



# NOTICE OF PUBLIC HEARING

## By the Planning Commission

The Bloomington Planning Commission will hold a public hearing on January 10, 2019, 6:05 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, MN, 55431 to consider File #PL2018-394, Comprehensive Plan Map Amendment to rezone 5501 and 5601 American Boulevard West from Office to High Density Residential; Rezone the base zoning of 5501 and 5601 American Boulevard West from C-4 to RM-50; Major Revision to the Preliminary Development Plan for a two-phase senior assisted living and senior independent living development; Major Revision to the Final Development Plans for a four-story, 108-unit senior assisted living facility; and a Conditional Use Permit for a 108-unit residential care facility located at 5501 American Boulevard West. Applicant: United Properties (developer), United Land LLC (owner); Address: 5601 and 5501 American Boulevard West.

Review information and materials at [www.blm.mn/notices](http://www.blm.mn/notices). For more information or to submit comments, contact Mike Centinario, Planner, (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

(Publish 12/27/18)



# 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:**

PL2018-394

**APPLICANT:**

United Properties (developer)  
United Land LLC (owner)

**PROPERTY ADDRESSES:**

5501 and 5601 American Boulevard West

**PROPOSAL:**

Comprehensive Plan Map Amendment to reguide 5501 and 5601 American Boulevard West from Office to High Density Residential; Rezone the base zoning of 5501 and 5601 American Boulevard West from C-4 to RM-50; Major Revision to the Preliminary Development Plan for a two-phase senior assisted living and senior independent living development; Major Revision to the Final Development Plans for a four-story, 108-unit senior assisted living facility; and a Conditional Use Permit for a 108-unit residential care facility located at 5501 American Boulevard West.

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

01/10/2019, 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)**

1. Review application materials at [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL201800394" 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:**

Mike Centinario, Planner  
1800 West Old Shakopee Road  
Bloomington, MN 55431-3027  
Phone: 952-563-8921 Email: [mcentinario@BloomingtonMN.gov](mailto:mcentinario@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 City Council

The Bloomington City Council will hold a public hearing on February 4, 2019, 7:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, MN, 55431 to consider File #PL2018-394, Comprehensive Plan Map Amendment to reguide 5501 and 5601 American Boulevard West from Office to High Density Residential; Rezone the base zoning of 5501 and 5601 American Boulevard West from C-4 to RM-50; Major Revision to the Preliminary Development Plan for a two-phase senior assisted living and senior independent living development; Major Revision to the Final Development Plans for a four-story, 108-unit senior assisted living facility; and a Conditional Use Permit for a 108-unit residential care facility located at 5501 American Boulevard West. Applicant: United Properties (developer), United Land LLC (owner); Address: 5601 and 5501 American Boulevard West.

Review information and materials at [www.blm.mn/notices](http://www.blm.mn/notices). For more information or to submit comments, contact Mike Centinario, Planner, (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

(Publish 1/24/19)

# 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 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 01/24/2019 and the last insertion being on 01/24/2019.

## 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 01/24/2019 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 898377

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

The Bloomington City Council will hold a public hearing on February 4, 2019, 7:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, MN, 55431 to consider File #PL2018-394, Comprehensive Plan Map Amendment to reguide 5501 and 5601 American Boulevard West from Office to High Density Residential; Rezone the base zoning of 5501 and 5601 American Boulevard West from C-4 to RM-50; Major Revision to the Preliminary Development Plan for a two-phase senior assisted living and senior independent living development; Major Revision to the Final Development Plans for a four-story, 108-unit senior assisted living facility; and a Conditional Use Permit for a 108-unit residential care facility located at 5501 American Boulevard West. Applicant: United Properties (developer), United Land LLC (owner); Address: 5601 and 5501 American Boulevard West.

Review information and materials at [www.blm.mn/notices](http://www.blm.mn/notices). For more information or to submit comments, contact Mike Centinario, Planner, (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

Published in the  
Sun Current  
January 24, 2019  
898377

# 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 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 12/27/2018 and the last insertion being on 12/27/2018.

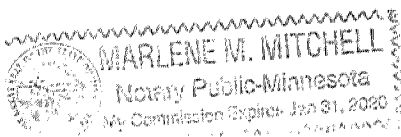
## MORTGAGE FORECLOSURE NOTICES

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 12/27/2018 by Darlene MacPherson.

Marlene M Mitchell  
Notary Public



### Rate Information:

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

\$34.45 per column inch

Ad ID 890348

## CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on January 10, 2019, 6:05 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, MN, 55431 to consider File #PL2018-394, Comprehensive Plan Map Amendment to reguide 5501 and 5601 American Boulevard West from Office to High Density Residential; Rezone the base zoning of 5501 and 5601 American Boulevard West from C-4 to RM-50; Major Revision to the Preliminary Development Plan for a two-phase senior assisted living and senior independent living development; Major Revision to the Final Development Plans for a four-story, 108-unit senior assisted living facility; and a Conditional Use Permit for a 108-unit residential care facility located at 5501 American Boulevard West. Applicant: United Properties (developer), United Land LLC (owner); Address: 5601 and 5501 American Boulevard West.

Review information and materials at [www.blm.mn/notices](http://www.blm.mn/notices). For more information or to submit comments, contact Mike Centinario, Planner, (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

Published in the  
Sun Current  
December 27, 2018  
890348