



# NOTICE OF PUBLIC HEARING

## By the Planning Commission

<b>CASE FILE NUMBER:</b>	PL2017-72
<b>APPLICANT:</b>	Lifespace Communities Inc.
<b>PROPERTY ADDRESSES:</b>	8100 and 8210 Highwood Drive
<b>PROPOSAL:</b>	Comprehensive Plan Amendment to reguide 8210 Highwood Drive from Office to High Density Residential, Rezone 8210 Highwood Drive from R-1 Single Family Residential to RM-50 (PD) Multiple Family Residential (Planned Development), Rezone 8100 Highwood Drive from R-1 (PD) Single Family Residential (Planned Development) to RM-50 (PD) Multiple Family Residential (Planned Development), Preliminary and Final Plat, Preliminary and Final Development Plan to construct a new four-story, 94-unit independent residential living building and a new two-phase, three-story health center with 32 memory care apartments, 42 assisted living apartments and 66 skilled nursing beds, and a Conditional Use Permit for the proposed health center.
<b>DATE, LOCATION, AND TIME OF HEARING:</b>	06/29/2017, 6:10 p.m. City Council Chambers - Bloomington City Hall 1800 West Old Shakopee Road Bloomington, MN 55431
<b>HOW YOU CAN PARTICIPATE:</b> (Please include Case File number above when corresponding)	<ol style="list-style-type: none"><li>1. Submit a letter to the address below expressing your views;</li><li>2. Attend the hearing and give testimony about the proposal; and/or</li><li>3. Contact the Planning Division using the information below.</li></ol>
<b>FURTHER INFORMATION:</b>	Nick Johnson, Planner 1800 West Old Shakopee Road Bloomington, MN 55431-3027 Phone: 952-563-8925 Email: nmjohnson@BloomingtonMN.gov



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<b>DATE, LOCATION, AND TIME OF HEARING:</b>	07/24/2017, 7:00 p.m. City Council Chambers - Bloomington City Hall 1800 West Old Shakopee Road Bloomington, MN 55431
<b>HOW YOU CAN PARTICIPATE:</b> (Please include Case File number above when corresponding)	<ol style="list-style-type: none"><li>1. Submit a letter to the address below expressing your views;</li><li>2. Attend the hearing and give testimony about the proposal; and/or</li><li>3. Contact the Planning Division using the information below.</li></ol>
<b>FURTHER INFORMATION:</b>	Nick Johnson, Planner 1800 West Old Shakopee Road Bloomington, MN 55431-3027 Phone: 952-563-8925 Email: nmjohnson@BloomingtonMN.gov



# 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:**

PL2017-72

**APPLICANT:**

Lifespace Communities Inc.

**PROPERTY ADDRESSES:**

8100 and 8210 Highwood Drive

**PROPOSAL:**

Comprehensive Plan Amendment to reguide 8210 Highwood Drive from Office to High Density Residential, Rezone 8210 Highwood Drive from R-1 Single Family Residential to RM-50 (PD) Multiple Family Residential (Planned Development), Rezone 8100 Highwood Drive from R-1 (PD) Single Family Residential (Planned Development) to RM-50 (PD) Multiple Family Residential (Planned Development), Preliminary and Final Plat, Preliminary and Final Development Plan to construct a new four-story, 94-unit independent residential living building and a new two-phase, three-story health center with 32 memory care apartments, 42 assisted living apartments and 66 skilled nursing beds, and a Conditional Use Permit for the proposed health center.

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06/29/2017, 6:10 p.m.  
City Council Chambers - Bloomington City Hall  
1800 West Old Shakopee Road  
Bloomington, MN 55431

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1. Submit a letter to the address below expressing your views;
2. Attend the hearing and give testimony about the proposal; and/or
3. Contact the Planning Division using the information below.

