city of bloomington, minnesota

REQUEST FOR COUNCIL ACTION

Originating Department	By	Approved for Agenda by:	Date:	Number:
Community Development	**GPD**		Time:	

Agenda Section	Item
DEVELOPMENT BUSINESS	**Rezone from CB(PD) to CB, Preliminary Plat, Conditional Use Permit, and Final Site Plan and Building Plans**

Item 4

Case 10329ABC-97

GENERAL INFORMATION

Applicant:

1) First Bank National Association
2) First Bank National Association
3) Applebee's Restaurant

Location:

1) 9537 Lyndale Avenue
2) 9537, 9605, 9615, 9619, 9621, 9633 and 9645 Lyndale Avenue and 9608 Garfield Avenue
3) 9537, 9605, 9615, 9619 and 9621 Lyndale Avenue and 9608 Garfield Avenue

Request:

1) Rezone property from CB(PD) Central Business (Planned Development) to CB Central Business (Case 10329A-97);
2) Preliminary Plat of Oxboro Heath 3rd Addition (Case 10329B-97); and
3) Conditional use permit and final site plan and building plans for a freestanding restaurant (Case 10329C-97).

Existing Land Use and Zoning:

Bank, office, and undeveloped; zoned CB and CB(PD)

Surrounding Land Use and Zoning:

North - Restaurant and vacant; zoned CB(PD) and CB
East - Personal service, retail, automotive repair and post office; zoned CB
South - Retail Planned Development; zoned CB(PD)
West - Restaurants, Class I and II motor vehicle dealership; zoned CB

COUNCIL ACTION

Motion by _____ Second by _____ to _____

21-002 (10/94)

Comprehensive Plan: The Comprehensive Land Use Plan recommends Retail Commercial development for the property.

PROPOSAL

First Bank National Association, owner of the seven properties involved in one or more of the three applications, requests a rezoning of the north property, 9537 Lyndale Avenue, from CB(PD) to CB in order to remove the Planned Development Overlay District remaining from a proposed commercial development that was never started.

First Bank proposes to plat the seven property, 5.32 acre package into two lots. The 30,583 square foot bank would occupy the larger 2.87 acre south lot and the new 1.96 acre north lot, proposed Lot 1, would be developed with a free-standing Applebee's Restaurant. The westerly 10 feet of Garfield Avenue and the easterly 27 feet of Lyndale Avenue (a total of 0.49 acres) are currently under permanent street easement and would be dedicated for rights-of-way. All existing easements of record would be carried forward and new easements appropriate to the plat and proposed development would be provided. The bank setback from the new interior lot line would be 54 feet and a total of 153 parking spaces would be retained for the bank within Lot 2. A common parking easement with the restaurant would cover 24 spaces in the northwest corner of Lot 2 and a common driveway and circulation easement would allow both lots to share access on Lyndale and Garfield Avenues.

The proposed 5,000 square foot (without trash storage and cooler space) restaurant will be located in the north half of proposed Lot 1, having setbacks of about 128 feet from Lyndale, 154 feet from Garfield, 25 feet from the north property line and 70 feet from the south property line. The building entry is on the south side with a trash and recyclable materials collection/storage space at the north end. Exterior finish and materials will consist of several types and colors of brick, striped awnings over the entry door and nine other windows, a standing seam metal roof over the main entry and the trash area, and a metal coping cap for the low pitch roof.

Revision to the existing islands and expansion of the parking area east of the building will allow for 114 on-site parking spaces, of which four are accessible spaces. An additional 24 spaces will be available on the bank lot under a common parking easement. Site access is via the north driveway onto Lyndale and the existing north driveway to Garfield which will be covered by appropriate common access and circulation easements. Screening and landscaping will be provided consistent with the approved streetscapes for Lyndale and Garfield Avenues. A lighting photometric has been submitted, but information on existing and proposed site and building fixtures was provided. Submitted plans indicate an intent to use wall signs on the west and south elevations of the building and possibly a pylon sign along Lyndale Avenue, but no detailed information is available.

APPLICABLE REGULATIONS

1) None
2) Chapter 16 and Section 19.37
3) Section 19.37(d)(5)

REQUIRED FINDINGS

1) None
2) Section 16.05.01(e)(1),(2),(3),(4),(5),(6) and (7)
3) Section 19.22(7)(A),(B),(C),(G) and (H)
   Section 19.40.12(d)(1),(2),(3),(4) and (5)

HISTORY

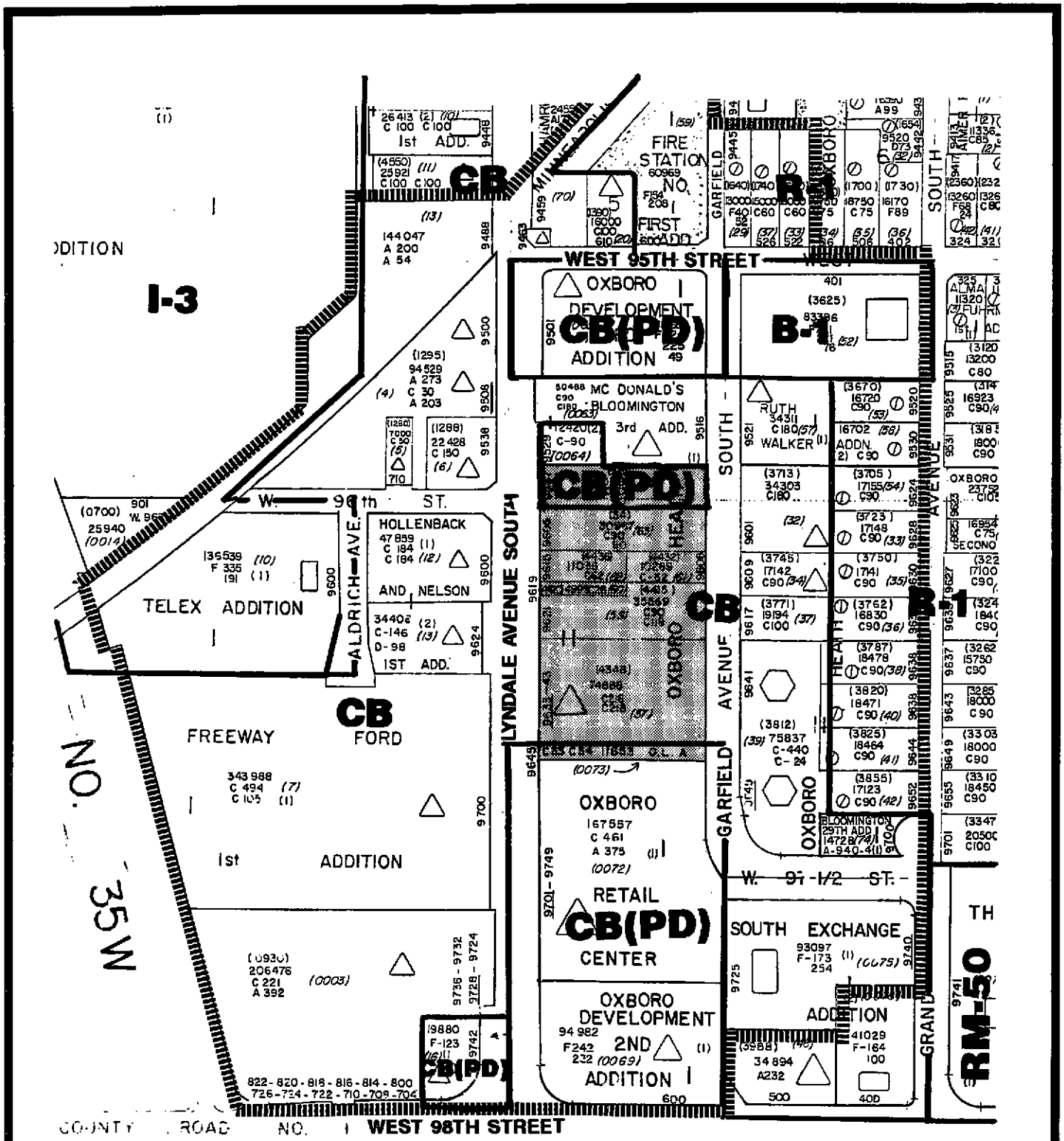
City Council Action: 03/07/88 - Approved a rezoning from CB to CB(PD) and preliminary and final development plans for a restaurant with conditions (Case 9533A-88).

Planning Commission Action: 06/20/91 - Allowed McDonald's to withdraw requests for rezoning from CB(PD) to CB (Case 9533A-91) and for revised final site plan and building plans for a common driveway (Case 9533B-91).

CHRONOLOGY

Planning Commission Agenda: Public hearing scheduled.

planning\pc\agenda\A10329.DOC



CASE
10329ABC-97

Notification Boundary

SCALE: One inch equals 200 feet

0 200 400

N

4/4

Findings Required for the

Approval of Preliminary and Final Plats

In the case of all plattings, the Planning Commission or the Administrative Subdivision Review Committee, whichever is applicable, shall recommend denial of, and the City Council shall deny, approval of a preliminary or final plat if it makes any of the following findings:

(1) That the proposed subdivision is in conflict with applicable general and specific plans.

(2) That the design or improvement of the proposed subdivision is in conflict with applicable development plans.

(3) That the physical characteristics of the site, including, but not limited to, topography, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, water storage, and retention, are such that the site is not suitable for the type of development or use contemplated.

(4) That the site is not physically suitable for the proposed density of development.

(5) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage.

(6) That the design of the subdivision or the type of improvements will be detrimental to the health, safety or general welfare of the public.

(7) That the design of the subdivision or the type of improvements will conflict with easements of record or to easements established by judgment of a court.

Findings Required for
Issuance of Conditional Use Permits
in the

Central Business (CB) Zoning District

No Conditional Use Permit shall be granted unless the Council finds the following:

(A) Adjacent uses will not be adversely influenced by any nuisance characteristics generated by the use.

(B) The use is consistent with the purpose of the zone.

(C) The proposed use will not cause traffic hazard or congestion.

~~(D) A shopping center shall present a plan of uniform sign design.~~

(E) Testing a sales promotional activity outside a building, conducted in conjunction with a research laboratory, shall be sufficiently separated by distance or screening from adjacent residentially zoned land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land. Such activities shall also be separated from public streets by screening.

~~(F) Wholesale businesses shall be allowed only when they are of such a nature and located in a manner so as not to unduly interfere with retail sales and services in the zone.~~

(G) The use is consistent with the purposes of the Zoning Code as they are enumerated in Section 19.01 of this Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.

(H) The proposed use is not in conflict with the development plan of the City.

Findings Required for Approval of

Final Site Plans and Building Plans

The City Council shall find the following prior to the approval of final site and building plans.

