Retail sales of drugs, prescription items, patent medicines, sickroom supplies, prosthetic devices or items related to any of the aforementioned; and
 - (B) Coffee shops and cafeterias.
 - (7) The following in buildings primarily occupied by offices, business and professional, and within the principal building of hotels or motels, provided that there shall be no exterior signage:
 - (A) Barber and beauty shops;
 - (B) Floral shops;
 - (C) Camera and optical goods shops;
 - (D) Men's apparel;
 - (E) Women's apparel;
 - (F) Branch post office;
 - (G) Jewelry shops;
 - (H) Boutiques;
 - (I) Shops which include and are limited to the sale of tobacco, candy, books, magazines, newspapers, gifts, cards, stationery, and office supplies;
 - (J) Pharmacy and sundry items;
 - (K) Utility collection;
 - (L) Travel bureaus;
 - (M) Coffee shops and cafeterias; and
 - (N) Licensed therapeutic massage enterprises.
 - (8) Open-air motor vehicle parking lots where there already exists an off-street parking lot required by ordinance;
 - (9) Day care facilities which have been approved by the city in buildings primarily occupied by business and professional offices and manufacturing uses;

- (10) Class II motor vehicle sales accessory to Class I motor vehicle sales;
- (11) Repair of motor vehicles accessory to Class I motor vehicle sales;
- (12) Type I home businesses pursuant to standards as set forth in § 21.302.13;
- (13) Tanning salons as accessory uses in office buildings;
- (14) Transient merchant sales in hotel interiors only;
- (15) Beekeeping; and
- (16) Hotel manager dwelling unit.

(d) *Conditional uses.*

- (1) Motor freight terminals;
- (2) Residential uses;
- (3) The following retail business uses:
 - (A) Reserved;
 - (B) Outdoor newspaper and magazine stands;
 - (C) Collection stations for charitable organizations.
 - (D) Pet services facility;
 - (E) Reserved; and
 - (F) Repair of household equipment (not including motor vehicles).
- (4) Multiple-family dwellings;
- (5) Hotel airport parking;
- (6) Restaurants;
- (7) Vehicle rental accessory to Class I motor vehicle sales subject to the regulations set forth in § 19.63.07(e);
- (8) Pet services facilities in Freeway Development (FD-2) Districts;
- (9) Motels and hotels;
- (10) Service stations when included within a planned development pursuant to § 19.38.01 of this code;
- (11) Athletic and social clubs;
- (12) Reserved;
- (13) Class I motor vehicle sales when part of a planned development pursuant to § 19.38.01 of this code;
- (14) Railroad lines;
- (15) Reserved;
- (16) Reserved;
- (17) Reserved;
- (18) Reserved;
- (19) Reserved;
- (20) Reserved;
- (21) Places of assembly;
- (22) Freestanding day care facilities;
- (23) Reserved;
- (24) Post-secondary educational institutions;
- (25) Towers. For related provisions see §§ 15.14, 19.63.05 and 21.301.10 of this code;
- (26) Type II home businesses pursuant to standards as set forth in § 21.302.13; and
- (27) Manufactured home parks pursuant to standards as set forth in § 21.302.10.

(e) *Interim uses.*

- (1) Outdoor seasonal sales;
- (2) Commercial recreation facilities in the Freeway Development (FD-2) District;
- (3) Newspaper distribution stations when not located within a principal building or when using an accessory building ;
- (4) Solid waste weigh stations;
- (5) Reserved;

- (6) Retail sales as interim uses in structures primarily devoted to office, warehouse, wholesale and manufacturing uses, subject to the following.
 - (A) The floor area used for retail sales in the building or complex of buildings shall not occupy more than 10% of the gross leasable area.
 - (B) Adequate parking for all uses within the building or complex of buildings shall be provided in conformance with the requirements of § 21.301.06 of this code.
 - (C) The property owner, if not the applicant for the proposed use, shall be a co-applicant and shall be responsible for adhering to all conditions of approval if the interim use permit is approved.
 - (D) At the time of application, the property owner shall provide a current listing of all tenants within the building or complex of buildings, including mailing name, mailing address, nature of business and amount of square footage of each tenant devoted to office, manufacturing, warehousing, storage, retail and other uses. The property owner shall provide one set of mailing labels containing tenant names and mailing addresses.
 - (E) The city shall notify each tenant in the building or complex of buildings of the initial Planning Commission hearing on the proposed use.
 - (F) All retail sales shall be conducted within a permanent building.
 - (G) The initial interim use permit shall be issued for not more than one year, with subsequent permits limited to maximum three year periods.
- (f) *Freeway Development (FD-1) District requirements.*
 - (1) Building coverage shall not exceed 30% of the site, plus for industrial use 1% for each acre of site over ten acres up to a maximum of 40% coverage. However, a parking structure or the portion of any structure used for parking shall not be counted as building floor area or structure coverage for the purpose of calculating building floor area and percentage of site coverage by structures.
 - (2) No loading docks may be on any street frontage. Provision for handling all freight, either by railroad or truck, shall be on those sides of any buildings which do not face on any street or proposed street.
 - (3) No screening shall be permitted to extend beyond the building setback line.
 - (4) Exterior materials: the exterior materials and finish of all buildings erected on lands within Freeway Development FD-1 Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.
 - (5) Reserved.
 - (6) Structure height shall be regulated pursuant to § 21.301.10 of this code.
- (g) *Freeway Development (FD-2) District requirements.*
 - (1) Exterior materials: the exterior materials and finish of all buildings erected on lands within Freeway Development FD-2 Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.
 - (2) Reserved.
 - (3) Structure height shall be regulated pursuant to § 21.301.10 of this code.
- (h) *Sign regulations.* Refer to Article X of this chapter.