**FURTHER INFORMATION:**

Nick Johnson, Planner  
1800 West Old Shakopee Road  
Bloomington, MN 55431-3027  
Phone: 952-563-8925 Email: nmjohnson@BloomingtonMN.gov

**NEWSPAPER PUBLICATION DATE:** June 15, 2017

**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

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**CASE FILE NUMBER:**

PL2017-72

**APPLICANT:**

Lifespace Communities Inc.

**PROPERTY ADDRESSES:**

8100 and 8210 Highwood Drive

**PROPOSAL:**

Comprehensive Plan Amendment to reguide 8210 Highwood Drive from Office to High Density Residential, Rezone 8210 Highwood Drive from R-1 Single Family Residential to RM-50 (PD) Multiple Family Residential (Planned Development), Rezone 8100 Highwood Drive from R-1 (PD) Single Family Residential (Planned Development) to RM-50 (PD) Multiple Family Residential (Planned Development), Preliminary and Final Plat, Preliminary and Final Development Plan to construct a new four-story, 94-unit independent residential living building and a new two-phase, three-story health center with 32 memory care apartments, 42 assisted living apartments and 66 skilled nursing beds, and a Conditional Use Permit for the proposed health center.

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

07/24/2017, 7:00 p.m.  
City Council Chambers - Bloomington City Hall  
1800 West Old Shakopee Road  
Bloomington, MN 55431

**HOW YOU CAN PARTICIPATE:**  
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**FURTHER INFORMATION:**

Nick Johnson, Planner  
1800 West Old Shakopee Road  
Bloomington, MN 55431-3027  
Phone: 952-563-8925 Email: nmjohnson@BloomingtonMN.gov

**NEWSPAPER PUBLICATION DATE:** July 13, 2017

**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.

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# NOTICE OF PUBLIC HEARING

## By the City Council

Notice is hereby given that the Bloomington City Council will hold a public hearing on Monday, February 5, 2018 at 7:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, 55431, to consider the following matters:

Applicant: Lifespace Communities Inc., 8100 and 8210 HIGHWOOD DR, Case File # PL2017-72 and PL2017-250, Comprehensive Plan Amendment to reguide 8210 Highwood Drive from Office to High Density Residential; Rezone 8210 Highwood Drive from R-1 Single Family Residential to RM-24 (PD) Multiple Family Residential (Planned Development); Rezone 8100 Highwood Drive from R-1 (PD) Single Family Residential (Planned Development) to RM-24 (PD) Multiple Family Residential (Planned Development); Variance to increase the allowed floor area ratio from 0.60 to 0.615; Conditional Use Permit for the proposed health center; Preliminary and Final Development Plans for a 140-bed, three-story health center, a 98-unit, five-story residential living building and adding three residential units in existing space; and Preliminary and Final Plat.

A full copy of Case Files are available for review during regular business hours in the Community Development Department at the Bloomington Civic Plaza at the address listed below. For more information or to submit comments prior to the public hearing, contact Nick Johnson, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027. Direct dial (952) 563-8925 or Email: [nmjohnson@BloomingtonMN.gov](mailto:nmjohnson@BloomingtonMN.gov).



# NOTICE OF PUBLIC HEARING

## By the City Council

**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 NUMBERS:**

PL2017-72 and PL2017-250

**APPLICANT:**

Lifespace Communities Inc. (owner)

**PROPERTY ADDRESSES:**

8100 and 8210 HIGHWOOD DR

**PROPOSALS:**

Comprehensive Plan Amendment to reguide 8210 Highwood Drive from Office to High Density Residential; Rezone 8210 Highwood Drive from R-1 Single Family Residential to RM-24 (PD) Multiple Family Residential (Planned Development); Rezone 8100 Highwood Drive from R-1 (PD) Single Family Residential (Planned Development) to RM-24 (PD) Multiple Family Residential (Planned Development); Variance to increase the allowed floor area ratio from 0.60 to 0.615; Conditional Use Permit for the proposed health center; Preliminary and Final Development Plans for a 140-bed, three-story health center, a 98-unit, five-story residential living building and adding three residential units in existing space; and Preliminary and Final Plat..