(1) The proposed development is not in conflict with the Comprehensive Plan.

(2) The proposed development is not in conflict with any adopted district plan.

(3) The proposed development is not in conflict with the zoning district provisions.

(4) The proposed development is not in conflict with other applicable provisions of the City Code subject to the provisions of Section 19.40.03.

(5) The proposed development is not incompatible with existing and anticipated future development.

B R W

May 1, 1997

Mr. Galen Doyle
City of Bloomington
Community Development Department
2215 Old Shakopee Road
Bloomington, MN 55431-3096

RE: Proposed Rezoning, 9537 Lyndale Avenue South
First Bank National Association

Dear Mr. Doyle:

Attached are application materials in support of a request by First Bank National Association for approval of a rezoning of Lot 35, Block 11, Oxboro Heath, as part of a planned sale of the subject property to Applebee's Restaurants. Per our pre-application meeting, we are including:

- Signed Application Form
- Property address, PIN number, and legal description
- Application Fee in the amount of $ 1,000.00
- Four full-size copies of graphic illustrating the subject property
- Reduced (8.5"x11") existing/proposed zoning graphic
- Ten reduced (11"x17") existing/proposed zoning graphic
- Four copies of this narrative describing request

The subject property is currently zoned CB(PD) - Central Business District with a Planned Development Overlay. The request is to rezone the subject property to CB- Central Business District, eliminating the Planned Development overlay. The rezoning, if approved, will provide for consistent CB zoning for all of the property which First Bank National Association intends to sell to Applebee's. The property to be sold to Applebee's, including the subject parcel, is included within a concurrent request for Preliminary Plat approval.

The existing PD overlay was created several years ago based on a proposal by the northerly adjoining property owner, McDonald's Corporation, to complete access and parking improvements which would have occurred, in part, on the subject property. The improvements proposed at that time included cross-connection to the Bank's main entry from Lyndale Avenue, and expanded McDonald's parking. The project was not implemented, and the Plan approvals obtained at the time the PD Overlay District was created have since elapsed. Therefore, there is no known reason, or benefit to the City or Owner for retaining the PD overlay. The existing, underlying zoning will not change.

B R W INC.

Planning
Transportation
Engineering
Urban Design

Thresher Square
700 Third Street So.
Minneapolis,
MN 55415
612/370-0700
Fax 612/370-1378

Denver
Milwaukee
Minneapolis
Newark
Orlando
Phoenix
Portland
San Diego
Seattle

8/4

Additional information concerning the proposed Applebee's site development is available in the companion Final Site Plan and Conditional Use Permit application filed by First Bank National Association and Applebee's Restaurants, and in the Preliminary Plat application filed by First Bank National Association. If you have any questions concerning this application, or need additional information, please do not hesitate to contact me at 373-6341. On behalf of the fee owner and applicant, we look forward to the review and approval of this proposal by the City of Bloomington.

Sincerely,

BRW, Inc.

Miles Lindberg

Miles Lindberg, ASLA
Senior Associate

cc: Donald E. Nelson
Vern Wilcox
Robert Perry

9/4

B R W

May 1, 1997

Mr. Galen Doyle
City of Bloomington
Community Development Department
2215 Old Shakopee Road
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Denver
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Orlando
Phoenix
Portland
San Diego
Seattle

RE: Preliminary Plat Application
First Bank National Association

Dear Mr. Doyle:

Attached are application materials in support of a request by First Bank National Association for approval of a Preliminary Plat action in connection with their planned sale of a portion of their Lyndale Avenue (Oxboro) First Bank site to Applebee's Restaurants for the development of a restaurant on the northern portion of the site. Per our pre-application meeting, we are including:

- Signed Application Form
- Property addresses, PIN numbers, and legal descriptions
- Application Fee in the amount of $ 700.00
- Eight full-size copies of Existing Conditions/Preliminary Plat graphic
- Eight full-size copies of Applebee's proposed Grading and Drainage Plan
- Reduced (8.5"x11") plans

The subject property currently consists of portions of seven lots within the plat of Oxboro Heath, and Outlot A, Oxboro Retail Center. The proposed plat, Oxboro Heath 3rd Addition, would consolidate the eight existing parcels, dedicate street right-of-way for Lyndale Avenue South and Garfield Avenue South, and create two new lots; one for the existing Bank building and associated parking, and one for the proposed Applebee's restaurant and associated parking. The right-of-way dedication would replace existing easements which provide for the westerly 10 feet of the west half (40 feet) of Garfield Avenue South, and the easterly 27 feet of the east half (60 feet) of Lyndale Avenue South. Sidewalk, Bikeway, and Utility Easements encompassing an additional 10 feet of lot area adjacent to each of the street rights-of-way will be redefined to replace the existing easements as recorded in Document Number 5630984 for Garfield Avenue South, and Document Numbers 5630984, 5471286, and 5471287 for Lyndale Avenue South. The areas for the proposed street dedication are listed on the Preliminary Plat graphic as 15,604 square feet for Lyndale Avenue, and 5,784 square feet for Garfield Avenue.

10/4

Proposed Lot 1, Block 1, Oxboro Heath 3rd Addition is being created to convey property to Applebee's Restaurants for the development of a new restaurant on the northern portion of the subject property. Lot 1 would contain 85,234 square feet, or 1.96 acres. As illustrated on the Preliminary Plat, the south line of proposed Lot 1 is coincident with the southerly line of existing Lot 33, Block 11, Oxboro Heath Addition, except at the west end, where the westerly 104.41 feet of the proposed lot line is offset 73.75 feet to the north. This offset is necessary to provide sufficient parking space for the Bank on proposed Lot 2, based on the existing parking lot configuration. Lot 2 would contain 125,168 square feet, or 2.87 acres.

As proposed, Lot 2 would provide a lot envelope which would allow the existing Bank site development to meet all applicable requirements for minimum lot dimensions and size, building setbacks, maximum floor-area-ratio, and parking requirements specified in the Central Business District zoning classification. Proposed minimum building setbacks would be:

- North side, interior lot line: 54 feet to north building face
- South side, interior lot line: 80 feet to canopy at drive-through
- East side, street frontage, Garfield Avenue: 55 feet to canopy at drive-through
- West side, street frontage, Lyndale Avenue: 124 feet to west building face

Floor-area-ratio for the proposed lot would be 0.25 based on a gross building area of 31,818 square feet for the bank, and the proposed lot area of 125,168 square feet. Building area for parking purposes would exclude an atrium area and cafeteria, with the resultant net area being 30,583 square feet. On a per-floor basis, this includes the following useable floor area on each of the three floors within the existing Bank building:

- Lower Level: 9,075 square feet
- Main Level: 11,344 square feet
- Upper Level: 10,164 square feet

Application of the required parking ratio of 1 space per 200 square feet of floor area to the net useable floor area results in a parking requirement for the Bank of 153 parking spaces. The proposed configuration of Lot 2 provides for 153 parking spaces with no modifications to the existing site improvements. The parking is provided as follows:

- East side: 30 spaces, 14 angled spaces southeast, 16 spaces northeast
- North side: 11 spaces, located on drive-aisle/access from Garfield
- West side: 112 spaces, from north lot line to southerly access from Lyndale
- Total: 153 spaces, including 8 disabled spaces per ADA requirements

The Preliminary Plat graphic also illustrates proposed easements for common access between Lots 1 and 2, and for shared use of 24 parking spaces on Lot 2 which would be granted to Applebee's by the Bank. The common access easement would provide for access to the Bank facilities on Lot 2 from the main (northerly) entry on Lyndale Avenue across Lot 1, and would provide for access to the proposed Applebee's on Lot 1 from the Garfield Avenue entry across Lot 2. Traffic control and safety would be improved at the intersection of these two main on-site circulation aisles with the addition of stop signs at the south and east approaches to the "T" intersection of these two main drive aisles. These are the only site improvements proposed for Lot 2. Provision of shared parking for Applebee's will allow for the use of Bank parking by Applebee's at peak times, and will provide spaces beyond the minimum zoning requirement for the restaurant use.

Use of these spaces will not impact the availability of adequate parking on the Bank site. A parking utilization study completed for the Bank in April of 1994 found that the maximum utilization of Bank parking occurred on Friday afternoon between 4:00 and 5:00 PM. Based on thirty counts of parked vehicles taken at intervals during four weekdays in April, 1994, including counts from 4:00 to 6:00 PM on two Fridays, the maximum observed utilization of the Bank parking was 90 occupied parking spaces. According to the Bank manager, the building was fully leased and occupied during those times, and as expected, Friday afternoon was representative of the Bank's peak activity.

Additional information concerning the proposed Applebee's site development for Lot 1 is available in the companion Final Site Plan and Conditional Use Permit application filed by First Bank National Association and Applebee's Restaurants. If you have any questions concerning this application, or need additional information, please do not hesitate to contact me at 373-6341. On behalf of the fee owner and applicant, we look forward to the review and approval of this proposal by the City of Bloomington.

Sincerely,

BRW, Inc.

Miles Lindberg

Miles Lindberg, ASLA
Senior Associate

cc: Donald E. Nelson
Vern Wilcox
Robert Perry

Landform Engineering Company
926 Twelve Oaks Center
15500 Wayzata Boulevard
Wayzata, Minnesota 55391
(612)475-3272 info@landform.net

Applebee's Restaurant

May 1, 1997

City of Bloomington Minnesota
Planning Commission
City Council
2215 West Old Shakopee Road
Bloomington, Minnesota 55431

Landform Engineering Company as representatives of Applebee's International, Inc., is extremely pleased to present this application for Site and Building plan approval to construct a new restaurant at 9601 Lyndale Avenue South.

Applebee's will be submitting building plans for review concurrent with this application and would appreciate your expeditious review and approval of this application at the May 8th Planning Commission and May 19th City Council Meeting.

Landform Engineering Company has met with staff in an effort to ensure a complete application and appreciates the cooperation and assistance staff has given us on this application. Should you need any additional information please feel free to call us.

Sincerely,
Applebee's International, Inc.
Landform Engineering Company

Gary Fischer
Director of Development

Darren B. Lazan
Principal

Attachments: Project Narrative, Preliminary Plans, Application forms, Application Fees

Project Narritive

Applebee's Restaurant
Bloomington, Minnesota

Introduction:

Applebee's Neighborhood Grill and Bar is designed as an attractive, friendly, neighborhood establishment featuring moderately priced, high-quality food and beverage items, table service and a comfortable atmosphere which appeals to all ages.

Our proposed building on Lyndale Avenue will be primarily red brick with beige accents along with our signature awnings, goose neck lights and signage. The building will be approximately 5,000 square feet (exclusive of exterior coolers) and will seat 198. A pylon sign would be placed near the existing Lyndale curb cut. The trash enclosure will be fully screened, roofed, and integrated with the building using the same brick material.

