Section 8

Implementation Element

Methods of Implementation

Comprehensive planning begins with creating a community vision and establishing guiding goals and strategies. Bloomington has taken that step through the *Imagine Bloomington 2025 Strategic Planning Process* and through the update of this plan. The next step involves bringing the vision into reality - actually implementing the plan. Implementation of this plan will be accomplished through a variety of means, including:

- Following the recommended strategies and actions included in each plan element;
- Completing and implementing the *Imagine Bloomington 2025 Strategic Plan*;
- Following the housing implementation program, which consists of the goals, strategies and actions included in Housing Element;
- Using Bloomington's *Combined Five-Year Community Investment Program* (CIP) to prioritize capital expenditures. The CIP is attached for the Metropolitan Council's review;
- Allocating resources through the annual budget process;
- Working with community residents, businesses, and organizations. Most of the resources and initiative needed to bring the community vision to reality will be supplied by the private sector;
- Implementing the recommendations of the many plans that work together with the *Comprehensive Plan*, including the *Parks Master Plan*, the *Alternative Transportation Plan*, the *Comprehensive Surface Water Management Plan*, the district plans, the *Water System Master Plan*, the *Water Emergency and Conservation Plan*, and the *Sanitary Sewer Policy Plan*;
- Enforcing the *Bloomington City Code*, which includes the zoning ordinance, subdivision regulations, planned development ordinances, shoreland standards, and other local official controls;
- Amending the existing local official controls as needed;
- Following the plan during day-to-day operations;
- Regularly evaluating implementation progress; and,
- Adjusting plans and programs to take into consideration changing circumstances.

Consistent Official Controls

As required by Minnesota Statute 473.859, Subd. 4, and to ensure conformity with metropolitan system plans, Bloomington has reviewed the consistency of its official controls with the *2030 Regional Development Framework*, the metropolitan system plans and the elements of the *Bloomington Comprehensive Plan*. Bloomington believes that its official controls are consistent with these plans. Therefore, no schedule is included beyond that outlined in the *Combined Five-Year Community Investment Program* (CIP).

Zoning Controls

The Metropolitan Council requires this comprehensive plan to include "a current zoning map and a description of zoning districts that includes allowable densities/intensity of use and lot sizes." Bloomington's zoning map (2008) is included in ***Figure 8.1***, *next page*. Note that the zoning map is frequently updated. The current zoning map is available on the City's website. The zoning districts are summarized in ***Table 8.1***, *below*.

Table 8.1 Bloomington Zoning Districts

		Density/Intensity		Lot Size
	Zoning District	**Min**	**Max**	**Min**
R-1	Predominant single family residential district. Allows institutional uses and allows multi-family uses under a planned development.	NA	NA	11,000 sq. ft.
R-1A	Large lot single family residential district.	NA	NA	1.5 acres
RS-1	Large lot single family residential district.	NA	NA	33,000 sq. ft.
R-4	Multiple family district.	NA	NA	11,000 sq. ft.
RM-12	Multiple family district.	8 u/ac	12 u/ac	40,000 sq. ft.
RM-24	Multiple family district.	12 u/ac	24 u/ac	40,000 sq. ft.
RM-50	Multiple family district.	20 u/ac	50 u/ac	80,000 sq. ft.
HX-R	High intensity mixed use district. Applies near LRT stations.	1.5 FAR	2.0 FAR	120,000 sq. ft.
RO-24	Residential-office district.	NA	24 u/ac	80,000 sq. ft.
RO-50	Residential-office district.	20 u/ac	50 u/ac	80,000 sq. ft.
SC	Conservation district.	NA	NA	NA
B-1	Neighborhood office district.	NA	0.5 FAR	25,000 sq. ft.
B-2	Neighborhood retail district.	NA	0.5 FAR	25,000 sq. ft.
B-4	Neighborhood commercial center district.	0.2 FAR	2.0 FAR	40,000 sq. ft.
C-1	Freeway office and service district.	0.4 FAR	1.0 FAR	120,000 sq. ft.
C-2	Freeway commercial district.	NA	0.5 FAR	80,000 sq. ft.
C-3	Freeway commercial center district.	0.5 FAR	1.0 FAR	200,000 sq. ft.
C-4	Freeway office district.	0.4 FAR	2.0 FAR	120,000 sq. ft.
C-5	Freeway mixed use district.	1.0 FAR	1.5 FAR	80,000 sq. ft.
CB	Central business district.	NA	NA	NA
B-3	General business district	NA	NA	NA
CR-1	Regional commercial district.	NA	1.0 FAR	2 acres
CO-0.5	Office district.	NA	0.5 FAR	120,000 sq. ft.
CO-1	Office district.	NA	1.0 FAR	120,000 sq. ft.
CS-0.5	Office/hotel district.	NA	0.5 FAR	120,000 sq. ft.
CS-1	Office/hotel district.	NA	1.0 FAR	120,000 sq. ft.
CO-2	Commercial office mixed use district.	NA	2.0 FAR	NA
CX-2	Mixed use district for the Mall of America Phase I site.	NA	2.0 FAR	NA
HX-2	Mixed use district for the Mall of America Phase II site.	NA	2.0 FAR	20 acres
FD-1	Freeway development district.	NA	NA	3 acres
FD-2	Freeway development district.	NA	NA	1 acre
I-1	Industrial park district.	NA	NA	3 acres
I-2	Limited industrial district.	NA	NA	2 acres
I-3	Industrial district.	NA	NA	NA
IP	Industrial park district.	NA	0.5 FAR	120,000 sq. ft.

