



January 8, 2020

To: Planning Commission & City Council of the City of Bloomington

Dear Planning Commission and City Council members,

The Geneva Suites corporate office is hoping to occupy the Hoyt property located at 8100 Old Cedar Avenue South, Unit 105 for both office and kitchen use. Of the 9,999 square feet available, approximately 85 percent would be used for office and 15% would be used for kitchen space.

Our business model provides residential care to seniors at our various Geneva Suites home locations in the south metro. Our vision was to create an opportunity for our Caregivers in the homes to focus on actual caregiving rather than preparing and creating meals. Currently, our chef prepares lunches and dinners at a commercial kitchen for the seniors living in our homes. Although this is an important function of our business, the nature of this part of the operation is very limited in scale. The Chef primarily focuses on meal preparation, heating instructions, creative serving techniques, and food safety tips for our Caregiver employees. The kitchen is utilized for cold storage, limited oven and cooktop use (no deep frying), washing of fruits and vegetables, and prep space.

Due to the fact that the food prepared in the proposed kitchen would be transported and consumed off-site in each of our locations, the proposed kitchen use is more consistent with a catering business or prep kitchen use than “private food service” as defined in the City Code. Under the current regulations of the zoning ordinance, a catering business would currently not be allowed or permitted in the B-1 zoning district, the applicable zoning for 8100 Old Cedar Avenue South.

We understand that the City’s Planning Division is currently working on an ordinance to update performance standards and use designations for restaurants and other food related uses, such as catering businesses and food trucks. The **draft** ordinance currently defines catering business as such:

**Catering Business.** *A business that prepares food and beverages to be delivered off premises for consumption at a social, business, or civic function, with or without service at the function, and with no retail sales of individual meals. Delivery of individual meals is not considered a catering function.*

Based on the draft definition of catering businesses, we believe our proposed Limited Use designation would fall into this category. Our food preparation is limited and there would be little to no impact on adjoining properties. The draft ordinance does not currently allow catering businesses in the B-1 zoning district.

We would like to request that catering businesses be made a Conditional Limited Use in the B-1 zoning district. Under the regulations of the Zoning Code, Conditional Uses are required to get conditional use permits under the provisions of Section 21.501.04 of the City Code ([www.code.blm.mn/21.501.04](http://www.code.blm.mn/21.501.04)) prior to operation. In addition, a Limited Use is defined as follows in the Code:

**LIMITED USE.** A subordinate use that does not constitute more than 25% of the total floor area in a building.

We understand that by requesting that a catering business be a conditional limited (CL) use in the B-1 zoning district, the use would require a conditional use permit and be limited to 25% or less of floor area of any building in the B-1 zoning district. The Geneva Suites would satisfy this criterion as well.

If you have any questions about our business model, please contact me either by email [REDACTED] or by calling me direct at [REDACTED]. Thank you for your time and consideration. We look forward to working with you.

Sincerely,



Scott Hemenway

Visionary/CEO

The Geneva Suites

[www.TheGenevaSuites.com](http://www.TheGenevaSuites.com)



January 15, 2020

Mr. Shawn James  
Planner  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431

Re: 8100 Old Cedar Avenue South

Dear Mr. James:

We support the application of Geneva Suites for a Conditional Limited Use Permit at our property. The tenant's use of the kitchen will be very limited. I have discussed with our other tenants, who do not have any issue with Scott's use.

We have owned the property for two (2) years, and have invested over \$2 million restoring the building to stabilized occupancy, after ADP's decision to downsize from 62,000 SF to 17,000 SF. With long term tenants like ADP, First Service Residential and Geneva Suites, we're very pleased the property is updated and functional for the next decades.

Geneva Suites provides a great service to our community by providing medium to long - term care options for our seniors. I'm hoping we can welcome them to our building this Spring.

Please share my support with the Council and the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven B. Hoyt', is written over a faint, illegible typed name.

Steven B. Hoyt  
CEO