The parcel of land we have a contract option to purchase is described below. At the time of closing there will be executed an easement giving Applebee's full cross access and parking rights with the contiguous parking to the South.

The hours of operations will be 11am - midnight, Monday through Thursday; 11am -1:30 a.m. Friday and Saturday; and 10am - midnight on Sunday. We will have full alcoholic beverage service although our percent of alcohol sales is generally only 20% of total sales. Our employees are trained in one of the best Alcohol Awareness programs in the restaurant industry.

In summary, this restaurant development will give Bloomington the same first class casual dining experience that has come to be expected in our 21 other Twin Cities area locations

Subject Property:

The subject site is located in the East-Central area of the city between Lyndale and Garfield Avenues South near the intersection of Interstate 35W and West Old Shakopee Road. The property is currently owned by First Bank Systems and is being subdivided and rezoned under a concurrent application by BRW, Inc.

Applebee's will occupy the northern parcel of the two-lot subdivision. This parcel will be 85,200 sq.ft. or 1.96 acres, have frontage on both Lyndale and Garfield Avenues South, and be bordered on the north by an existing McDonald's Restaurant and on the south by the existing First Bank Building.

Architectural Design:

The Applebee's Neighborhood Grill & Bar building will be an attractive brick building, with primarily a reddish-brown brick, accented by a light beige brick along the top of the parapet and under the window sills. The entry vestibule is a welcoming brick tower, with a gabled standing-seam metal roof. The metal roof on the tower will "Triton Green" (a dark teal green). The rest of the building will have a low-slope (flat) roof. All roof-top equipment will be screened by a parapet wall.

Striped awnings over the entry door and most of the windows add interest to the facade, providing added depth and shadows. The awning colors are triton green, beige, and rust.

On the corner near the entry tower, there are taller divided-light windows, providing added light and visibility to the waiting area.

Traditional "gooseneck" dome lights, with more contemporary wall-washers between the windows will light the building at night. All of these fixtures will be triton green.

The walk-in coolers and trash area on the rear of the building will be screened by a covered brick enclosure, matching the design of the building. The enclosure walls will be approximately ten feet high, with the same red-brown brick and beige accent brick. The cover will be the same as the triton green standing seam roof used on the entry tower. The gates for the trash enclosure will be painted redwood on a steel-frame.

Signage will comply with city requirements. Applebee's proposes wall-mounted signs on the south and on the west side of the building. The brick parapet wall on the left side will be stepped to accommodate the signage.

Site Summary:

The 1.96 acre parcel will include 110 standard parking stalls and 4 stalls meeting ADA handicap accessibility requirements. Additionally, the owner will have access to 24 stalls in the southwest corner of the site.

The new building is proposed to be constructed on the northern portion of the parcel in a south-facing orientation. Parking will primarily be located on the south and eastern sides of the building. The proposed building abuts the 25' setback on the north and complies with all applicable setback requirements.

Current development plans show that the eastern and western edges of the existing parking lot will be preserved for use on this project. This also allows us to preserve the existing boulevard areas along Lyndale and Garfield Avenues.

The existing curb cuts on Lyndale and Garfield will remain and serve as access points for both Applebee's and First Bank use. A perpetual cross-use access easement is show on sheet C2.1 of this application. This easement covers the drive areas between both curb cuts, and will benefit both properties. While the parking proposed on-sit accounts for the required parking, an additional easement covering 24 parking stalls in the southwest corner of the property will allow for overflow parking.

Site Grading:

Existing drainage patterns will be preserved in the proposed application. The site will drain from south to north splitting at the building. Half of the site will then drain to the east to two existing catch basin structures in the northeast corner of the site, while the other half will sheet toward the northwest corner of the existing parking field.

The current plan calls for minimal modification of the existing grades. The existing pavement within the construction limits will be recycled and reused as base material for the new bituminous surface.

All necessary erosion control methods including silt fencing and catch basin sediment traps will be in place prior to commencement of grading operations.

There are no new stormwater treatment facilities included in this proposal. Because we propose little expansion of the impervious areas on-site, we are proposing to make use of the existing drainage facilities.

Utilities:

New connections to the sanitary sewer and watermain are shown on sheet C4.1 of this application. New sanitary manholes over the existing main in Garfield as well as an inspection manhole are proposed. Watermain connection will be a 8" wet tap to the existing main with an 8" DIP main extending onto the site. The 8" main tees into the parking field where a new hydrant is proposed to provide fire protection on the east side of the building. The main then reduces to a 6" service to the north side of the building where it enters the mechanical room in the northwest corner of the building. An existing hydrant at the entrance on Lyndale Avenue will provide fire protection to the west side of the building.

A 6" PVS storm lead is proposed to connect to the existing on-site catch basin and extend to the trash enclosure area. This will connect to roof drains on the north side of the building.

Site Lighting:

The enclosed site lighting plan shows the re-use of several of the existing lighting elements. Some of the existing standards will be relocated to provide coverage of the reconfigured lot, while some new poles and fixtures will be added. All new fixtures will match the existing pole and fixture design utilizing shoebox type fixtures. Any wall pack units in the service area will be shielded to direct all light downward.

Landscaping:

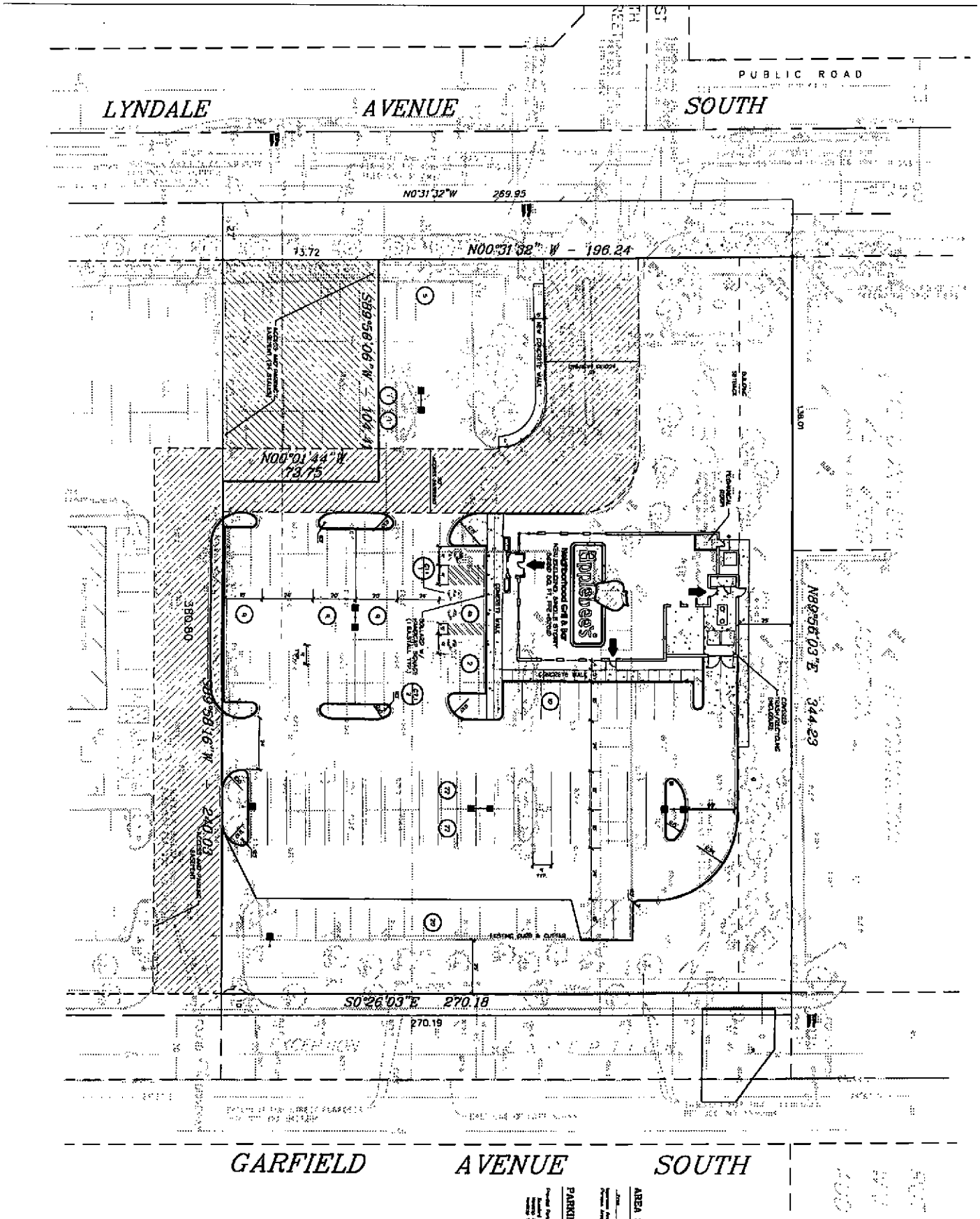
The site is structured and designed for the functional needs of the user. It has a framework, which serves to orient the visitor while in the car or on foot and gives scale identity to the place. Sources for the framework are pathways for automobiles and pedestrians, axial relationships among on-site features and connections with the existing Lyndale and Garfield Avenue Streetscapes.

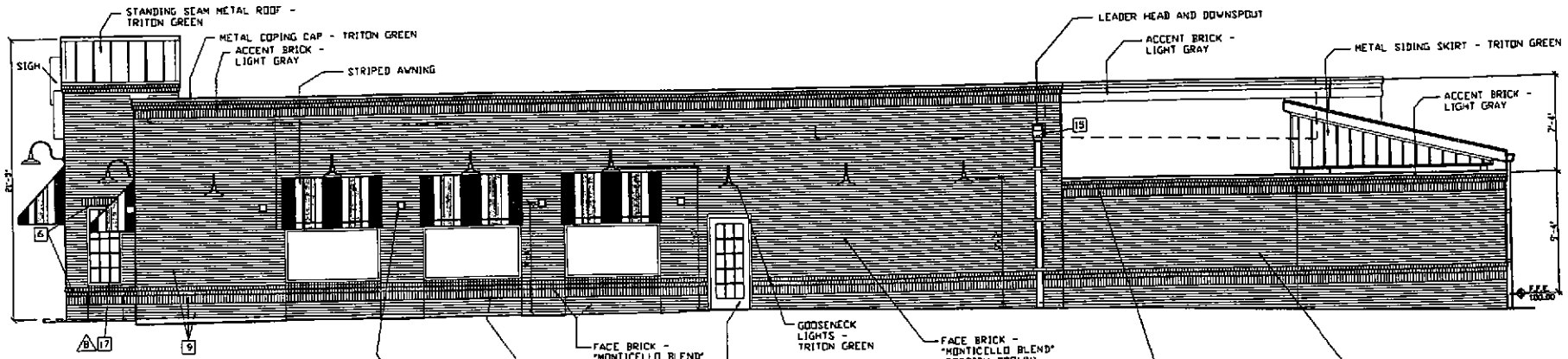
SITE PLAN

The Garfield Avenue Streetscape is enhanced with a three-foot high cedar fence to screen the parking lot and to compliment the residential character of the avenue. Additional evergreen plantings have been added to augment the existing screening.

