



NOTICE OF PUBLIC HEARING

By the Planning Commission

WHY YOU ARE RECEIVING THIS NOTICE:

State Statute and/or City Code require notice to be given to surrounding property owners prior to consideration of certain applications. This notice provides information so that you may attend a public hearing or otherwise express your views regarding the proposal.

CASE FILE NUMBER:

PL2018-255

APPLICANTS:

Knox & American I LLC (developer/owner)
City of Bloomington Housing and Redevelopment Authority (owner)
City of Bloomington (owner)
KPS LLC (owner)
Morgan Circle LLC (owner)

PROPERTY ADDRESSES:

8049 and 8050 Morgan Circle; 8000 and 8100 Knox Avenue; 1901 and 1951 American Boulevard West; and 2000 West 82nd Street

PROPOSALS:

Rezone 1901 and 1951 American Blvd W, 8000 Knox Ave S, and 8049 Morgan Circle from C-5 to C-5(PD); Preliminary Development Plans for two four-story multiple-family residential buildings, a two-story restaurant, and an existing restaurant; Final Development Plans for two four-story multiple-family residential buildings totaling 248 units and a two-story restaurant; Conditional Use Permit for a restaurant; and a Type III Preliminary and Final Plat to create three lots and four outlots.

DATE, LOCATION, AND TIME OF HEARING:

Thursday, November 8, 2018, 6:05 p.m.
City Council Chambers - Bloomington City Hall
1800 West Old Shakopee Road
Bloomington, MN 55431

HOW YOU CAN PARTICIPATE:
(Please include Case File number above when corresponding)

1. Review application materials at www.blm.mn/plcase and enter "PL201800255" into the search box;
2. Submit a letter or e-mail to the contact below expressing your views;
3. Attend the hearing and give testimony about the proposal; and/or
4. Contact the Planning Division using the information below.

FURTHER INFORMATION:

Nick Johnson, Planner
1800 West Old Shakopee Road
Bloomington, MN 55431-3027
Phone: 952-563-8925 Email: nmjohnson@BloomingtonMN.gov

PROVIDING NOTICE TO TENANTS: If you are the registered owner or taxpayer of a property affected by this notice, and you lease or rent all or part of the property to other persons or businesses, the City Code requires you to notify each tenant or lessee. You may either post this Notice in a conspicuous place within the building or notify each tenant or lessee individually.

PROVIDING NOTICE TO OWNERS: If you are a tenant in a property affected by this Notice, please inform the owner or property manager that you have received this Notice of Hearing.

TENNESSEN WARNING: Please take notice that any written or email correspondence received by the City in relation to this case file will be classified as government data pursuant to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. Under the Data Practices Act, some or all of the data included in your correspondence is classified as public data, including your name, address, email address, phone number, and other personal information provided by you. Public data is available to anyone requesting it and consists of all data furnished in the correspondence. Please be advised that the correspondence will be added to the public case file, and to the public agenda materials for the Planning Commission and/or the City Council. These materials are available to the public and are posted on the City's website. The purpose and intended use of the information contained in your correspondence is to assist the Planning Commission and/or City Council in reaching a decision on the case file presented.



NOTICE OF PUBLIC HEARING

By the Planning Commission

Notice is hereby given the Bloomington Planning Commission will hold a public hearing on November 8, 2018, 6:05 p.m. in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, 55431, to consider the following matter: Applicant: Knox & American I LLC (developer/owner), City of Bloomington Housing and Redevelopment Authority (owner); City of Bloomington (owner); KPS LLC (owner); Morgan Circle LLC (owner); Addresses: 8049 and 8050 Morgan Circle; 8000 and 8100 Knox Avenue South; 1901 and 1951 American Boulevard West; and 2000 West 82nd Street; File #PL2018-255, Rezone 1901 and 1951 American Boulevard West, 8000 Knox Ave S., and 8049 Morgan Circle from C-5 to C-5(PD); Preliminary Development Plans for two four-story multiple-family residential buildings, a two-story restaurant, and an existing restaurant; Final Development Plans for two four-story multiple-family residential buildings totaling 248 units and a two-story restaurant; Conditional Use Permit for a restaurant; and a Type III Preliminary and Final Plat to create three lots and four outlots.

