



Revised April 10, 2019

**MEMORANDUM**

**Project Name:** Knox & American Apartments

**Project No:** 219507

**Submitted By:** Neil Reardon

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PLANNING COMMISSION DEVELOPMENT REVIEW

**KNOX & AMERICAN, FORMAL DRC REVIEW**

August 8, 2018

**Property Owners:**

Knox and American 1, LLC  
1000 West 80<sup>th</sup> Street  
Bloomington, MN 55420

Bloomington HRA  
1800 Old Shakopee Road  
Bloomington, MN 55431

**Developers/  
Applicants:**

Stuart Development Corporation (StuartCo)  
1000 West 80<sup>th</sup> Street  
Bloomington, MN 55420

United Properties Investments, LLC  
651 Nicollet Mall, Suite 6034  
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**Prepared by:**

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## OVERVIEW OF THE PROPOSED DEVELOPMENT

The Applicants are proposing to construct a mixed-use development that represents a third phase of the Penn & American development which began in 2008 with Phase I and continued in 2014 with Phase II. This new development will be comprised of two parcels. The north west parcel will hold the existing Red Lobster restaurant and a reconfigured parking lot. The southern parcel will house 248 moderately priced market rate rental apartments. Of which include approximately 50 units that will be designated as work force affordable under Bloomington's affordable housing criteria. The apartments will be built in two buildings, each of varying heights. As with the previous phases of Penn & American, the apartment buildings with their first-floor public lobbies will address the District's primary pedestrian Street; 80 ½ Street.

The northwest parcels and the southern site will be separated by an extension of the existing 80 ½ Street, connecting Morgan Circle and Knox Avenue. 81<sup>st</sup> Street on the south side of the site will be extended to Knox Avenue and Morgan Circle will be extended south to intersect with the new 81<sup>st</sup> Street. The ROW's at the NE site will be modified to accommodate the Orange Line BRT station and turn-out. The site areas of the three lots listed below are net of the new ROW's for 80 ½ Street, 81<sup>st</sup> Street Morgan Circle modifications and American/Knox modifications.

### 1. Site Area;

• NW Site	Lot 1, Block 1	Existing Restaurant	approximately 72,675 SF	1.67 acres
• South Site	Lot 1, Block 2	Rental Apartments	approximately 189,539 SF	4.35 acres
• Total; All Site			approximately 262,214 SF	7.89 acres

### 2. Proposed Uses, Floor Areas and FAR

• NW site	Existing Restaurant	8,536 GSF	0.12 FAR
• South site	Rental Apartments	264,054 GSF	1.39 FAR
• Total; All Uses		272,590 GSF	1.04 FAR

The applicants are requesting flexibility in the following areas.

### 1. Section 21.302.09; Non-Residential Uses Required in the C-5 district

The minimum required non-residential floor area is 25%. This plan reflects a minimum non-residential floor area of 7.4 %

• Residential Uses	264,054 GSF	96.87 %
• Existing Restaurant	8,536 GSF	3.13 %
• Total; All Uses	272,590 GSF	100.00 %

### 2. Section 21.301.06; Parking and Loading Requirements

As with previous Phases of the Penn & American Redevelopment, the Applicants are seeking flexibility the residential parking requirements specified in the Ordinance.

*For the residential portion, they request approval of a parking ratio of “one car per bedroom” plus 9 cars in the public realm to accommodate guests or employees. The current plan shows 376 parking stalls on the residential portions of the site (258 stalls on site, 83 stalls on West 80 ½ Street, 12 stalls on Morgan, and 23 stalls on West 81<sup>st</sup> Street) to accommodate 342 bedrooms in the two buildings.*

*For the entire site the parking requirements require 555 spaces for the entire site, 491 spaces are proposed. Flexibility is requested for the 64 spaces the site is lacking overall.*

*For the residential property 248 parking spaces are required to be fully enclosed garage spaces; 194 fully enclosed garage spaces are proposed. Flexibility is requested for the 54 spaces the enclosed garage areas that is deficient.*

*The Penn-American Phase 3 Parking Study summarizes that the parking supplies proposed will be adequate based on the ITE Parking Generation Manual Method and the Local Parking Model Method for both of the development alternatives studied.*

**3. Section 21.302.09 (d)(7); Storage outside the units**

The Applicants seek flexibility in the methods by which they provide storage for their tenants. They propose to provide multiple storage options from which tenants may choose that which best suits their individual needs. When considered as a whole, the proposed options will satisfy the intent of the Ordinance by providing storage for all tenants who want it. Among the options available to the tenants include:

- *Large bicycle storage rooms providing lockable storage in the basement of each building.*
- *Outside-of-unit storage lockers at 96 cu. ft. complying with the Ordinance in rooms located outside the units.*
- *Large storage closets located within some of the units. These closets will be 96 cu. ft. or more.*
- *Wall Mounted storage cages located over the hoods of cars.*

**4. Section 21.301.02 (e)(6); Zoning District Setbacks**

It is the intent of the zoning code to place buildings close to the street in mixed-use districts. Exemptions may be allowed through the PUD process for sites with multiple street frontages.