§ 19.41 TABLE OF MINIMUM DISTRICT REQUIREMENTS.

- (a) *Reserved.*
- (b) *Reserved.*
- (c) *Nonresidential development.*

	General Industry (I-3)	Freeway Dvlpmt . (FD-2)	Limited Industry (I-2)	Ind. Park (I-1), Frwy. Dev. (FD-1)	SC District
Lot width	100 feet	—	—	—	100 feet
Lot area	—	1 acre	2 acres	3 acres	—
Floor area of principal building (sq. ft.)	—	10,000	10,000	20,000	—
Front yard setback	35 feet	35 feet	35 feet	60 feet	50 feet
Side yard setback	10 feet	25 feet	25 feet	60 feet	20 feet*
Rear yard setback	25 feet	25 feet	25 feet	25 feet	30 feet
Side or rear-yard adjoining street	35 feet	35 feet	35 feet	60 feet	50 feet
* The side-yard in no event may be less than the height of the structure.					

- (d) *Reserved.*
- (e) *Reserved.*
- (f) *Reserved.*

(g) *Applicability.* The provisions of this section do not apply to residential uses in the B-4, C-2, C-3, C-4 and C-5 Commercial Zoning Districts. See § 21.302.02 for applicable standards for residential uses in the B-4, C-2, C-3, C-4 and C-5 Commercial Zoning Districts.

§ 19.50 EXTERIOR STORAGE.

(a) *In R (Residential) Districts.*

- (1) All materials, machinery and equipment shall be stored within a building or fully screened so as not to be visible from adjoining or adjacent lands, except for the following: laundry drying and recreational equipment; construction materials, machinery and equipment currently being used on the premises; landscaping and agricultural equipment and machinery currently being used or intended for use on the premises; off-street parking of passenger automobiles and pick-up trucks; trash and garbage receptacles.
- (2) Reserved.
- (3) Where a rear yard or a side yard in a residential zoning district abuts a public street, trash burners and garbage receptacles are prohibited in the setback area of such rear or side yard and, if located or placed in such rear or side yard, shall be screened from view from such street.
- (4) No exception listed herein shall be construed to avoid the restrictions of §§ 19.51 or 19.52 of this chapter, or of any conditions imposed on any conditional use permit.
- (5) Before the erection of any screening required by this section, the plans for such screening shall be approved by the Manager of the Building and Inspection Division. All such screening shall consist of a solid fence or wall, or equivalent as approved by the Manager of the Building and Inspection Division and shall be constructed in a workmanlike manner, including method of construction and materials.

(b) *All other districts.* In all other districts no material or equipment may be stored outside except those directly related to the principal use or those being used for construction on the premises. Under no circumstances shall motor vehicles be stored in the off-street parking spaces required for the use in § 21.301.06 of this code. At gasoline service stations, it is unlawful to store vehicles or other equipment outside a building except that at service stations in operation on May 1, 1964, where storage within a building is not practicable, tow trucks and snow plowing equipment may be stored outside but not within the setback area.

(c) *Business districts.* In business districts, displays of merchandise extended more than five feet into the setback area or more than five feet in front of the existing building, if such building abuts against or extends into the required setback area, shall be construed to be an encroachment on the setback requirements and it is unlawful for the owner or occupant to permit such encroachments except: merchandise may be displayed on service station pump islands and where motor vehicles, new or used, are lawfully sold on the premises, they may be stored or displayed in off-street parking areas. Displays of merchandise shall not reduce the off-street parking area required by this chapter.

