

INTER-OFFICE CORRESPONDENCE

Date: December 11, 1985
To: Robert A. Mood, Manager of Building and Inspection
From: Rick Geshwiler, Director of Planning
Subject: LETTER OF TRANSMITTAL
Case 9243A-85 - Amend Comprehensive Plan
Case 9243B-85 - Rezone

At its regular meeting of December 9, 1985 the City Council adopted a resolution amending the Comprehensive Plan for the Southtown area to show Mixed Use for land use designation.

At the same meeting the Council adopted an ordinance rezoning properties in the Southtown area from FD-1, B-2 and B-3 to to CR-1 (Regional Commercial).



Rick Geshwiler
Director of Planning

jb

9243 A 85

9243 B 85



2215 West Old Shakopee Road • Bloomington, Minnesota 55431-3096 • (612)948-8700 • TDD (612)948-8740

October 17, 1994

Bill Ward
Jim Lupients Harold Chevrolet
1601 Southtown Drive
Bloomington, Minnesota 55431

RE: Case 8972A-94

Dear Mr. Ward:

On October 14, 1994, the Director of Community Development administratively approved the revised final site plan and building plans for a fascia addition and light bar at 1601 Southtown Drive.

Should you have any questions regarding this action, please contact Robert Sharlin at (612) 948-8925.

Sincerely,

A handwritten signature in black ink that reads 'Bob Hawbaker'.

Bob Hawbaker
Senior Planner

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8972 A 94

September 12, 1995

Bill Ward
Jim Lupients Harold Chevrolet
1601 Southtown Drive
Bloomington, Minnesota 55431

RE: Case 8972A-95

Dear Mr. Ward:

On September 12, 1995 the Director of Community Development administratively approved the revised final site plan and building plans for a parking and display area for an existing auto dealership at 1601 Southtown Drive.

Should you have any questions regarding this action, please contact Robert Sharlin at (612) 948-8925.

Sincerely,



Bob Hawbaker
Senior Planner

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November 3, 1997

Mr. Scott Hoelscher
U.S. West Wireless
426 North Fairview Ave., Ste. 101
St. Paul, MN 55104

RE: Case 8972B-97

Dear Mr Hoelscher:

As set forth in City Code Section 19.63.05 (l), the Planning Manager has administratively approved a minor revision to final site and building plans to allow colocation of PCS antennas on an existing NSP power line support structure located at 1601 Southtown Drive in Bloomington subject to the following conditions of approval:

- 1) In the event that the proposed facility causes interference with a public safety communication system, the applicant shall eliminate such interference;
- 2) The antennas shall comply with all Federal Communications Commission requirements regarding radio frequency emissions;
- 3) The antennas and associated support devices shall be painted to match the existing NSP tower;

and subject to the following Code requirement:

- 1) The applicant shall notify the Bloomington Chief of Police that service is about to commence at least ten days before the commencement of service and shall allow the City and County to spot test for interference problems during the testing process. The applicant will be required to switch between the transmit and standby modes during the test (Sec. 19.63.05 (m)).

Should you have any questions regarding this action, please contact Glen Markegard at (612) 948-8923.

Sincerely,

A handwritten signature in cursive script that reads 'Clark Arneson'.

Clark Arneson
Planning Manager

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July 30, 2012

Mr. Rick Lupient
750 Pennsylvania Avenue
Golden Valley, MN 55426

RE: Case 8972B-12
1601 Southtown Drive and 1700 American Boulevard West

Dear Mr. Lupient:

As set forth in the City Code Section 21.501.01(c)(1), I have approved a minor revision to Final Site Plans and Building Plans for exterior building changes and minor site alterations at 1601 Southtown Drive and 1701 American Boulevard West subject to the following conditions:

1. Exterior building revisions must be limited to those shown on the plans approved in Case 8972B-12;
2. Approved ACM (aluminum composite panels) must be Alcoa Reynobond Panels of 4mm thickness, a 0.020 inch face sheet thickness and have a Kynar 500 panel finish and be used only as shown on the plans approved in Case 8977B-12;
3. The entry arch shall be attached to the existing building and have connecting roof as shown on approved plans in Case 8972B-12;
4. Site revisions are limited to the removal of the three nonconforming parking spaces in the east service entry drive; and
5. New signage must be in accordance with Section 19.22 of the City Code.