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

02/05/2018, 7:00 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. Submit a letter to the address below expressing your views;
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3. Contact the Planning Division using the information below.

**FURTHER INFORMATION:**

Nick Johnson, Planner  
1800 West Old Shakopee Road  
Bloomington, MN 55431-3027  
Phone: 952-563-8925 Email: nmjohnson@BloomingtonMN.gov

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# AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA ) ss  
COUNTY OF HENNEPIN

Charlene Vold 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

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 06/15/2017 and the last insertion being on 06/15/2017.

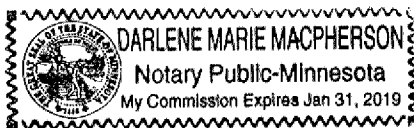
## MORTGAGE FORECLOSURE NOTICES

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: Charlene Vold  
Designated Agent

Subscribed and sworn to or affirmed before me on 06/15/2017 by Charlene Vold.

Darlene M MacPherson  
Notary Public



## Rate Information:

- (1) Lowest classified rate paid by commercial users for comparable space:  
\$34.45 per column inch

Ad ID 699032

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

### CASE FILE NUMBER:

PL2017-72

### APPLICANT:

Lifespace Communities Inc.

### PROPERTY ADDRESSES:

8100 and 8210 Highwood Drive

PROPOSAL: Comprehensive Plan Amendment to reguide 8210 Highwood Drive from Office to High Density Residential, Rezone 8210 Highwood Drive from R-1 Single Family Residential to RM-50 (PD) Multiple Family Residential (Planned Development), Rezone 8100 Highwood Drive from R-1 (PD) Single Family Residential (Planned Development) to RM-50 (PD) Multiple Family Residential (Planned Development), Preliminary and Final Plat, Preliminary and Final Development Plan to construct a new four-story, 94-unit independent residential living building and a new two-phase, three-story health center with 32 memory care apartments, 42 assisted living apartments and 66 skilled nursing beds, and a Conditional Use Permit for the proposed health center.

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Bloomington City Hall

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Bloomington, MN 55431

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### FURTHER INFORMATION:

Nick Johnson, Planner

1800 West Old Shakopee Road

Bloomington, MN 55431-3027

Phone: 952-563-8925 Email:

nmjohnson@BloomingtonMN.gov

Published in the

Bloomington Sun Current

June 15, 2017

699032

# AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA ) ss  
COUNTY OF HENNEPIN

Charlene Vold being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

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with the known office of issue being located in the county of:

HENNEPIN

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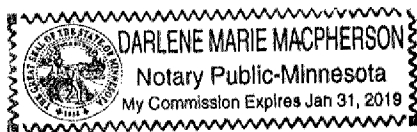
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By: Charlene Vold  
Designated Agent

Subscribed and sworn to or affirmed before me on 07/13/2017 by Charlene Vold.

Darlene M MacPherson  
Notary Public



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Ad ID 708549

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

CASE FILE NUMBER:

PL2017-72

APPLICANT:

Lifespace Communities Inc.

PROPERTY ADDRESSES:

8100 and 8210 Highwood Drive

PROPOSAL: Comprehensive

Plan Amendment to reguide 8210 Highwood Drive from Office to High Density Residential, Rezone 8210 Highwood Drive from R-1 Single Family Residential to RM-50 (PD) Multiple Family Residential (Planned Development), Rezone 8100 Highwood Drive from R-1 (PD) Single Family Residential (Planned Development) to RM-50 (PD) Multiple Family Residential (Planned Development), Preliminary and Final Plat, Preliminary and Final Development Plan to construct a new four-story, 94-unit independent residential living building and a new two-phase, three-story health center with 32 memory care apartments, 42 assisted living apartments and 66 skilled nursing beds, and a Conditional Use Permit for the proposed health center.

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Bloomington, MN 55431-3027

Phone: 952-563-8925

nmjohnson@BloomingtonMN.gov

Published in the  
Bloomington Sun Current  
July 13, 2017  
708549