*Exception is requested for the multifamily buildings which encroach upon the 10' minimum building setback along West 81<sup>st</sup> Street. Balconies are slightly over 1' away from the property line while other portions of the building face come within 2' of the property line.*

**5. Section 19.63.08 (c)(1) Exterior Materials and Finishes**

It is the applicants' intent to comply with the Ordinance and provide 30-year finishes for at least 85% of all materials on the primary elevations of both residential buildings. Primary elevations are those which face Morgan Circle, Knox Avenue, 80-1/2 Street, 80<sup>th</sup> Street and the Parking Court.

*The applicants request approval of exterior material which provide a minimum of 20-year finishes on the secondary elevations which face the interior courtyards. See drawings for material percentage calculations.*

6. **Section 21.301.03 (b)(1)(A);** *We do not anticipate that the proposed design will comply with the requirement for 50% glass between 2 and 10 feet above the first floor elevation on the primary (80-1/2 Street) façade. Due to the programming of primarily residential spaces along this façade of the building achieving 50% glazing will be a logistically difficult. Additionally, due to grade changes along 80-1/2 Street we do not anticipate that the lower portion of the façade below level 1 will be able to be glazed at 50%, thus greening or other aesthetic approaches will be explored.*
7. **Section 21.301.03 (b)(1)(B);** *We anticipate that the proposed design will comply with the requirement for 25% glass between 2 and 10 feet above the first floor elevation on the secondary façade of Knox Avenue and Morgan Circle.*
8. **Section 21.301.06 (c)(2)(H); Parking Islands**  
*In the parking courtyard between buildings, the Applicants are requesting flexibility in the placement of a parking island at the north end of the middle rows. Rather than placing an 8 x 15 island at the end of each row, the applicant proposes to provide a 20 x 190 island between the two rows. The north end will still be defined by raised curbs. See site plans for details of these design conditions.*

#### DEVELOPMENT APPLICATION REQUESTED ACTIONS

The requested actions for the Penn American Phase III (Knox & American Development - PL201800339) Application will be as follows:

##### Amended Applications

- Preliminary Development Plan (amended Lot 2, Block 1)
- Final Development Plan (amended Lot 2, Block 1)
- Rezoning (amended to remove Lot 2, Block 1 from PUD)

##### New Applications

- Variance on lot size under 80,000 SF (Lot 2, Block 1 is approximately 78,691 SF due to American Blvd widening)
- Variance on minimum lot width less than 250' (Lot 2, Block 1 is approximately 191.74' along Knox Avenue)
- Platting Variance (Park dedication fee for 8000 Knox to be delayed until permit for that site)

**The Development Application for the Knox & American Development will adhere to the following proposed approval schedule:**

Pre-Application Meeting– hotel (PL201800176 completed)	May 22, 2018
Pre-Application Meeting– restaurant (PL201800339 completed)	October 2, 2018
Formal DRC Meeting – restaurant (PL201800339 completed)	October 16, 2018
Planning Commission Hearing (continued, lack of notice)	November 8, 2018
Planning Commission Hearing (completed)	November 29, 2018
City Council Meeting (continued)	December 3, 2018
Submit Development Application to the City	March 20, 2019

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**The Development Application will include the following:**

- Development Application – wet signature copy to be delivered to the City of Bloomington by Wednesday, March 20, 2019
- Development Application Fees – are being coordinated by Ryan Dunlay with Stuart Co and will be paid by Wednesday, March 20, 2019
 

Amended Preliminary Development Plan	\$415
Amended Final Development Plan	\$830
Amended Rezoning	\$830
Variance on lot size under 80K	\$610
Platting Variance	\$610
Total	\$3,295
- Alliant has prepared a parking study that reviewed the proposed parking for the development and remains applicable for the amended application.
- Development Application documents will be uploaded to the City of Bloomington's CityView Portal on Wednesday, March 20, 2019 by 2:00 PM:
  - Project Narrative – ESG Architects
  - Civil Engineering Plans – Kimley-Horn and Associates, Inc.
  - Landscape Architecture Plans – Kimley-Horn and Associates, Inc.
  - Site Lighting Plans – Brandon Smith, LC
  - Architectural Plans – ESG Architects