Should you have any questions regarding this action, please contact Galen Doyle, Planner at (952) 563-8924.

Sincerely,

Glen Markegard,
Planning Manager

cc: K.G. Nordby
NAI Architects, Inc.
1959 Sloan Place, Suite 100
Maplewood, MN 55117

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September 28, 2012

Bloomington Southtown Props.
Attn: Mr. Jeff Lupient
750 Pennsylvania Avenue
Golden Valley, MN 55426

RE: Case 8972D-12
1601 Southtown Drive and 1700 American Boulevard West

Dear Mr. Lupient:

As set forth in the City Code Section 21.501.01(c)(1), I have approved a minor revision to Final Site Plans and Building Plans for a repositioning of the previously approved two overhead service entry doors and a personnel door on the east elevation of the building and three accessible parking spaces at the east building entry at 1601 Southtown Drive and 1701 American Boulevard West subject to the following conditions:

1. Exterior building revisions must be limited to the provision and positioning of the two overhead doors and one personnel door at the east entry to service area as shown on the plans approved in Case 8972D-12;
2. Exterior finish materials around the new overhead doors and personnel door must be stucco and the ACM panels as approved in Case 8972B-12;
3. Site revisions are limited to the addition of three accessible parking spaces as shown on the approved site plan in Case 8972D-12; and
4. All applicable Conditions of Approval from Case 8972B-12 remain in effect.

Should you have any questions regarding this action, please contact Galen Doyle, Planner at (952) 563-8924.

Sincerely,

Glen Markegard,
Planning Manager

cc: K.G. Nordby
NAI Architects, Inc.
1959 Sloan Place, Suite 100
Maplewood, MN 55117

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October 10, 2012

Lupient Chevrolet of Bloomington
Attn: Mr. Jeff Lupient, President
750 Pennsylvania Avenue South
Golden Valley, MN 55426

NAI Architects
Attn: Mr. Ken Nordby
1959 Sloan Place, Suite 100
Maplewood, MN 55117

RE: Case 8972E-12

Dear Sirs:

As set forth in City Code Section 21.501.01 (c), I administratively approved a minor revision to the Final Site and Building Plans for resurfacing the remaining existing brick exterior finish material of the building with Portland Cement Stucco at 1601 Southtown Drive and 1700 American Boulevard West subject to the following conditions:

1. Resurfacing of the building exterior is limited to the brick exterior finish material on the four elevations of the building as shown on the Plans approved in Case 8972E-12;
2. The resurfacing material must be Portland Cement Stucco as shown on the plans approved in Case 8972E-12;
3. Any color, including the proposed "white", must be integral to the stucco and not a paint or coating applied to a natural colored stucco; and
4. All other Conditions of Approval for previously approved revisions to the east elevation of the building in Cases 8972B-12 and 8972D-12 remain in effect.

Should you have any questions regarding this action, please contact Galen Doyle, Planner at (952) 563-8924.