A full copy of Case File is available for review at www.blm.mn/plcase and enter "PL201800255" in the search box, or during regular business hours in the Community Development Department at the Bloomington Civic Plaza at the address listed above. For more information or to submit comments prior to the public hearing, contact Nick Johnson, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027. Direct dial (952) 563-8925 or Email: nmjohnson@BloomingtonMN.gov



NOTICE OF PUBLIC HEARING

By the Planning Commission and City Council

The Bloomington Planning Commission and City Council will hold public hearings in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, MN, to consider the following matter: Applicant: Knox & American I LLC (developer/owner), City of Bloomington Housing and Redevelopment Authority (owner); City of Bloomington (owner); KPS LLC (owner); Morgan Circle LLC (owner); Addresses: 8049 and 8050 Morgan Circle; 8000 and 8100 Knox Avenue South; 1901 and 1951 American Boulevard West; and 2000 West 82nd Street; File #PL2018-255, Rezone 1901 and 1951 American Boulevard West, 8000 Knox Ave S., and 8049 Morgan Circle from C-5 to C-5(PD); Preliminary Development Plans for two four-story multiple-family residential buildings, a two-story restaurant, and an existing restaurant; Final Development Plans for two four-story multiple-family residential buildings totaling 248 units and a two-story restaurant; Conditional Use Permit for a restaurant; and a Type III Preliminary and Final Plat to create three lots and four outlots.

Planning Commission public hearing date: November 29, 2018, 6:05 p.m.
City Council public hearing date: December 3, 2018, 7:00 p.m.

A full copy of Case File is available for review at www.blm.mn/plcase and enter "PL201800255" in the search box, or during regular business hours in the Community Development Department at the Bloomington Civic Plaza at the address listed above. For more information or to submit comments prior to the public hearing, contact Nick Johnson, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027. (952) 563-8925 or Email: nmjohnson@BloomingtonMN.gov

(Publish: November 15, 2018)

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Darlene MacPherson being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SC Bloomington

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 11/08/2018 and the last insertion being on 11/08/2018.

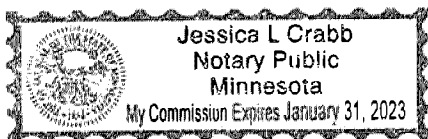
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: D MacPherson
Designated Agent

Subscribed and sworn to or affirmed before me on 11/08/2018 by Darlene MacPherson.

Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$34.45 per column inch

Ad ID 871150

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

Notice is hereby given the Bloomington Planning Commission will hold a public hearing on November 8, 2018, 6:05 p.m. in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, 55431, to consider the following matter: Applicant: Knox & American I LLC (developer/owner), City of Bloomington Housing and Redevelopment Authority (owner); City of Bloomington (owner); KPS LLC (owner); Morgan Circle LLC (owner); Addresses: 8049 and 8050 Morgan Circle; 8000 and 8100 Knox Avenue South; 1901 and 1951 American Boulevard West; and 2000 West 82nd Street; File #PL2018-255, Rezone 1901 and 1951 American Boulevard West, 8000 Knox Ave S., and 8049 Morgan Circle from C-5 to C-5(PD); Preliminary Development Plans for two four-story multiple-family residential buildings, a two-story restaurant, and an existing restaurant; Final Development Plans for two four-story multiple-family residential buildings totaling 248 units and a two-story restaurant; Conditional Use Permit for a restaurant; and a Type III Preliminary and Final Plat to create three lots and four outlots.