§ 19.52 LANDSCAPING AND SCREENING.

(a) *Purpose and intent.* The city recognizes the health, safety, aesthetic, ecological and economic value of landscaping and screening. The provisions of this section are intended to:

- (1) Add visual interest to open spaces and blank facades;
- (2) Soften dominant building mass;
- (3) Provide definition for public walkways and open space areas;
- (4) Ensure significant tree canopy shading to reduce glare and heat build-up;
- (5) Improve the visual quality and continuity within and between developments;
- (6) Provide screening and mitigation of potential conflicts between activity areas and more passive areas;
- (7) Protect and improve property values;
- (8) Improve air quality and provide a buffer from air and noise pollution;
- (9) Ensure safe and aesthetic treatment of ponding areas;
- (10) Enhance the overall aesthetic conditions within the city;
- (11) Limit sight line obstructions and drainage conflicts;
- (12) Reduce the potential for criminal and illegal activities; and
- (13) Prevent conflicts with utilities.

(b) *Landscape plans.*

- (1) Except for single family uses, a landscape plan must be submitted:
 - (A) With any application for new development;
 - (B) With any application for additions or modifications to existing development that physically impacts existing landscaping or screening; or
 - (C) When changes are made to an existing landscaping or screening plan on file with the city.
- (2) Landscape plans must be reviewed and approved by the Planning Manager or designee.
- (3) Landscape plans must include information on existing and proposed landscaping and screening in accordance with the Planning Manager's *Landscaping and Screening Policies and Procedures* and landscape designers are encouraged to review and follow the policy recommendations therein.

(c) *Landscaping standards.*

- (1) *Soil surface stabilization.* All disturbed areas outside of designated planting beds must be permanently stabilized with an established plant or xeriscaping soil cover. Unstabilized soil surfaces (bare ground, dirt piles and the like) are allowed only when required by a construction project operating under a valid permit if a permit is required. Soil surface stabilization must be completed in conjunction with the construction project within the timeline specified in § 15.201 of this code.
- (2) *Minimum number of trees and shrubs.* Excluding exceptions specified below in subsection (c)(2)(E) below, development must at a minimum provide the following numbers of trees and shrubs:
 - (A) One tree per 2,500 square feet of developable landscaping area; and
 - (B) One shrub per 1,000 square feet of developable landscaping area.
 - (i) Up to 50% of the required shrubs may be perennial plants.
 - (iii) Four perennial plants equal one shrub.
 - (C) **DEVELOPABLE LANDSCAPING AREA** is defined as the total area of a development site or phase minus the portion of that area within:
 - (i) A natural water body;
 - (ii) A protected wetland;
 - (iii) A permanent significant natural wooded area; and/or
 - (iv) A scenic easement.
 - (D) Existing healthy deciduous trees greater than four caliper inches or existing healthy evergreen trees greater than six feet in height that are located within the developable landscaping area and are not identified on the city's prohibited plant species list (see § 18.03) may be credited toward the minimum required trees on a site.
 - (E) Exceptions:
 - (i) Single- and two-family dwellings;
 - (ii) In mixed use districts (B-4, C-5, LX) the number of trees and shrubs required in this section may be reduced by up to 25 percent; and
 - (iii) Fee in lieu of planting. If landscape planting at required levels results in overcrowding of vegetation due to site constraints, the property owner may reduce the number of proposed trees and/or shrubs on the site at the sole discretion of the City Council; provided a cash fee is deposited into a city designated fund that matches the cost differential between the planting required by this provision and the vegetation actually planted on the site as specified in the *Landscaping and Screening Policies and Procedures* document.
- (3) *Minimum tree size.* Required trees must meet the following minimum size standards:
 - (A) Overstory trees must be at least two and one-half caliper inches at planting;
 - (B) Single stem ornamental trees must be at least one and one-half caliper inches at