Sincerely,

Glen Markegard
Planning Manager

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January 27, 2015

RE: Case 10940ABCDGHI-14

To File:

At its regular meeting of January 26, 2015, the City Council adopted an ordinance rezoning the following properties:

- 1600 and 1700 West 82nd Street and 8101 Knox Avenue South [*Southpoint Office Center*] from CO-1 (Commercial Office) to C-4 (Freeway Office)(Case 10940A-14);
- 8100 Knox Avenue South [*Knox Landings*] from R-1 (Single-Family Residential) to RM-50 (Multiple-Family Residential)(Case 10940B-14);
- 8100 Penn Avenue South [*Southtown Office Park*] from CO-0.5 (Commercial Office) to C-4 (Freeway Office) and B-1 (Neighborhood Office)(Case 10940C-14);
- 8000 and 8040 Penn Avenue South [*Bloomington Chrysler Jeep*] from B-3 (General Business) to C-5 (Freeway Mixed Use)(Case 10940D-14);
- Only 1700 American Boulevard West and 1601 Southtown Drive [*Lupient Chevrolet*] in Case 10940G-14 from CR-1 (Regional Commercial) to C-4 (Freeway Office);
- 1601 and 1701 American Boulevard West, 1600 West 81st Street and 8033 Knox Avenue South [*Luther Kia and Luther Fiat*] from C-1 (Freeway Office and Service) to C-5 (Freeway Mixed Use)(Case 10940H-14); and
- 8030 Humboldt Avenue South [*Luther Infiniti of Bloomington*] from C-1 (Freeway Office and Service) to C-4 (Freeway Office)(Case 10940I-14).

Should you have any questions regarding this action, please contact Jason Schmidt, Planner at 952-563-8922.

Sincerely,

A handwritten signature in black ink, appearing to read "Glen Markegard", written in a cursive style.

Glen Markegard,
Planning Manager

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September 29, 2015

Bloomington Southtown Props
Attn: Dennis Quinn
750 Pennsylvania Avenue South
Golden Valley, MN 55426

RE: Case 8972A-15 – Major Revision to Final Site and Building Plan
1601 Southtown Drive, Bloomington, MN

Dear Mr. Quinn:

At its regular meeting of September 28, 2015, the City Council approved a Major Revision to Final Site and Building Plans for a 1,785 square foot auto detailing/photo booth addition and demolition of a 911 square foot building located at 1601 Southtown Drive subject to the 6 conditions and 11 Code requirements listed below.

The major revision to Final Site and Building Plans is subject to the following conditions being satisfied prior to the issuance of development-related permits:

- 1) Building and site improvements are limited to those on the approved plans in Case 8972A-15.
- 2) The Grading, Drainage, Utility, Erosion Control, Traffic Control, Access, Circulation, and Parking plans, including identification of all customer and employee parking, must be revised for approval by the City Engineer.
- 3) Sewer Availability Charge (SAC) must be determined and satisfied.
- 4) An erosion control surety must be provided and approved erosion control measures must be in place and inspected prior to issuance of grading permits.

And subject to the following conditions:

- 5) Signage must be installed to identify all compact parking spaces.
- 6) All construction related parking, loading and unloading, staging, and material storage must occur on-site and off of adjacent public streets except as may be approved by the Director of Public Works for a temporary period.

And, while the use and improvements must comply will all applicable local, state, and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) Exterior finish materials for the new exterior of the existing building and the addition must meet City Code requirements as approved by the Planning Manager (Sec. 19.63.08).
- 2) Landscape plan must be approved by the Planning Manager and must include at least one tree in each newly created parking island (Sec 19.52).
- 3) All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
- 4) Recycling materials must be separated and collected (Sec. 10.45).
- 5) All rooftop equipment on the building must be fully screened (Sec. 19.52.01).
- 6) Building addition be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code 3802; Uniform Fire Code Ch. 10.306).
- 7) Fire lanes must be posted as approved by the Fire Marshal (Sec. 8.73).
- 8) Parking lot and site security lighting must satisfy the requirements of Section 21.301.07 of the City Code.
- 9) Signage must comply with the requirements of Chapter 19, Article X of the City Code.
- 10) All signs must be in accordance with the approved Uniform Sign Design (Sec. 19.109).
- 11) Development must comply with the Minnesota State Accessibility Code (Chapter 1341).

Should you have any questions, please contact Jason Schmidt, Planner at (952) 563-8922.

Sincerely,



Glen Markegard, AICP
Planning Manager