



# NOTICE OF PUBLIC HEARING

## By the City Council

Notice is hereby given the Bloomington City Council will hold a public hearing on July 23, 2018, 7:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, 55431, to consider the following matter:  
Applicant: Opus Development Company LLC (developer), LTF Real Estate Company (owner); Address: 6701 W 78th Street. File #PL2018-191, Rezone 6701 W. 78th Street from C-4(FH) to C-4(PD)(FH), conditional use permit for a residential care facility in the C-4 zoning district, and preliminary and final development plans for a four-story, 186-unit residential care and senior living facility with a 100-person day care.

A full copy of Case File is available for review at [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL201800191" 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](mailto:nmjohnson@BloomingtonMN.gov).



# NOTICE OF PUBLIC HEARING

## By the Planning Commission

Notice is hereby given the Bloomington Planning Commission will hold a public hearing on June 28, 2018, 6:05 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, 55431, to consider the following matter: Applicant: Opus Development Company LLC (developer), LTF Real Estate Company (owner); Address: 6701 W 78th Street. File #PL2018-191, Rezone 6701 W. 78th Street from C-4 to C-4(PD), conditional use permit for a residential care facility, and preliminary and final development plans for a four-story, mixed use building with daycare facility and a 186-unit independent and assisted senior living facility.

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# NOTICE OF PUBLIC HEARING

## By the City Council

**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:**

PL2018-191

**APPLICANT:**

Opus Development Company LLC (developer)  
LTF Real Estate Company (owner)

**PROPERTY ADDRESS:**

6701 W 78th Street

**PROPOSAL:**

Rezone 6701 W. 78th Street from C-4(FH) to C-4(PD)(FH), conditional use permit for a residential care facility in the C-4 zoning district, and preliminary and final development plans for a four-story, 186-unit residential care and senior living facility with a 100-person day care.

**DATE, LOCATION, AND TIME OF HEARING:**

07/23/2018, 7:00 PM  
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](http://www.blm.mn/plcase) and enter "PL201800191" 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](mailto: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.



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**DATE, LOCATION, AND TIME OF HEARING:**

06/28/2018, 6:05 PM  
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)

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2. Submit a letter or e-mail to the contact below expressing your views;
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# AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA ) ss  
COUNTY OF HENNEPIN

Jessica Crabb 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

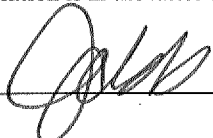
with additional circulation in the counties of:  
HENNEPIN

and has full knowledge of the facts stated below:

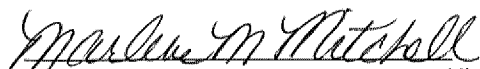
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 07/12/2018 and the last insertion being on 07/12/2018.

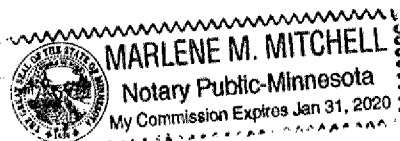
## MORTGAGE FORECLOSURE NOTICES

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:  Designated Agent

Subscribed and sworn to or affirmed before me on 07/12/2018 by Jessica Crabb.

  
Notary Public



### Rate Information:

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

\$34.45 per column inch

Ad ID 832960

## CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL

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Published in the  
Bloomington Sun Current  
July 12, 2018  
832960

# 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 06/14/2018 and the last insertion being on 06/14/2018.

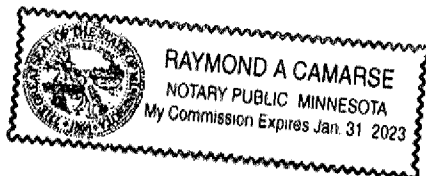
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By: D. MacPherson  
Designated Agent

Subscribed and sworn to or affirmed before me on 06/14/2018 by Darlene MacPherson.

[Signature]  
Notary Public



## Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:  
\$34.45 per column inch

Ad ID 825189

## 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 June 28, 2018, 6:05 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, 55431, to consider the following matter: Applicant: Opus Development Company LLC (developer), LTF Real Estate Company (owner); Address: 6701 W 78th Street File #PL2018-191, Rezone 6701 W. 78th Street from C-4 to C-4(PD), conditional use permit for a residential care facility, and preliminary and final development plans for a four-story, mixed use building with daycare facility and a 186-unit independent and assisted senior living facility.

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Published in the  
Bloomington Sun Current  
June 14, 2018  
825189