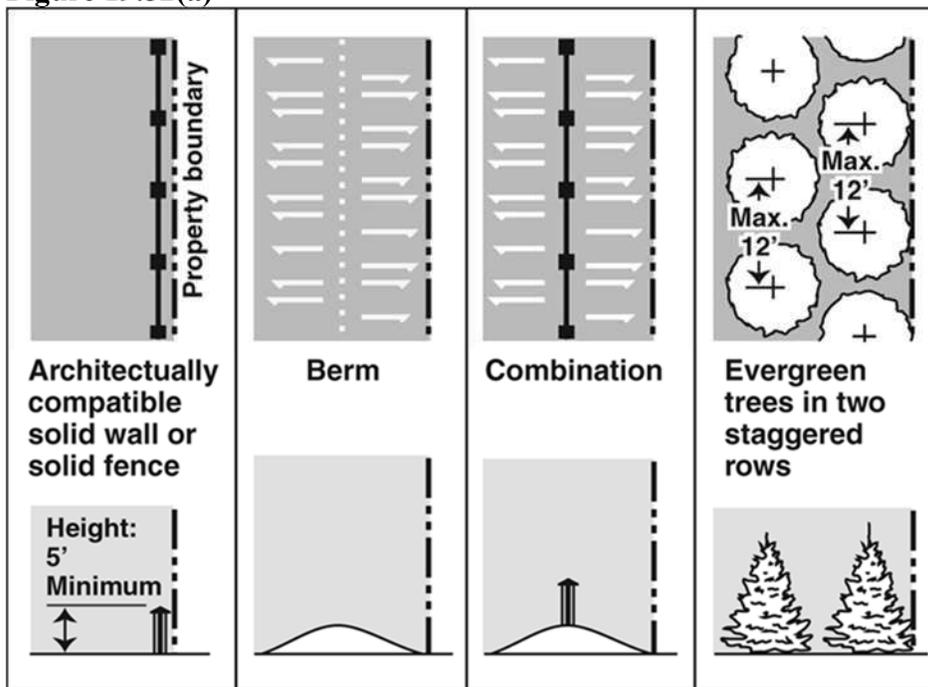
- planting; and
 - (C) Evergreen trees and multi-stem ornamental trees must be at least six feet in height at planting.
- (4) *Minimum landscape yard.* An area for landscaping, kept free of parking, storage or storm water ponds, must be provided around the perimeter of a site.
- (A) *Standards.* Unless otherwise specified in the city code, the landscape yard must be a minimum of 20 feet deep when adjacent to public or private streets and a minimum of five feet deep when not adjacent to streets with the following exceptions:
 - (i) In the mixed use districts (B-4, C-5, LX) the landscape yard may be reduced to a minimum of five feet provided the screening standards in subsection (d)(4) below are met; and
 - (ii) Outside the B-4, C-5 and LX Zoning Districts, buildings may be located within the landscape yard when otherwise allowed by the city code.
 - (B) Elements permitted in landscape yard:
 - (i) Rain gardens included in an approved landscape plan;
 - (ii) Sidewalks, bus shelters and entrance drives; and
 - (iii) Buildings when otherwise allowed by the city code.
- (5) *Streetscape.* In areas where a district or street specific streetscape plan has been adopted by the City Council, development must provide streetscape plantings as set forth in the district or street specific streetscape plan. Streetscape plantings located within the property lines of the site may be credited toward the required number of trees and shrubs. Streetscape plantings in the public right-of-way shall not be credited toward the required number of trees and shrubs. Landscaping placed or removed in the public right-of-way must receive city approvals for right-of-way plantings (see § 18.07) and must conform with city right-of-way planting policies.
- (6) *Parking island trees.* A minimum of one deciduous tree must be provided per parking lot island, with the following exceptions:
- (A) No trees are required in parking islands used for storm water management purposes;
 - (B) No trees are required in parking islands within structured parking facilities; and
 - (C) No trees are required in parking lots with 50 or fewer spaces.
- (d) *Screening standards.*
- (1) *Perimeter screening designed to buffer incompatible uses.* Perimeter screening designed to buffer incompatible uses is required:
 - (A) Along any off-street parking area containing over six parking spaces that lies within 30 feet of an abutting site that is residentially used and either residentially zoned or guided;
 - (B) Along any driveway to an off-street parking area containing over six parking spaces when the driveway is within 15 feet of an abutting site that is residentially used and either residentially zoned or guided;
 - (C) On industrial sites, along any property line that directly abuts a site that is residentially used and either residentially zoned or guided and along any side or rear property line that faces across a street a site that is residentially used and either residentially zoned or guided;
 - (D) Around outdoor merchandise, materials and equipment stored, kept or displayed with the following exceptions:
 - (i) In the General Industry (I-3) Zoning District, no perimeter screening is required around outdoor merchandise, materials and equipment except when required through a condition of approval or abutting or across the street from a site that is residentially used and either residentially zoned or guided;
 - (ii) In the Limited Industry (I-2) Zoning District, no perimeter screening is required around outdoor merchandise, materials and equipment when open storage has been approved as a principal use except when required through a

- (iii) No perimeter screening is required around materials and equipment being used for construction occurring on the site;
- (iv) No perimeter screening is required around merchandise displayed for sale on service station pump islands; and
- (v) No perimeter screening is required around merchandise displayed for sale when otherwise allowed by the city code and located in an area approved for such use on the site plan.
- (E) Where required by the City Council through a condition of approval; and
- (F) On institutional use sites, along any property line that directly abuts a site that is used for single-family residential uses and either zoned or guided for single-family residential use.