The Lyndale Avenue Streetscape is adequate as it exists to screen the parking lot. Additional low flowering shrubs have been added at the entry to compliment the Streetscape.

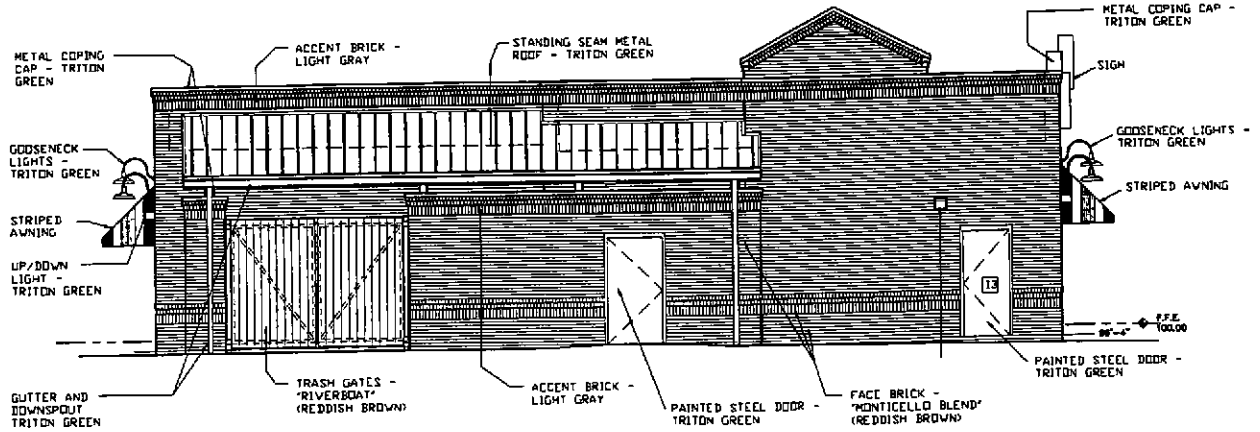
Parking lot interior landscaping is designed to provide a positive and safe experience to users. All parking lot islands are accommodated with shade trees and the islands adjacent to the entry of the building have low flowering shrubs. The landscape adjacent to the building is designed to give visual and seasonal interest and at the same time provide clear site lines to promote safety.


LYNDALE AVENUE SOUTH
PUBLIC ROAD
N0°31'32"W 269.95
N00°31'32" W - 196.24
13.72
S89°58'96" W - 104.14
N00°01'44" W 73.75
380.80
S89°58'16" W - 240.03
N89°56'03" E 344.23
S0°26'03" E 270.18
270.19
Eddie Lee's
GARFIELD AVENUE SOUTH
PARKING SUMMARY
AREA SUMMARY
SCALE IN FEET



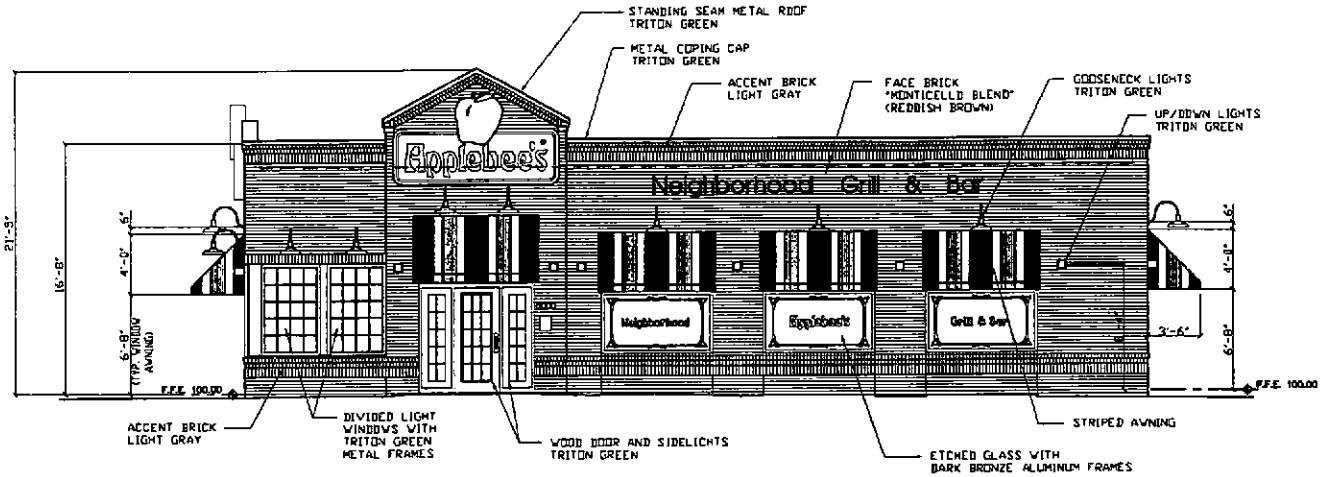
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



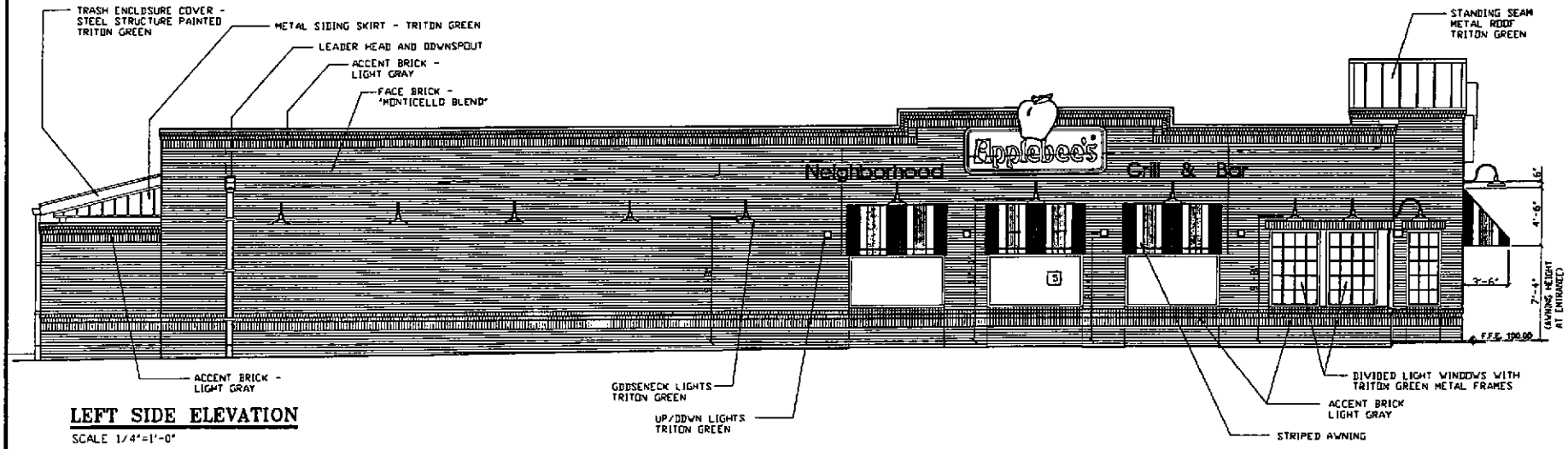
REAR ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

Item 5 continued
Case 5721A-91

M/Thorson S/Grady in Case 5721A-91 to recommend approval of a conditional use permit for a household hazardous waste drop-off and recycling facility at 1400 West 96th Street, having been able to make the findings in Section 19.22(3)(A)-(F) and subject to satisfaction of the following conditions prior to the issuance of any building or grading permits:

1) a development and operational agreement between the applicant and the City be prepared and adopted incorporating all performance standards contained Section 19.63.04(e)(1),(2) and (3) and conditions of approval;
2) payment of an annual license fee to the City for direct and indirect services commensurate taxed industrial uses for which the property could feasibly be used;
3) payment of all connection and SAC charges;
4) all necessary State and City licenses be provided to the manger of Building and Inspections;
5) access be limited to a single driveway in a location approved as part of final site plans and building plans;
6) any materials stored outside the building be completely screened from public streets and adjacent property;

Motion carried 4-0

In addition to the above conditions, the following Code requirement must also be satisfied prior to the issuance of any building or grading permits:

1) final site plans and building plans reviewed by the Planning Commission and approved by the City Council subject to the provisions of Section 19.40.12 of the City Code (Section 19.33(f)(2)).

Item 6
McDonalds Corp
City of Bloomington
9521 Lyndale Ave
9516 Garfield Ave
9537 Lyndale Ave
9501 Lyndale Ave
Case 5735A-91
Rezone CB to CB(PD)
Preliminary and
Final Development
Plan
Case 9533A-91
Rezone CB(PD) to CB
Case 9533B-91
Revised Final Site
and Building Plans
For Common Drive
Case 9533C-91
Revised Final Development Plan For
Driveway Configura-

Mr. Hawbaker said McDonald's revised plans, which now exclude the bank property to the south, were not received until late last week, leaving insufficient time for the Engineering Department to review and make recommendations. The related items should, therefore, be continued to the June 27th Planning Commission meeting.

Vern Wilcox, representing First Bank Systems, said the bank still has not been contacted by McDonald's so it is assumed McDonald's is no longer interested in a joint driveway between the two properties. He said he has already attended two Commission meetings and would like the part of the plan involving bank land dropped so he will not have to attend a third meeting. Mr. Hawbaker said a common driveway is now planned to the north so Staff has no objection to withdrawing Case 9533B-91 from consideration. Case 9533A-91 to rezone bank property from CB (PD) to CB should, however, be considered because the Planned Development Overlay placed on that property in anticipation of a new Jimmy's Lemon Tree Restaurant, complicates any future use proposed for the land.

