



Complete Application Notice

Date of Notice: May 16, 2017

Date Application Received: May 10, 2017

Friendship Village of Bloomington
8100 Highwood Drive
Bloomington, MN 55438

Planning Case File: PL201700072

Application Description: Comprehensive Plan Amendment, Rezoning, Preliminary and Final Plat, Preliminary and Final Development Plan, and Conditional Use Permit for an expansion of the Friendship Village senior living community to construct a new health center and 96-unit independent residential living building.

Site Location: 8210 Highwood Drive, Bloomington, MN 55438
8100 Highwood Drive, Bloomington, MN 55438

In accordance with the City Code, the aforementioned application has been reviewed for completeness. The application has been found to be complete.

The anticipated review process includes the following meetings:

Development Review Committee:	May 23, 2017
Planning Commission:	June 15, 2017
City Council (Projected):	July 10, 2017

The meetings listed above are preliminary and subject to change. You will only receive notification if the dates are changed.

The following staff member has been assigned the application review.

Nick Johnson, Planner
(952) 563-8925
nmjohnson@BloomingtonMN.gov

The agenda materials, including the staff report, will be available on the [City Agenda website](#) prior to the meeting.

While the application has now been found to be complete at this time, City staff requests your attention to the following items:

- 1) With respect to public hearing notice requirements as established under State Statute, Section 21.502.01(e)(1)(A) of the City Code requires that you submit a fee in the amount of \$1.50 for every mailed notice in excess of 100 notices for any public hearing. Following the receipt of the application, City staff has calculated the number of required notices for the subject application to be 318 notices. As a result, additional fees must be collected for 218 mailed public notices, the amount in excess of 100 notices. In addition, the subject application requires public hearings to be held at both the Planning Commission and City Council, with mailed notices for each. As a result, the total amount of additional fees that must be submitted for the application to proceed is \$654.00. If you have questions about the additional fee requirement, please contact the Planning Division.
- 2) Section 16.23(b)(1-4) of the City Code requires that a Wetland Replacement Plan be approved by the City Council prior to the approval of Final Development Plans. It is our understanding that a meeting has been scheduled for Thursday, May 18th with the Engineering Division to discuss the process to submit a Wetland Replacement Plan. As the Wetland Replacement Plan has yet to be submitted, it is presently difficult to determine the review timeline of said plan. As a result, City staff recommends that the reviews of the development application (Case PL201700072) and the Wetland Replacement Plan be coordinated in terms of both content and timing. City Code requires that the Wetland Replacement Plan be approved prior to the approval of Final Development Plans. Should you have questions about this requirement, please contact the staff member assigned to the application review.
- 3) With respect to the Comprehensive Plan Amendment and Rezoning requests, the application should clearly identify which parcels are to be reguidd and rezoned. Parcels should be identified by their address and PID. In addition, the application should clearly identify the land use designation and zoning district proposed in the reguidding and rezoning requests. The rezoning request should include any pertinent overlay districts, such as the Planned Development (PD) Overlay District. If you have questions about this requirement, please contact the staff member assigned to the application review.