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Direct dial (952) 563-8925 or

Email:

njohnson@BloomingtonMN.gov

Published in the
Bloomington Sun Current
November 8, 2018
871150

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Darlene MacPherson being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SC Bloomington

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

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By: D MacPherson
Designated Agent

Subscribed and sworn to or affirmed before me on 11/15/2018 by Darlene MacPherson.

Jessica L Crabb
Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$34.45 per column inch

Ad ID 877770

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION AND CITY COUNCIL

The Bloomington Planning Commission and City Council will hold public hearings in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, MN, to consider the following matter: Applicant: Knox & American I LLC (developer/owner), City of Bloomington Housing and Redevelopment Authority (owner); City of Bloomington (owner); KPS LLC (owner); Morgan Circle LLC (owner); Addresses: 8049 and 8050 Morgan Circle; 8000 and 8100 Knox Avenue South; 1901 and 1951 American Boulevard West; and 2000 West 82nd Street; File #PL2018-255, Rezone 1901 and 1951 American Boulevard West, 8000 Knox Ave S., and 8049 Morgan Circle from C-5 to C-5(PD); Preliminary Development Plans for two four-story multiple-family residential buildings, a two-story restaurant, and an existing restaurant; Final Development Plans for two four-story multiple-family residential buildings totaling 248 units and a two-story restaurant; Conditional Use Permit for a restaurant; and a Type III Preliminary and Final Plat to create three lots and four outlots.

Planning Commission public hearing date: November 29, 2018, 6:05 p.m.

City Council public hearing date: December 3, 2018, 7:00 p.m.

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Email: nmjohnson@BloomingtonMN.gov

Published in the
Bloomington Sun Current
November 15, 2018
877770



NOTICE OF PUBLIC HEARING

By the City Council

The Bloomington City Council will hold a public hearing on May 20, 2019 at 7:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, Minnesota, 55431 to consider applications (PL2019-40 and PL2018-255) by Knox & American I LLC and the Bloomington Housing & Redevelopment Authority to:

- 1) Rezone 1901 and 1951 American Blvd West and 8049 Morgan Circle from C-5 to C-5(PD);
- 2) Approve Preliminary and Final Development Plans for two four-story multiple-family residential buildings with an existing restaurant;
- 3) Grant a variance to reduce the lot size and width of the proposed parcel at 8000 Knox Ave South and a platting variance to defer payment of park dedication fees for future development phases;
- 4) Approve Type III Preliminary and Final Plat to create three lots and four outlots for proposed parcel.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

(Publish 05/09/19)

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Elise Strecker being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 05/09/2019 and the last insertion being on 05/09/2019.

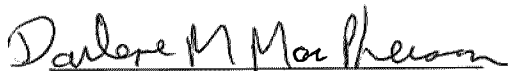
MORTGAGE FORECLOSURE NOTICES

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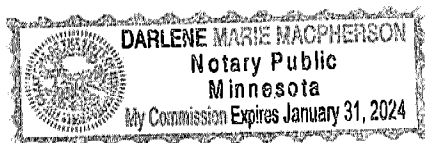
By: 

Designated Agent

Subscribed and sworn to or affirmed before me on 05/09/2019 by Elise Strecker.



Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$34.45 per column inch

Ad ID 933735

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL

The Bloomington City Council will hold a public hearing on May 20, 2019 at 7:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, Minnesota, 55431 to consider applications (PL2019-40 and PL2018-255) by Knox & American I LLC and the Bloomington Housing & Redevelopment Authority to:

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Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Published in the
Sun Current
May 9, 2019
933735

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Elise Strecker being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

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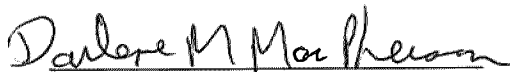
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By: 

Designated Agent

Subscribed and sworn to or affirmed before me on 05/09/2019 by Elise Strecker.


Notary Public



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Ad ID 933735

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Published in the
Sun Current
May 9, 2019
933735