M/Grady S/Hunt in Cases 5735A-91 and 9533C-91 to continue the hearing to the June 27, 1991 Planning Commission meeting.

tion	Motion carried 4-0
	M/Grady S/Thorson in Case 9533A-91 to close the hearing. Motion carried 4-0
	M/Grady S/Hunt in case 9533A-91 to recommend rezoning 9537 Lyndale Avenue South from CB (PD) to CB, provided Case 9533B-91, revised final site and building plans for a common driveway at 9521 and 9537 Lyndale Avenue, is withdrawn.
	Motion carried 4-0
Item 7 CAse 9848A-91 David Aust 8722 5th Avenue Conditional Use Permit for Second Garage and Space in excess of 1000 Square Feet	Mr. Hawbaker said Mr. Aust has asked for additional time to work on his plans for a second garage and would like his case continued to the July 18, 1991 Planning Commission meeting. M/Hunt S/Thorson in Case 9848A-91 to continue the hearing to the July 18, 1991 Planning Commission meeting. Motion carried 4-0
Adjournment	The Planning Commission meeting adjourned at 7:20 PM

communities to change their Comprehensive Plan. He said the Transportation Guide is so significant that it would undoubtedly require preparation of a new Comprehensive Plan.

Mahon asked about the rights-of-way for Bush Lake Road. Mr. Geshwiler said this has been discussed with the City Attorney and a report will be prepared for the Council; however, he said streets and roads are not considered land uses and rezoning would not apply. He advised that corrected copies of the rezoning ordinances were submitted to the Council at this meeting.

Following discussion, motion was made by Schuler and seconded by Blessum to close the hearing and to adopt the ordinances as distributed at this meeting rezoning the properties. The vote on the motion was ayes, Schuler, Mahon, Spies, Blessum and Herbst, and nay, Laughinghouse, and the motion carried 5-1.

Ordinance Rezoning Property at 9529 and 9537 Lyndale Avenue to CB(PD)
Case 9533A-88
Item 4.11
O-88-10 and
Preliminary and Final Development Plans for Restaurant
Case 9533A-88
Item 4.12

The Council was requested by Jimmy's Lemon Tree, 9529 and 9537 Lyndale Avenue, to consider adopting an ordinance rezoning this property from Central Business (CB) to Central Business (Planned Development) CB(PD). In addition, the Council was requested to consider approving preliminary and final development plans for a restaurant at this location.

The Planning Commission, at its meeting of February 25, recommended approval of the rezoning and the preliminary and final development plans, based on making the required City Code findings in Section 19.38.01(e)(5)(A-H) subject to the following conditions:

1. interior seating not exceed 160 seats,
2. signage conform to the following standards:
   a. one wall or canopy sign be permitted near the entrance to the building,
   b. one freestanding sign be permitted on the Lyndale Avenue frontage, not to exceed 103 square feet per face; height of sign be determined in consideration of Lyndale Avenue Streetscaping Program (not to exceed six feet above highest outside wall), and be approved by the Manager of the Building and Inspection Division,
   c. no reader boards or electronic message boards be permitted,
   d. two directional signs be permitted, containing not more than six square feet per face (including a one-square-foot logo, if any) and not more than four feet in height,
   e. no roof signs be permitted,
3. all trash be stored in an interior location as approved by the Environmental Services Division and the Fire Marshal,
4. no public areas, except restrooms, be permitted in the lower level unless additional parking is provided and plans are approved by the City Council,
5. designs for the canopy, and any logos included thereon, be approved by the Director of Planning prior to their manufacture and installation,
6. outdoor patio to the west of the building, including fence design and height, be approved by the Fire Marshal, Crime Prevention Officer and Director of Planning prior to the issuance of building permits,
7. utility plan with existing and proposed fire hydrants and water lines be approved by the Utilities Engineer prior to the issuance of building permits,
8. deep canopy over the fire exit on the north wall be eliminated,
9. connection charges of approximately $420 be paid prior to the issuance of foundation and building permits.

The Director of Planning said this is a proposal for a new Jimmy's Lemon Tree Restaurant, and the Planning Commission and Planning Division staff have recommended approval of the rezoning and the development plans. Question was raised by Blessum as to why the City is telling businesses what can be on their signs, saying he objected strongly to condition 2.c. saying that no reader boards would be permitted. Mr. Geshwiler said because this building will be part of a planned development, it was desired to have the signage

conformity to that already in the area. Blessum said if it was desired to allow the redevelopment to have character and creativity, then there shouldn't be a requirement for rigid conformity for the signage. The City Manager suggested that a discussion of subjectivity with signage could be scheduled for a future study meeting.

Jimmy Assimes, the applicant, said he has until April 1 to be out of his present building, and for that reason he did not want to do anything that would delay his project. He said he was requesting a reader board because of the multiple uses of the building in which he would be located.

Following discussion, motion was made by Blessum and seconded by Spies to close the hearing and adopt the ordinance. The vote on the motion was ayes, Mahon, Spies, Peterson, Blessum and Laughinghouse, and nay, Schuler, and the motion carried 5-1. Motion was made by Blessum and seconded by Spies to close the hearing and approve the preliminary and final development plans based on compliance with the conditions as set forth by the Planning Commission except for deletion of 2.c relating to the reader boards. The vote on the motion was ayes, Mahon, Spies, Peterson, Blessum and Laughinghouse, and nay, Schuler, and the motion carried 5-1.

Conditional Use Permit, Final Site and Building Plans for Take-Out Restaurant
Case 6543A-88
Item 5.1

The Council was requested by Domino's Pizza, 10732 France Avenue South, to consider approving a conditional use permit and the final site plan and building plans for a take-out restaurant.

The Planning Commission, at its meeting of February 25, recommended approval of a conditional use permit and final site and building plans based on making the required City Code findings in Section 19.22(2)(A)(B)(C)(H)(I) with the following conditions:

1. restaurant be for delivery and take-out only, with no patron seating or food consumption on the premises be permitted,
2. space used for the facility be totally sprinklered as approved by the Fire Marshal,
3. signage conform to the uniform sign design for the center, as approved by the Manager of the Building and Inspection Division and Director of Planning.

Question was raised by Blessum as to why there was a requirement for total sprinklering of the building when the premises will be for take-out and delivery only with no customer seating. The Director of the Building and Inspection Division said sprinklering of a restaurant is required by the City, particularly for the fire supression system. He said there is a fire line in this shopping center and it will be a matter of extending the line to this portion of the building. Mr. Geshwiler said ovens require a fire supression system, and having the sprinkler system will also affect the insurance rates for the establishment. In response to a question as to why a handicapped toilet facility must be provided, Mr. Geshwiler said this is a statutory requirement.

Following discussion, motion was made by Mahon, seconded by Peterson, and all present voting aye, to approve the conditional use permit and final site plan and building plans based on compliance with the conditions set forth by the Planning Commission.

Approval of Plans and Specifications for 1987-0191 Street Improvement Project
Item 6.21

The Council was requested to consider approving the plans and specifications and to set the schedule for the 1987-0191 Street Improvement Project:

The schedule was proposed as follows:

Approve plans and specifications	March 7
First advertisement	March 9
Open bids	March 30
Council consider bids	April 4

This project includes the construction of Bush Lake Drive, Xylon Court, Briar Circle,

Item 5
Case 9533A-88
Jimmy's Lemon Tree
9529 and 9537
Lyndale Avenue
Rezone to CB (PD)
Preliminary and
Final Development
Plans--Restaurant

6:20 PM

Mr. Hawbaker presented the Staff Report and noted Staff recommends rezoning subject land from CB to CB (PD) and approval of the preliminary and final development plan for a restaurant.

Citing possible conflict of interest, Mr. Kempf and Ms. Grady withdrew from the hearing.

Responding to questions, Don Senn, project architect, said he has been working with Staff on not only demolition of the site but construction of the restaurant, which will have indoor trash storage, a fire suppression system, and a fence approximately forty inches high surrounding the patio area to the west. He said contention over the canopy on the north side of the building can be easily resolved by complete elimination of the canopy. This in turn will reduce building costs. Work continues with the Engineering Department on development of the water system and hydrant relocation in relation to shared access but that aspect has not been fully developed as yet. It is hoped the issue can be resolved prior to April 15th so the project can move forward.

Jimmy Assimes, the applicant, said because he is constructing a large building he would like a sign board large enough to list all services offered by the restaurant, namely, delicatessen, dining, carry-out and cocktails, but Mr. Hawbaker indicated great care has been exercised to improve the visual impact of the redevelopment area and not one changeable reader board has been installed in the entire redevelopment area. He expressed confidence the 103 square feet of signage available to the restaurant will adequately accommodate a listing of all services available in the restaurant. He noted the restaurant will present a much better appearance without the signboard and customers will have no problem finding the establishment.

The Planning Commission reviewed the findings in Section 19.38.01 (e)K(5)(A)-(H)

M/Johnson S/Hayes to close the hearing. Motion carried 4-0

M/Hayes S/Johnson in Case 9553A-88 to recommend rezoning from CB to CB (PD) and approval of the preliminary and final development plans for a restaurant, haviang been able to make the findings in Section 19.38.01(e)(5)(A)-(H) and subject to the following conditions:

1) interior seating not exceed 160 seats;
2) signage conform to the following standards:
   a) one wall or canopy sign be permitted near the entrance to the building;
   b) one freestanding sign be permitted on the Lyndale Avenue frontage, not to exceed 103 square feet per face. Height of sign be determined in consideration of Lyndale Avenue Streetscaping Program (not to exceeed six feet above highest outside wall), and be approved by the Manager of Building and Inspection.

Item 5 continued
Case 9533A-88

c) no reader boards or electronic message boards be permitted;
d) two directional signs be permitted, containing not more than six square feet per face (including a one square foot logo, if any) and not more than four feet in height;
e) no roof signs be permitted;

3) all trash be stored in an interior location as approved by the Enviromental Services Division and the Fire Marshal;
4) no public areas, except restrooms, be permitted in the lower level unless additional parking is provided and plans are approved by the City Council;
5) designs for the canopy, and any logos included thereon, be approved by the Director of Planning prior to their manufacture and installation.
6) outdoor patio to the west of the building, including fence design and height, be approved by the Fire Marshal, Crime Prevention Officer and Director of Planning prior to the issuance of building permits.
7) utility plan with existing and proposed fire hydrants and water lines be approved by the Utilities Engineer prior to the issuance of building permits;
8) deep canopy over the fire exit on the north wall be eliminated;
9) connection charges of approximately $420 be paid prior to the issuance of foundation and building permits;

Motion carried 4-0

In addition to the above conditions the following Code requirements mkust be met:

1) exterior lighting and building security plans be approved by the Crime Prevention Officer, Bloomington Police Department;
2) handicapped parking be provided with standard handicapped signs as approved by the Director of Planning;
3) handicapped access be provided to the building;
4) food service be as approved by the Environmental Services Division; and
5) handicapped toilet facility be provided.