(2) *Perimeter screening standards.*

- (A) Perimeter screening must be a minimum of five feet in height above grade.
- (B) Perimeter screening (see Figure 19.52(a) below) must consist of:
 - (i) An architecturally compatible opaque wall or opaque fence;
 - (ii) A berm;
 - (iii) Two staggered rows of evergreen trees with trees in each row spaced at a maximum of 12 feet; or
 - (iv) A combination of the above.

(a) **Figure 19.52(a)**



(b)

(3) *Parking lot screening.* Parking lot screening designed to reduce the visual impact of surface parking lots; mitigate glare from headlights; improve the aesthetic quality of the area for users of the site, adjacent sites, roadways and sidewalks; and define the perimeter of the parking lot is required:

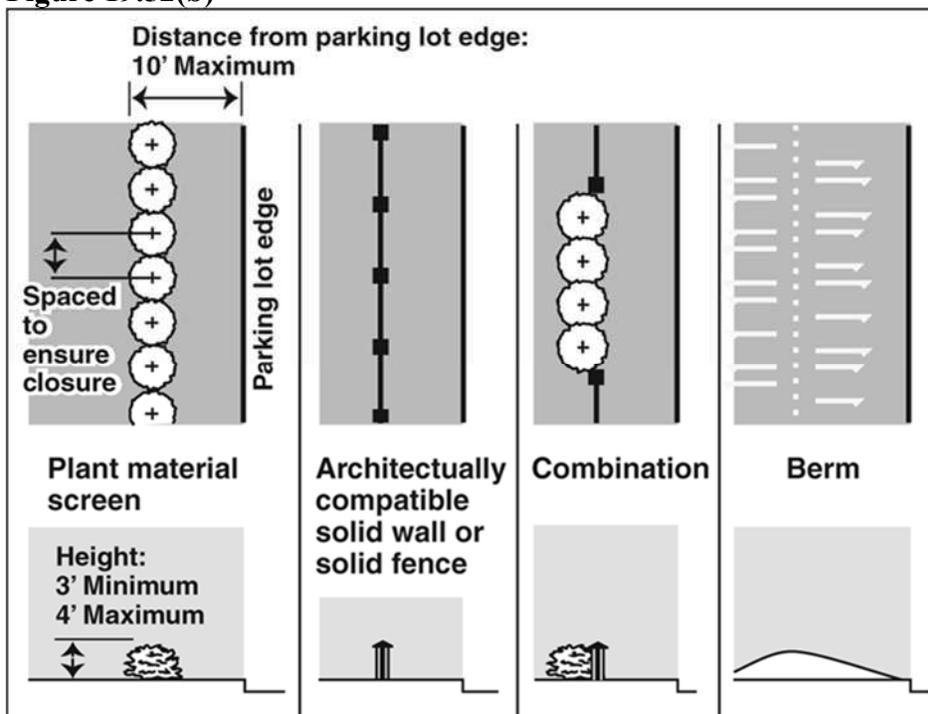
- (A) Between those portions of an off-street parking area containing five or more parking spaces and a public street where the separation between the parking area and public street is 40 feet or less; and
- (B) Where required by the City Council through a condition of approval.
- (C) Parking lot screening requirements may be waived in circumstances where perimeter screening is provided or where the elevation of the parking area relative to the elevation of the street and sidewalk would make the screening ineffectual as

determined by the Planning Manager.

(4) *Parking lot screening standards.*

- (A) Parking lot screening must be placed where it will most effectively screen the perimeter of the parking lot to be screened.
- (B) Parking lot screening must be a minimum of three feet and a maximum of four feet in height as measured from the adjacent finished surface of the parking area. When shrubs are used to provide the screen, such shrubs must be at least two feet tall at planting and anticipated to grow to at least three feet tall at maturity.
- (C) Parking lot screening (see Figure 19.52(b) below) must consist of:
 - (i) A compact hedge of evergreen or densely twigged deciduous shrubs spaced to ensure closure into a solid hedge at maturity;
 - (ii) Perennial plants, including grasses, that form a continuous visual screen;
 - (iii) An architecturally compatible wall or fence;
 - (iv) A berm; or
 - (v) A combination of the above.
 - (vi) Overstory trees, transit shelters, benches, bicycle racks and similar features may be integrated as a part of the screen.

(c) **Figure 19.52(b)**



(d)

(e) *Special design features.* The city allows and encourages use of xeriscaping, rain gardens, lakescaping, native prairie and long grasses in appropriate locations. Use of these materials is further discussed in the Planning Manager's *Landscaping and Screening Policies and Procedures* document.

