

Proposed zoning amendments are shown on *Figure 3.25, below*, and include:

- 1.** Rezoning of several parcels along I-494, Killebrew Drive, and the former Long Meadow Circle, to replace existing commercial zoning designations (CO-1 and CS-1) with the Freeway Commercial (C-4) commercial zoning designation adopted in 2006.
- 2.** Rezoning of ten parcels that make up the Runway Protection Zone (RPZ) to Freeway Office (C-4) to be consistent with adjacent properties along I-494. It is also recommended that the Planned Development (PD) overlay be eliminated, however the AR-17 Airport Runway Overlay District would remain in place.

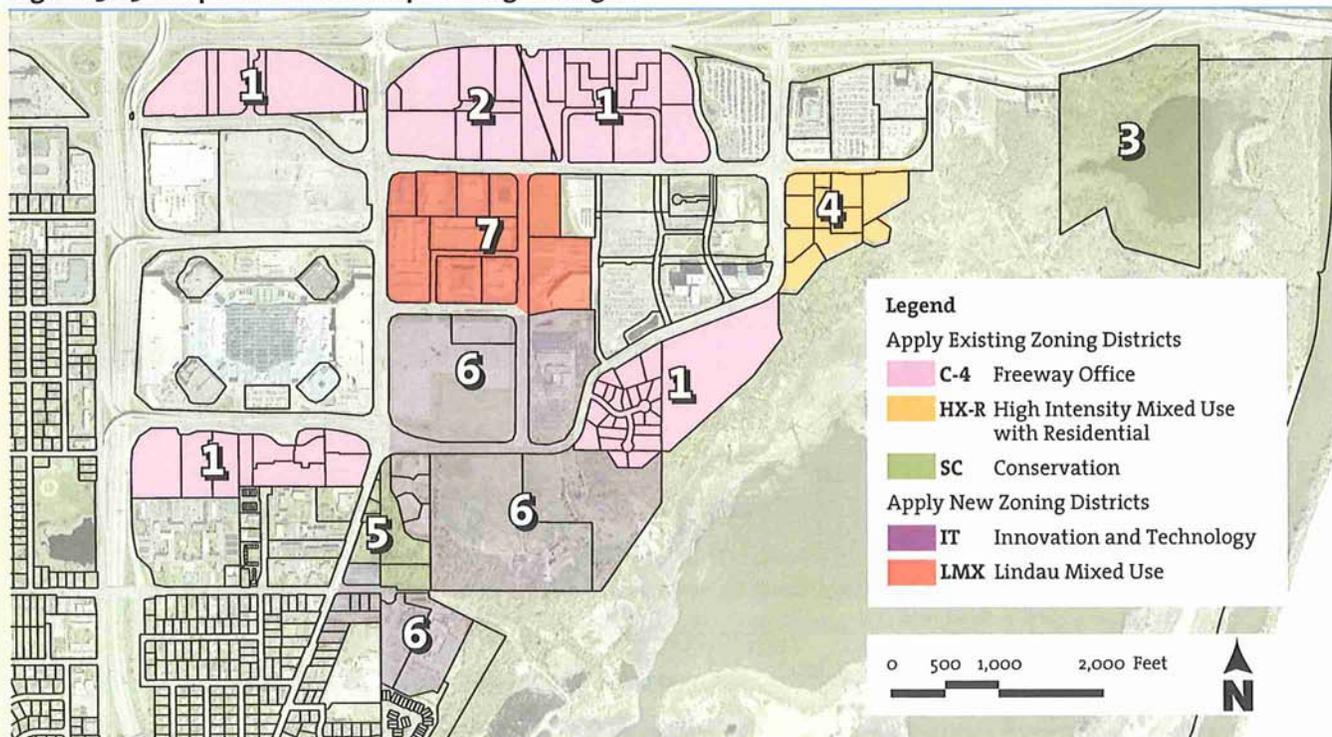
- 3.** Rezoning of a parcel owned by MnDOT located east of the MVNWR Headquarters to Conservancy (SC) to reflect its use and ensure it remains undeveloped.
- 4.** Rezoning of 10 parcels south of American Boulevard and east of 34th Avenue to High Intensity Mixed Use (HX-R) to be consistent with zoning on adjacent properties (i.e., BCS).
- 5.** Rezoning of seven parcels in and around the Forest Glen Park to Conservancy (SC) to accommodate a proposed new park and trail head, and to protect the ravine environment from intensive development.
- 6.** Creation of a new zoning district focused on “innovation” or high-tech type manufacturing. This new – Innovation and Technology (IT) –

zoning designation will be applied to 19 parcels; several of which are currently developed and/or used for high-tech manufacturing and fabrication (i.e., Polar Semiconductor and Cypress).

- 7.** Creation of a new zoning district to foster a higher density mix of office, hotel, retail, and services uses along Lindau Link. This new – Lindau Mixed Use (LMX) – zoning designation will be applied to ten (10) parcels abutting the new Lindau Link roadway.

Except as noted above, all existing overlay zoning districts will remain intact.

Figure 3.25 Proposed South Loop Zoning Changes



Source: Bloomington Planning Division, 2012.