Adjournment

The meeting was adjourned at 6:35 PM

Item 4

GENERAL INFORMATION

Applicant:
1) First Bank National Association (Case 10329A-97)
2) First Bank National Association (Case 10329B-97)
3) Applebee's Restaurant (Case 10329C-97)

Location:
1) 9537 Lyndale Avenue
2) 9537, 9605, 9615, 9619, 9621, 9633 and 9645 Lyndale Avenue and 9608 Garfield Avenue
3) 9537, 9605, 9615, 9619 and 9621 Lyndale Avenue and 9608 Garfield Avenue

Request:
1) Rezone property from CB(PD) Central Business (Planned Development) to CB Central Business (Case 10329A-97);
2) Preliminary Plat of Oxboro Heath 3rd Addition (Case 10329B-97); and
3) Conditional use permit and final site plan and building plans for a freestanding restaurant (Case 10329C-97).

PROPOSAL

First Bank National Association, owner of the eight properties involved in one or more of the three applications, requests a rezoning of the north property, 9537 Lyndale Avenue, from CB(PD) to CB in order to remove the Planned Development Overlay District remaining from a proposed commercial development that was never started.

First Bank proposes to plat the eight property, 5.32 acre package into two lots. A revised preliminary plat shows that the 31,818 square foot bank would occupy the larger 2.7 acre south lot, proposed Lot 2, and the new 2.13 acre north lot, proposed Lot 1, would be developed with a free-standing Applebee's Restaurant. The westerly 10 feet of Garfield Avenue (0.13 acres) and the easterly 27 feet of Lyndale Avenue (0.36 acres) are currently under permanent street easement and would be dedicated for rights-of-way (a total of 0.49 acres). All existing easements of record would be carried forward and new easements appropriate to the plat and proposed development would be provided. The bank setback from the new interior lot line would be 54 feet and a total of 129 parking spaces would be retained for the bank within Lot 2. Based on 25,455 square feet of gross leasable floor area, 128 spaces are required for the bank. A common driveway and circulation easement would allow both lots to share access on Lyndale and Garfield Avenues via the existing north driveways on both streets.

The proposed 5,000 square foot (without trash storage and cooler space) restaurant will be located in the north half of proposed Lot 1, having setbacks of about 128 feet from Lyndale, 154 feet from Garfield, 25 feet from the north property line and 70 feet from the south property line. The building entry is on the south side with a trash and recyclable materials collection/storage space at the north end. Exterior finish and materials will consist of several types and colors of brick, striped awnings over the entry door and nine other windows, a standing seam metal roof over the main entry and the trash area, and a metal coping cap for the low-pitch roof.

Revision to the existing islands and expansion of the parking area east of the building will allow for 138 on-site parking spaces, of which four are accessible spaces. Site access is via the north driveway onto Lyndale and the existing north driveway to Garfield which will be covered by appropriate common access and circulation easements. Screening and landscaping will be provided consistent with the approved streetscapes for Lyndale and Garfield Avenues. A lighting photometric has been submitted, but specific information on existing and proposed site and building fixtures was not provided. Submitted plans indicate an intent to use wall signs on the west and south elevations of the building and possibly a pylon sign along Lyndale Avenue, but no detailed information is available.

ANALYSIS

Rezoning:

The requested rezoning is essentially a housekeeping action to clear the unused Plan Development Overlay District from the subject parcel to allow conforming development of the property and is supported by staff.

Preliminary Plat:

The proposed plat will combine the multiple property package, currently under single ownership, into two lots and include dedication of right-of-way for Garfield and Lyndale Avenues. Staff would note that the documents submitted in the application indicate a total of nine parcels involved in the plat package while City records show the existence of only eight for the same area. This is not a problem, but is indicative of the value of such plats in order to correct such issues. Both parcels are in conformance with the requirements of the CB District and proposed Lot 2 contains adequate parking for the existing bank building. The platting is essentially a housekeeping action.

The southerly 34 feet of Lot 2 (currently Outlot A, Oxboro Retail Center Addition) was originally part of the Oxboro Redevelopment Planned Development and will remain in that PD Overlay District for the present as a portion of the retail center's northeast drive to Garfield Avenue lies on the southeast half of the parcel. The overlay zoning is not a problem to Outlot A's inclusion in the plat as it is a separate parcel of record and its function for both developments will not be impaired as appropriate easements will be carried forward.

Other elements of the plat will be dedication of those portions of Garfield and Lyndale Avenues currently under permanent street easement, provision of standard interior lot line drainage and utility easements, carrying forward existing easements of record for drainage/utility/sidewalk/bikeway purposes along all lot frontages, continuation of existing and provision of new common/cross access, circulation and parking agreements between the two lots and the retail center to the south. No park dedication should be required and the plat should be filed with the County before issuance of any building permits.

This report was prepared prior to the review of the preliminary plat by the Administrative Subdivision Review Committee which is scheduled for May 27, 1997. The recommendations from that review will be provided to the Commission prior to the hearing and may result in minor changes to the conditions currently stated in this report.

Conditional Use Permit and Final Site Plan & Building Plans:

The restaurant has been oriented more to the interior of the site than to Lyndale Avenue with the building entrance on the south side and parking located predominantly to the south and east. This orientation places the entrance convenient to most of the parking. The facility will share the north driveways to Lyndale and Garfield Avenues under appropriate access/circulation easements. The applicant has not submitted any revised plans consistent with the revised preliminary plat relocation of the south property line for proposed Lot 1.

Although different in scale and orientation, the use of this area for a restaurant is consistent with the purpose of the original Planned Development Overlay District that is being requested for removal, but one that can be achieved without it. The use will be compatible with neighboring land uses and has user characteristics that work well with office activities for shared access, circulation and parking. Staff would point out that "on-site" parking will now increase to 138 spaces.

This report was prepared prior to the review by the Fire and Life Safety Committee and completion of the review by Public Works. Those recommendations and comments will be made available to the Commission prior to the public hearing and the conditions recommended in this report will be amended accordingly.

Staff has noted the inconsistency of the submitted plans, but the most significant plan deficiency is the enclosed trash room on the northeast corner which is not "within" the building as it is not fully enclosed, but has open areas along the wall elevations. The facility must be within the building and the applicant has been advised of this situation. They have indicated that corrections will be made to make the trash room comply by completing the wall closures. Building plan inconsistencies have been corrected to show the trash access door on the east side through a metal overhead door. It would appear those building detail corrections can be made without noticeable change to the general site plan and can be adequately covered by condition.

Additional information is required for both the lighting plan and the sign plan, which can be addressed prior to any permit issuance. It is noted that the drawing submitted (and attached to this report) indicate that both cabinet signs and channel letters are shown on the walls. This is not permitted by the sign code.

RECOMMENDATION

In Case 10329A-97, staff recommends approval of a rezoning from CB(PD) to CB for the property at 9537 Lyndale Avenue.

In Case 10329B-97, staff recommends approval of the Preliminary Plat of Oxboro Heath 3rd Addition for the properties at 9537, 9605, 9615, 9619, 9621, 9633 and 9645 Lyndale Avenue and 9608 Garfield Avenue subject to the following conditions:

1) Plat be filed with the County prior to the issuance of any building permits for proposed Lots 1 and 2;

2) Dedicate those areas along Garfield and Lyndale Avenues that are currently under permanent street easement as rights-of-way for the respective streets;
3) Common driveway/access/parking agreement between proposed Lots 1 and 2 and between Lot 2 and the Oxboro Retail Center Addition be provided as approved by the Traffic Engineer, and proof of filing be provided to the Manager of Building and Inspection;
4) Erosion control measures be in place prior to issuance of grading permits;
5) Alterations to utilities be at the developer's expense;
6) Five foot drainage and utility easements be provided along both sides of the common line between Lots 1 and 2 and existing drainage/utility/sidewalk/bikeway easements along all street frontages be retained as approved by the City Engineer; and
7) No park dedication be required.

In Case 10329C-97, staff recommends approval of the conditional use permit and final site plans and building plans for a restaurant at 9537, 9605, 9615, 9619 and 9621 Lyndale Avenue and 9608 Garfield Avenue subject to the following conditions being satisfied prior to the issuance of any grading or building permits:

1) Exterior building materials be approved by the Planning Manager;
2) Building plans shall identify trash and recyclable material collection and storage area provided within the building as approved by the Fire Marshal and the Planning Manager;
3) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
4) Connection charges be satisfied;
5) A SAC questionnaire be completed and submitted to the Department of Public Works and SAC fees satisfied;
6) Access, circulation and parking plans be approved by the City Traffic Engineer;
7) Erosion control measures be in place prior to issuance of grading permits;
8) Common driveway and access agreement be provided as approved by the Traffic Engineer, and proof of filing be provided to the Manager of Building and Inspection;
9) Dedicate those areas along Garfield and Lyndale Avenues that are currently under permanent street easement as rights-of-way for the respective streets;
10) Review and approval by nine Mile Creek Watershed District;

and subject to the following additional conditions of approval:

11) Alterations to utilities be at the developer's expense;
12) All pickup and drop-off occur on site and off of public streets;
13) All loading and unloading occur on site and off of public streets;
14) Existing approved streetscapes along Garfield and Lyndale Avenues shall be maintained;

and subject to the following Code requirements:

1) Landscape plan be approved by the Planning Manager (Sec 19.52);
2) All rooftop equipment be fully screened (Sec. 19.52.01);
3) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);

4) Property be platted in accordance with the requirements of Chapter 16 of the City Code (Sec. 16.03);
5) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code 3802; Uniform Fire Code Ch. 10.306);
6) Fire lanes be posted as approved by the Fire Marshal (Sec. 8.73);
7) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C);
8) Food service plans be approved by the Environmental Services Division (Sec. 14.360);
9) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code; and
10) Signage be in conformance with the requirements of Chapter 19, Article X of the City Code: No deviations from the Code permitted by Section 19.38.01 are approved in this development plan.

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ADMINISTRATIVE SUBDIVISION REVIEW COMMITTEE

Tuesday, May 27, 1997

9:00 a.m.

Commission Meeting Room

Staff: Don Mattson, Chair, Engineering
Mark Reichel, Assessing
Bob Sharlin, Planning

Item 1 **Preliminary Plat of Oxboro Heath 3rd Addition**
9537, 9605, 9615, 9619, 9633, 9645 Lyndale Avenue South and 9608 Garfield Avenue South
First Bank National Association
Case 10329ABC-97

M/Sharlin, S/Reichel recommending approval of the preliminary plat of Oxboro Heath 3rd Addition subject to the following conditions:

1) Plat be filed with the County prior to issuance of any building permits for proposed Lots 1 and 2;
2) Dedicate right-of-way to 40' from center line on Garfield Avenue and 60' from center line on Lyndale Avenue;
3) Common driveway/access/parking agreement between proposed Lots 1 and 2 and between Lot 2 and the Oxboro Retail Center Addition be provided as approved by the Traffic Engineer, and proof of filing be provided to the Manager of Building and Inspection;
4) Erosion control measures be in place prior to issuance of grading permits;
5) Alterations to utilities be at the developer's expense;
6) Five-foot drainage and utility easements be provided along both sided of the common line between Lots 1 and 2 and existing drainage/utility/sidewalk/bikeway easements along all street frontages be retained as approved by the City Engineer;
7) No park dedication required.