Source: City of Bloomington.
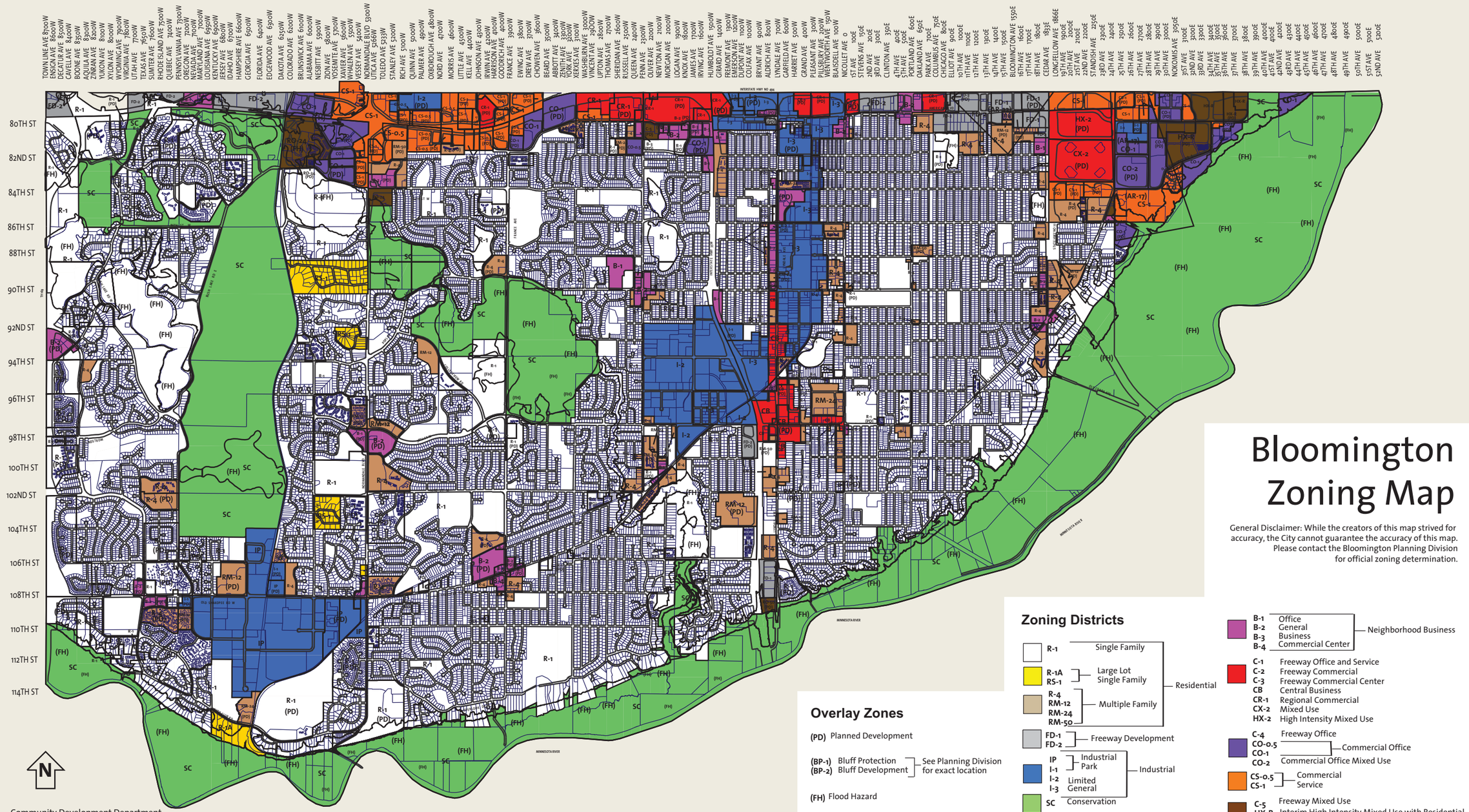
Figure 8.1 Bloomington Zoning Map