

**PALACIO DEL SOL APARTMENTS – NEW BUILDING ADDITION  
9101 OLD CEDAR AVENUE  
BLOOMINGTON, MN 55425****Owner:**

PHD Properties  
P.O. Box 5093  
Hopkins, MN 55343

**Contact:**

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**Architect:**

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**Civil Engineer**

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**Contact:**

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**PROJECT DESCRIPTION:**

The proposed project will add a 4-story 32 unit apartment building adjacent to the existing Palacio Del Sol Apartments. This new building will be located on the northeast portion of the site with its lobby entrance facing Old Shakopee Road. Its underground parking entrance will be adjacent to the current garage entrance to the existing apartment building.

The new dog legged shaped building will have 31 below grade enclosed parking stalls. The lower level parking will also contain storage lockers and the trash room. Above grade, floors 1 - 4 will consist of four one bedroom and four 2 bedroom stacking apartment units each having their own balconies.

Amenity space will include a new outdoor pool located in the courtyard space created by the new building that is accessed from both the new building and the existing large outdoor patio.

**ZONING ACTION:**

The present zoning is not up to current zoning regulations for the City of Bloomington. Therefore we will need to rezone the property from R-4 to RM-50.

**SIDEWALK PETITION WAIVER:**

This proposal request a sidewalk petition waiver relating to the sidewalks along Old Shakopee Road, Along old Cedar Avenue to the north of the northern entrance drive and south of the southern entrance drive. Sidewalks will be installed when the neighboring properties are redeveloped and/or when a more district wide reworking of sidewalks is proposed.

**EXISTING SITE AREA:**

101,237 SF  
2.33 acres

**PROPOSED BUILDING DATA:**

GARAGE:	11,853 sf
1 <sup>ST</sup> FLOOR:	8,990 sf
2 <sup>ND</sup> FLOOR:	8,990 sf
3 <sup>RD</sup> FLOOR:	8,990 sf
4 <sup>TH</sup> FLOOR:	8,990 sf
Total:	47,813 sf
	35,960 sf w/o garage

**UNIT COUNT:**

EXTG:	STUDIO	5
	1 BDRM	24
	2 BDRM	17
		47 units
NEW:	1 BDRM	16
	2 BDRM	16
		32 units
TOTAL UNITS:		79 Units

**PARKING DATA:**

PARKING CALCULATION:  
(1.8:1 BDRM AND 2.2:2 BDRM)

$$(45 \times 1.8) + (34 \times 2.2) = 155.8 \text{ REQUIRED}$$

PROVIDED:

EXISTING GARAGE:	48 Stalls
NEW GARAGE:	31 Stalls
EXISTING SURFACE:	44 Stalls
NEW SURFACE:	33 Stalls
TOTAL:	156 Stalls (6 ADA & 150 STANDARD)

**CONSTRUCTION SCHEDULE:**

We are proposing a spring 2017 start date with an estimated construction schedule of approximately 12 months.