(f) *Restrictions.* The following restrictions on landscaping and screening apply to protect the public health, safety and welfare.

- (1) *Public easements.* Landowners are advised that landscaping features placed in a public easement may be removed without compensation if it is necessary to install, replace or maintain a public utility, sidewalk or drainage way within the easement. Trees, irrigation lines, berms, walls or fences must not be placed in a public easement where public improvements are located without the written approval of the Director of Public Works.
- (2) *Scenic easements.* No earth moving, construction of improvements, planting of new vegetation or removal of existing vegetation shall take place within scenic easements held by the city unless authorized by the city in accordance with the

- easement.
- (3) *Clear view triangle.* Landscaping and screening must not interfere with the clear view triangle as specified in §§ 17.31 and 17.32.
 - (4) *Crime prevention through environmental design (CPTED).* In support of CPTED principles designed to reduce the fear and incidence of crime and to improve the quality of life, landscaping must support the objectives of natural surveillance, territorial reinforcement, access control and maintenance. These CPTED objectives are further discussed in the Planning Manager's *Landscaping and Screening Policies and Procedures* document.
 - (5) *Fire hydrant and utility clear zone.* The area three feet in radius around all fire hydrants, fire hose connections and utility boxes must be kept free of any trees, shrubs or other landscaping feature that could impede access to or use of the hydrant, fire hose connection or utility box.
- (g) *Authority of Planning Manager.* The Planning Manager shall have the authority to adopt and implement *Landscaping and Screening Policies and Procedures* for the purpose of specifying landscape plan submittal requirements, establishing surety rates and procedures, establishing landscape material costs for fees in lieu of planting on constrained sites, and offering landscaping and screening material and design recommendations.
- (h) *Maintenance.*
- (1) *Material maintenance.* The property owner must maintain all landscaping and screening materials shown on the approved landscape plan in a manner consistent with the intent and purpose of the plan and city code requirements. Approved landscaping and screening materials that die, become diseased or are significantly damaged must be replaced at the next appropriate planting period with new materials in conformance with the approved landscape plan and applicable city code standards.
 - (2) *Structure maintenance.* Landscaping and screening structures such as fences and walls must be maintained in good condition, free of graffiti, peeling paint, decay or warping, must be repaired when needed and replaced periodically to maintain a structurally sound condition.
 - (3) *Ground cover maintenance.* Ground cover must be maintained in accordance with §§ 10.37 through 10.42 of this code.
 - (4) *Removal.* Unless a modified landscape plan is approved, landscaping and screening materials and structures approved on a landscape plan must not be removed except when replaced in accordance with this section.
 - (5) *Surety.* To ensure that landscaping and screening is installed as proposed and survives through at least one full growing season, a landscape performance surety must be submitted prior to issuance of building permits for new development where a landscape plan is required. The landscape surety rate and procedures are set forth in the Planning Manager's *Landscaping and Screening Policies and Procedures* document. The surety may consist of a bond, an irrevocable letter of credit, cash deposit or other instrument which provides an equal performance guarantee to the city.
- (i) *Redevelopment compliance.*
- (1) *Redevelopment or large addition.* When either full redevelopment of a site is proposed or an addition that would increase total floor area on a site by 25% or more, a landscape plan for the entire site, demonstrating compliance with the requirements of this section, must be submitted for approval.
 - (2) *Small addition.* When an addition is proposed that would increase total floor area on a site by less than 25%, but would physically impact existing landscaping, a modified landscape plan for the portion of the site affected by the addition, demonstrating compliance with the requirements of this section, must be submitted for approval.
 - (3) Reserved.
 - (4) *Additional requirements.* Additional requirements for nonconformities are set forth in §

21.504 of this code.

ITEM 4
6:36 p.m.

CASE: NA
APPLICANT: City of Bloomington
REQUEST: Industrial District Zoning Update

DISCUSSION:

Schmidt gave an update of the industrial district zoning update:

- Summary of Previously Adopted Bloomington Zoning Code Updates
 - o Creation of commercial and mixed use zoning districts, residential district shift to 21, residential use matrix, townhouse district and standards, creation of and updates to various zoning standards
- Project schedule for Industrial Updates
 - o Fall 2016 – Study meetings with Planning Commission and City Council
 - o Fall 2016/winter 2017 – staff research
 - o Winter/spring 2017 – convene industrial focus group outreach and Planning Commission and City Council study meetings
 - o Spring/Summer 2017 – Informational meeting for industrial property owners/public
 - o Summer 2017 – Planning Commission and City Council public hearings
- Overview of six existing industrial districts
 - o Uses allowed in all industrial districts: manufacturing, office, research labs, warehousing, sports training, hotels, etc
 - o I-2, Limited Industry also permits – retail (heavy equipment), hazardous waste collection, open storage
 - o I-3, General Industry also permits - motor vehicle sales, junk car disposal, health club, vehicle repair, retail (heavy equipment), open storage, etc
 - o IP, Industrial Park also permits – golf driving range, agriculture (limited), retail sales (4 days/year). Prohibited uses in IP, but allowed in I-1, I-2, and I-3: place of assembly, hotels, vehicle repair, physical exercise, restaurants, self-storage
 - o FD-1 and FD-2, Freeway Development also permits – residential, entertainment/recreation, daycare facilities, colleges, motor vehicle sales, banks, health club
- Existing industrial zoning map
 - o Freeway Development districts concentrated along 494 corridor.
 - o Industrial Park districts concentrated in central Bloomington
 - o Limited Industry and General Industry districts scattered north of City Hall and Lyndale Avenue
- Non-industrial uses currently allowed and not allowed in industrial districts
 - o Allowed: office, dry cleaning, service stations, hotels, self-storage, breweries, medical office, etc.
 - o Not allowed: retail, taprooms, K-12 schools, residential, lumber yards, indoor agriculture, firearms dealer (no retail), showrooms
 - o Potentially adding taprooms, firearm dealer (no retail), indoor agriculture, lumber yards, residential to an allowed use in one small area
 - Based off input and feedback from the community and businesses
 - o Potentially removing hotels and car dealers from an allowed use to a prohibited use
- Industrial District Zoning Standards
 - o Front yard setbacks across the industrial districts range from 35-60 feet, large lot areas
 - o Staff is looking to update standards in general and specifically establish standards for maximum floor area ratio

- Open storage overview
 - o Two types: directly related to the principal use and not related to the principal use (by conditional or interim use permit)
 - o Current standards: screening, lighting, landscaping, pavement, curb and gutter, stormwater and no limits on square footage tied to building
 - o Shipping containers – are allowed onsite up to 30 days per year throughout the entire City
 - o Examples of open storage sites: 9713 Irving avenue, 8100 Pillsbury avenue
 - Luther Auto Storage: tax implication on proposed Luther inventory lot with building = \$1,997,000 vs. without building = \$1,552,000
 - o Surrounding communities:
 - Edina - not allowed and must be stored within an enclosed building
 - Shakopee - conditional use in industrial districts
 - Eagan – conditional use when related to principal use, fenced enclosure, screened from right-of-way and residential uses, must meet building setbacks and not located in a front yard
 - Eden Prairie – conditional use in General Industrial zoning district and screening is required
 - Richfield - zero properties zoned industrial but allows commercial outdoor storage that must be screened from public view and located in a side or rear location
 - o Potential standards – meet building setbacks, must be directly related to principal use, limit to a percentage of the building size, require a conditional use permit

- Questions: Any specific research planning commission would like staff to review as part of the industrial zoning update?
 - o Any specific uses that should or should not be part of the industrial districts
 - o Any specific industrial standards that need to be reviewed

Bennett asked how staff identified the non-allowed uses in the industrial districts. Schmidt noted the uses were identified based on other communities and businesses trying to locate in Bloomington. Markegard noted the most common feedback through the Forward 2040 public input process regarding an industrial use change is to allow taprooms in industrial areas.

Goodrum noted indoor recreational uses are popular in industrial districts. The buildings may be a good fit for indoor recreation but he is apprehensive to see children in industrial areas due to safety concerns.

Swanson asked about the minimum acreage for the various industrial districts. Schmidt gave a breakdown of the acreage. Swanson asked if staff has considered reducing the minimum lot size to encourage smaller uses. Schmidt noted staff will review the lot size in relation to specific uses. Markegard noted one concern with reducing the minimum lot area is the difficulty of reuse. He provided examples of parcels that could not practically be reused on their own. Schmidt noted the I-3 zoning district has no minimum lot size.

Solberg recommended to review parking and compare that with maximum structure coverage in order to avoid corridors with a strong presence of impervious surface. Driving to an indoor recreational facility or taproom may be unappealing if there are areas of concrete. He suggested looking at adding more greenspace standards for these types of uses.

Goodrum noted the possibility of mix and match of standards across the different types of uses. For example, a 60 foot setback for a taproom may not be appropriate for a retail use. Swanson agreed and suggested to avoid the large front setbacks as they may lead to front yard parking lots. Goodrum recommended to require a larger rear setback but allow a reduced front setback.