Motion carried 3-0.

The meeting adjourned at 9:15 a.m.

Mary Zimmerman
Minutes Secretary

#3

CONDITIONS OF THE FIRE AND LIFE SAFETY COMMITTEE

X 1) building(s), or portions thereof, be totally sprinklered as approved by the Fire Marshal;

X 2) exterior lighting and building security plans be approved by the Community Resource Unit, Bloomington Police Department;

X 3) fire lanes be posted as approved by the Fire Marshal;

____ 4) for ADA requirements see list below;

X 5) utility plan with existing and proposed water mains and fire hydrants be at locations as approved by the Fire Marshal and Utilities Engineer;

X 6) traffic, circulation and parking plans be approved by the Traffic Engineer;

X 7) enclosed trash facility(s) be provided in a designated area as approved by the Planning Manager;

X 8) space must be provided for the collection, separation and temporary storage of recyclable materials within or adjacent to the building;

____ 9) any standby fuel provisions be as approved by the Fire Marshal;

____ 10) street names be in conformance with the standard street naming policy;

____ 11) temporary street signs, lighting and building addresses be provided during construction;

X 12) food service be as approved by the Environmental Services Division;

____ 13) parking structures be built in conformance with open parking garage standards;

____ 14) further review by the FLSC prior to final site plans and building plans consideration;

____ 15) F.L.S.C. RECOMMENDS A ADDRESS FOR THE SITE off of LYNDALE

____ 16)

____ 17)

B R W

May 27, 1997

Mr. Galen Doyle
City of Bloomington
Community Development Department
2215 Old Shakopee Road
Bloomington, MN 55431-3096

B R W INC.

RE: Revised Preliminary Plat Application
First Bank National Association

Dear Mr. Doyle:

Attached are application materials in support of a request by First Bank National Association for approval of a Preliminary Plat action in connection with their planned sale of a portion of their Lyndale Avenue (Oxboro) First Bank site to Applebee's Restaurants for the development of a restaurant on the northern portion of the site. Per our pre-application meeting, we are including:

- Signed Application Form
- Property addresses, PIN numbers, and legal descriptions
- Application Fee in the amount of $ 700.00
- Eight full-size copies of Existing Conditions/Preliminary Plat graphic
- Eight full-size copies of Applebee's proposed Grading and Drainage Plan
- Reduced (8.5"x11") plans

The subject property currently consists of portions of seven lots within the plat of Oxboro Heath, and Outlot A, Oxboro Retail Center. The proposed plat, Oxboro Heath 3rd Addition, would consolidate the eight existing parcels, dedicate street right-of-way for Lyndale Avenue South and Garfield Avenue South, and create two new lots; one for the existing Bank building and associated parking, and one for the proposed Applebee's restaurant and associated parking. The right-of-way dedication would replace existing easements which provide for the westerly 10 feet of the west half (40 feet) of Garfield Avenue South, and the easterly 27 feet of the east half (60 feet) of Lyndale Avenue South. Sidewalk, Bikeway, and Utility Easements encompassing an additional 10 feet of lot area adjacent to each of the street rights-of-way will be redefined to replace the existing easements as recorded in Document Number 5630984 for Garfield Avenue South, and Document Numbers 5630984, 5471286, and 5471287 for Lyndale Avenue South. The areas for the proposed street dedication are listed on the Preliminary Plat graphic as 15,604 square feet for Lyndale Avenue, and 5,784 square feet for Garfield Avenue.

Planning
Transportation
Engineering
Urban Design

Thresher Square
700 Third Street So.
Minneapolis,
MN 55415
612/370-0700
Fax 612/370-1378

Denver
Milwaukee
Minneapolis
Newark
Orlando
Phoenix
Portland
San Diego
Seattle

10329ABC 97

Proposed Lot 1, Block 1, Oxboro Heath 3rd Addition is being created to convey property to Applebee's Restaurants for the development of a new restaurant on the northern portion of the subject property. Lot 1, for Applebee's, would contain 92,907 square feet, or 2.13 acres. As illustrated on the Preliminary Plat, the south line of proposed Lot 1 is coincident with the southerly line of existing Lot 33, Block 11, Oxboro Heath Addition. Lot 2, for the Bank, would contain 117,495 square feet, or 2.70 acres.

As proposed, Lot 2 would provide a lot envelope which would allow the existing Bank site development to meet all applicable requirements for minimum lot dimensions and size, building setbacks, maximum floor-area-ratio, and parking requirements specified in the Central Business District zoning classification. Proposed minimum building setbacks would be:

- North side, interior lot line: 54 feet to north building face
- South side, interior lot line: 80 feet to canopy at drive-through
- East side, street frontage, Garfield Avenue: 55 feet to canopy at drive-through
- West side, street frontage, Lyndale Avenue: 124 feet to west building face

Floor-area-ratio for the proposed lot would be 0.27 based on a gross building area of 31,818 square feet for the bank, and the proposed lot area of 117,495 square feet.

The proposed configuration of Lot 2 provides for 129 parking spaces with no modifications to the existing site improvements. The parking is provided as follows:

- East side: 30 spaces, 14 angled spaces southeast, 16 spaces northeast
- North side: 11 spaces, located on drive-aisle/access from Garfield
- West side: 88 spaces, from north lot line to southerly access from Lyndale
- Total: 129 spaces, including 8 disabled spaces per ADA requirements

The 129 spaces would provide sufficient parking for the bank based on 80% utilization of the 31,818 gross square feet within the bank building. At 1 space per 200 square feet for 25,455 net square feet, the required parking for the bank would be 128 spaces.

A parking utilization study completed for the Bank in April of 1994 found that the maximum utilization of Bank parking occurred on Friday afternoon between 4:00 and 5:00 PM. Based on thirty counts of parked vehicles taken at intervals during four weekdays in April, 1994, including counts from 4:00 to 6:00 PM on two Fridays, the maximum observed utilization of the Bank parking was 90 occupied parking spaces. According to the Bank manager, the building was fully leased and occupied during those times, and as expected, Friday afternoon was representative of the Bank's peak activity.

The Preliminary Plat graphic also illustrates proposed easements for common access between Lots 1 and 2. The common access easement would provide for access to the Bank facilities on Lot 2 from the main (northerly) entry on Lyndale Avenue across Lot 1, including access to the most westerly row of bank parking. It would also provide for access to the proposed Applebee's on Lot 1 from the Garfield Avenue entry across Lot 2. Traffic control and safety would be improved at the intersection of these two main on-site circulation aisles with the addition of stop signs at the south and east approaches to the "T" intersection of these two main drive aisles. These are the only site improvements proposed for Lot 2.

Additional information concerning the proposed Applebee's site development for Lot 1 is available in the companion Final Site Plan and Conditional Use Permit application filed by First Bank National Association and Applebee's Restaurants. If you have any questions concerning this application, or need additional information, please do not hesitate to contact me at 373-6341. On behalf of the fee owner and applicant, we look forward to the review and approval of this proposal by the City of Bloomington.

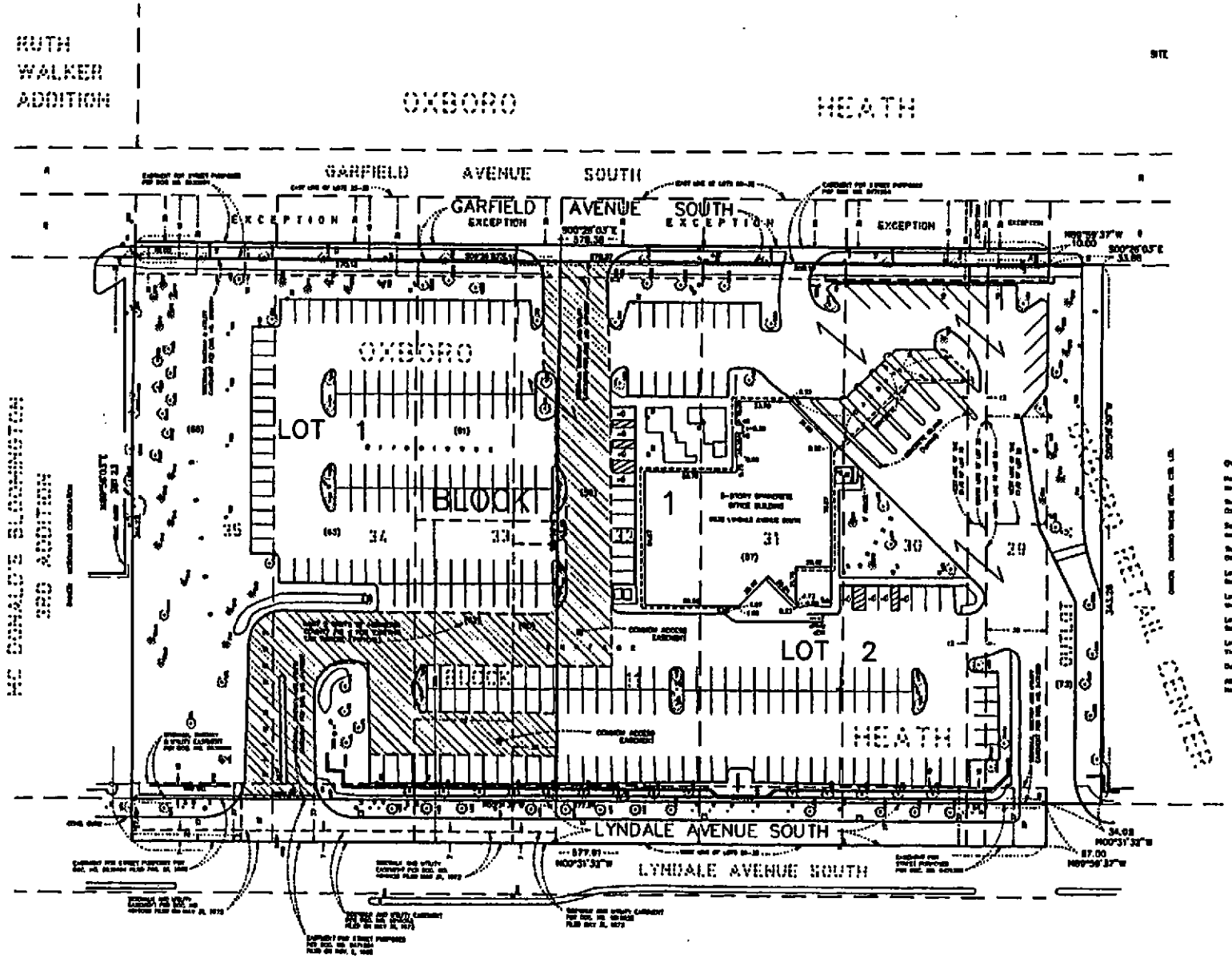
Sincerely,

BRW, Inc.