Batterson discussed he would like to see more uses in industrial areas that attract more people. He gave Vertical Endeavors as a positive example. It is important to encourage new manufacturing, taprooms in order to enliven the industrial area. He liked that open storage standards are flexible and sees a place for open storage in the community but wants to keep the design standards very high, especially in terms of landscaping and fencing.

Spieck would like to see how many existing industrial properties would be affected by any proposed change, perhaps by mapping nonconformities. Markegard said open storage is an important policy issue to consider. Other communities have made efforts to zone it out, and the uses are increasingly coming to Bloomington as the only alternative north of the river. Should Bloomington continue to be flexible with this use? Solberg would like to see where the open storage uses are concentrated. It is important to consider areas that may be redeveloped and to look at the surrounding tax value. Batterson asked how staff monitors the shipping containers? Schmidt noted they are identified through the Environmental Health division or by complaint. Schmidt gave Freight Farming as an example.

Schmidt gave an overview of potential zoning strategies and analysis maps:

- Protected industrial areas – properties within this area should remain industrial. Rezoning to non-industrial districts should be avoided.
- Proactive rezone – properties within this area targeted for rezoning to other districts (commercial zoning districts, new industrial/live work district or new industrial/retail district)
- Transitional area (market driven) – properties within this area would remain zoned and guided industrial; however, the City would be open to considering compelling proposals to amend the guide plan and zoning to non-industrial uses when driven by the market, dependent on the proposed land use and relationship to the surrounding uses
- Existing land use map
 - West Bloomington concentrated with office/warehouse
 - Northeast corner concentrated with retail
- Clear height map
 - Where are the clear heights for buildings in industrial districts?
 - Western Bloomington and north of City Hall has concentrated areas of higher clear height buildings, but their location varies considerably.
- Total assessed value per square foot of land area
 - High value per square foot of land area concentrated high areas along 494, and South Loop
- Site size map
 - Areas over three acres are concentrated in western and central Bloomington. Small lots under one acre concentrated along Lyndale Avenue
- Floor area ratio
 - Lower floor area ratios in the Western Industrial Area
- Effective age – based on materials and upkeep of the building
 - Using the Assessing department's data, the lowest effective age concentrated in western Bloomington
- Draft zoning map
 - Protected industrial area – Western Industrial Area and north of City Hall to remain industrially zoned.
 - Proactive rezoning – concentrated areas along 494 and near Lyndale Avenue. One idea is to rezone portions of the Lyndale-American area to a hybrid industrial/commercial district. The areas between Wentworth Avenue and Pleasant Avenue, where there is already a strong mixture of residential and industrial uses to be potentially a live-work zoning district. Markegard said there is an intermingling of residential and industrial use, which has been considered an obstacle in the past. Recently, promoting live-work type uses has become more popular in some communities and may be a good fit in this area (for example, artists

or craftsmen and women that want to live adjacent to their studios). South of 86th Street to 97th Street along Lyndale Avenue could be a hybrid of industrial/retail mix. Solberg asked about the City standpoint on the railroad. Markegard said the City does not anticipate it will be terminated as it is important to the central industrial area. The Comprehensive Plan addresses a potential transitway or a rails-to-trails if it ever were to lose its function as a working railroad.

Goodrum suggested to look at the number of employees in industrial districts. How many jobs would be replaced with a retail use? Solberg also mentioned comparing industrial vs. retail wages. Goodrum liked the industrial zones along Lyndale remaining as is because retail along the corridor could lead to traffic and congestion. He asked if the rezoning and changes are occurring prior to the Comprehensive Plan update. Markegard said the plan feeds into the Comprehensive Plan update especially with respect to calling for the protection of certain industrial areas but rezoning would likely occur prior to completion of the Comprehensive Plan update.

Solberg suggested comparing trip generation between commercial and industrial. Can the system along Lyndale handle the changes?

Spiess noted the industrial areas along Lyndale Avenue should be more transitional. Bennett agreed and noted leave it up to the market to decide. Swanson recommended that Lyndale Avenue could act as a unique opportunity to be similar to Minneapolis, with residential on one side and a taproom on the other.

- Potential new zoning districts
 - o New industrial live/work zoning district
 - o New hybrid (industrial/retail) zoning district
 - o IT – innovation and technology – high tech manufacturing and clean industrial
- Outreach
 - o Focus group consisting of property owners, chamber of commerce, leasing professional commercial real estate development association to discuss and provide feedback
 - o Informational meeting

Batterson recommends also meeting with stakeholders one on one to discuss the market forces. Brokers can be a good source of information and may be more candid one on one.