Miles Lindberg

Miles Lindberg, ASLA
Senior Associate

cc: Donald E. Nelson
Vern Wilcox
Robert Perry



OXBORO HEATH 3RD ADDITION
PRELIMINARY PLAT

10329ABC 97

Landform Engineering Company
926 Twelve Oaks Center
15500 Wayzata Boulevard
Wayzata, Minnesota 55391
(612)475-3272 info@landform.net

Applebee's Restaurant

May 21, 1997

City of Bloomington Minnesota
Mr. Galen Doyle
Planning Commission
City Council
2215 West Old Shakopee Road
Bloomington, Minnesota 55431

Applebee's Restaurant
9608 Garfield Avenue South
Bloomington, Minnesota

Per our telephone conversation last week, we understand you have identified the following issues regarding the Application for a Conditional Use Permit, and Final Site & Building Plan Approval on the above-mentioned site.

1. Trash Enclosure Area – Full enclosure required
2. Awning Materials
3. Lighting Cut Sheet Information
4. Hours of operation and Peak Employee Counts
5. Signage Information

Landform Engineering Company and Applebee's Restaurant offer the following in additional information as response to your concerns:

Item No. 1:

The attached architectural elevations have been revised to reflect the extension of the masonry wall treatment up to meet the roof structure. The only openings to the trash enclosure area are the overhead doors on the east, and man door to the north. There was some misunderstanding as the previous elevations were inconsistent.

Item No. 2:

The revised elevations enclosed reflect a detailed description of the Awning Materials proposed. Also included is a specification section for these awnings.

Item No. 3:

Enclosed please find typical cut sheets for the proposed architectural fixtures, as well as the proposed site lighting fixtures. We are in the process of updating the Site Electrical Plan at the walk and in the parking areas to reflect the foot-candle levels including these fixtures. We will forward this plan upon completion.

Item No. 4:

The initial hours of operations will be 11am - midnight, Monday through Thursday; 11am -1:30 a.m. Friday and Saturday; and 10am - midnight on Sunday. The peak employee count at the busiest shift is anticipated to be 25 employees.

Item No. 5:

Enclosed are preliminary signage cut sheets on the proposed pylon sign and building signage.

It is our understanding, as well as the owners, that this is the extent of concerns to date. In light of the fact that this package was submitted nearly a week prior to deadline, and that we have met with staff on two occasions to discuss this application we feel we have made substantial efforts to ensure a complete application for your review. The owner is under a tight development schedule and has expressed concern about being removed from the agenda for the June 5th Planning Commission Meeting. While we fully understand the need for a complete review process by all applicable departments, we feel we have provided the required information and unless other issues arise ask that this project be heard on the June 5th agenda as published.

As always, should any other concerns arise, please contact me at (612)475-3272

Sincerely,
LANDFORM ENGINEERING COMPANY

Darren B. Lazan
Principal

Copy: Gary Fischer, File

Attachments: Revised Architectural Elevations, Lighting Cut Sheets, Preliminary Sign Drawings, Awning Material Specification,

WALL SCONCE

LASER

FIXTURE TYPE: E

Yamada design

SPECIFICATIONS:

LUMINAIRE: DIE CAST ALUMINUM CONSTRUCTION.

OPTICS: BI CONVEX LENS FEATURES LASER BEAM CONTROL (1/2", 1", 1½") IN ONE DIRECTION WHILE PROVIDING GENERAL ILLUMINATION (92° BEAM) IN THE OTHER.

LAMPHOLDER: MINI CAN

LAMP: TUNGSTEN HALOGEN SINGLE ENDED, T4 - 100 WATT (BY OTHERS)

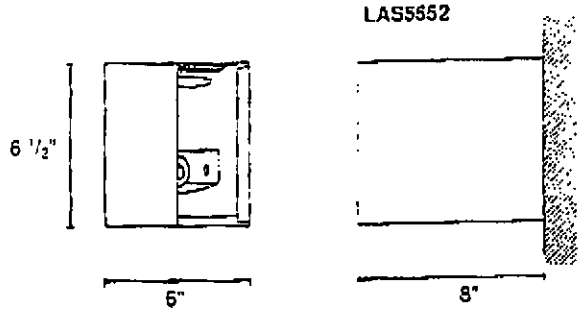
MOUNTING: WALL MOUNT. COLUMN MOUNT.

FINISH: POLYESTER POWDER COAT.

- DIE CAST ALUMINUM CONSTRUCTION
- UP AND DOWN LIGHT COMPONENT
- FACTORY ADJUSTABLE BEAM SPREADS

U.L., C.U.L. LISTED --- SUITABLE FOR WET LOCATION

LAS5552



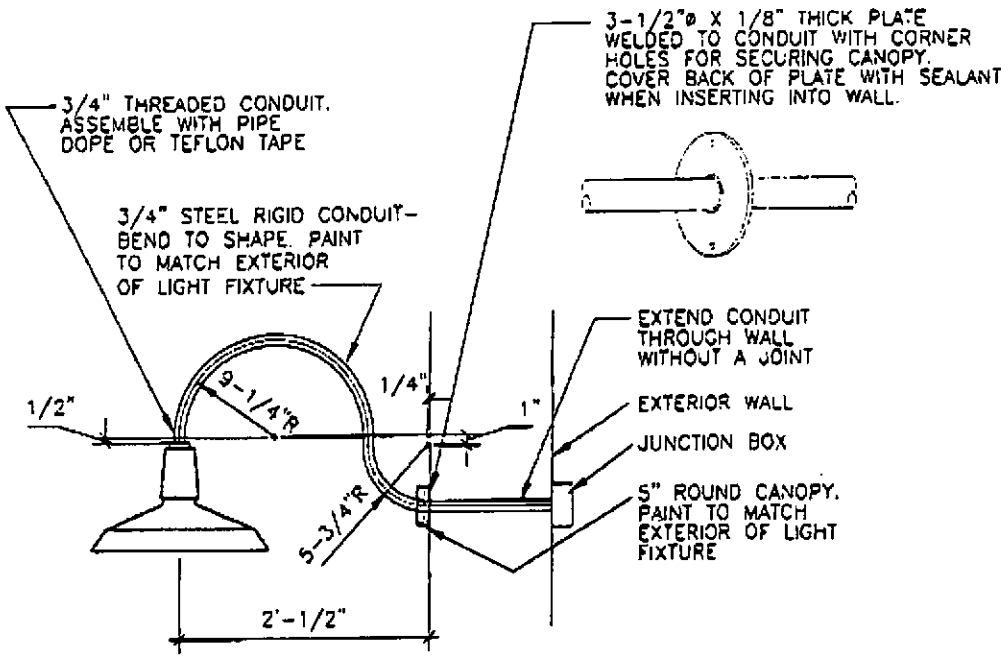
CATALOG NO.:

LAS5552 - / /

CATALOG NO.	LAMP — LUMINAIRES AVAILABLE IN LOWER WATTAGE				FINISH	OPTIONS
		WATTAGE	TYPE	VOLTAGE		
LAS5552	☒ Q150	150	(Q) QUARTZ	☐ 120	☐ BLACK ..... BK	☐ 1/2" LASER BEAM BM5
	☐ Q100	100			☐ WHITE ..... WT	☒ 1" LASER BEAM BM10
	☐ Q50	50			☐ SILVER ..... SL	☐ 1 1/2" LASER BEAM BM15
					☒ OTHER CUSTOM Triton Green	

U.S. ARCHITECTURAL LIGHTING

7900 CLYBOURN AVENUE, SUN VALLEY, CA. 91352
(818) 767-3031 (213) 875-1136
FAX NO. (818) 767-4631



INSTALLATION DETAIL
TYPE H LIGHT FIXTURE

NO SCALE

TYPE	MFR. & MODEL NO.	VOLT	LAMPS	DESCRIPTION
H	ABOLITE #RD200-INC-AG-SPL-WL	120	(1) 150W PS-25	PORCELAIN DOME REFLECTOR WITH SPECIAL POWDER COAT FINISH TO MATCH TRITON GREEN AND WET LOCATION LABEL AND TEFLON COATED SAFETY LAMP. 6 YEAR WARRANTY. SEE NOTE 2 BELOW.

"GOOSENECK" LIGHT FIXTURES
APPLEBEE'S – BLOOMINGTON

APPLEBEE'S NEIGHBORHOOD GRILL & BAR
BLOOMINGTON, MN - LYNDALE AVE. SOUTH

SECTION 10700: AWNINGS

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification sections apply to work of this section.

Furnish all labor, materials, tools and equipment necessary to complete all awnings work shown on the drawings and as specified herein subject to the provisions of the General Conditions and Supplementary General Conditions.

Submit fabric samples and detailed shop drawings for approval in accordance with requirements of General Conditions. Sample to exhibit typical seaming, rafter pocket, valence pattern, and edge treatment.

MATERIALS:

Metal framework and fittings: 1" square galvanized steel tube with all welded joints with galvanized fittings, in profiles indicated, complete with all rafters, support columns, brackets fittings & accessories. Securely brace to wall. Furnish all additional accessories and fittings required for complete installation. Frame to be painted an aluminum color as specified in Section 09900. No portion of frame shall extend across the face of the windows.

Awning material supplier: Call Astrup (800)786-7609 for referral to local distributors and suppliers.

Awning material: Astrup "Millcor" polyester scrim, vinyl laminated; Weblon Coastline Plus.
Colors: CP-2709 Rust CP-2700 Sand, and CP-2711 green. Alternating patterns of green 18", Sand 7", Rust 11" and Sand 7". All awning end panels shall have striped pattern the same as the main body.

Awning material shall be lace on type with roped reinforced eave with side curtains in profiles indicated. Stretch on tight to eliminate wrinkles.

Binding Tape shall be rust color to match the rust stripe.
Thread shall be white for exterior use. Seam shall be sewn or heat sealed.

Installation shall be guaranteed by installer for a period of two years from date of final acceptance.

Coordinate awning fabrication and supporting framework and anchorage details with fascia. Install additional blocking as required. Install awnings true and plumb. Awning covers shall fit frames TIGHTLY and without bind, gathering, or warping.

Comply with all local codes for awning height, loading requirements, framing, and flammability requirements.

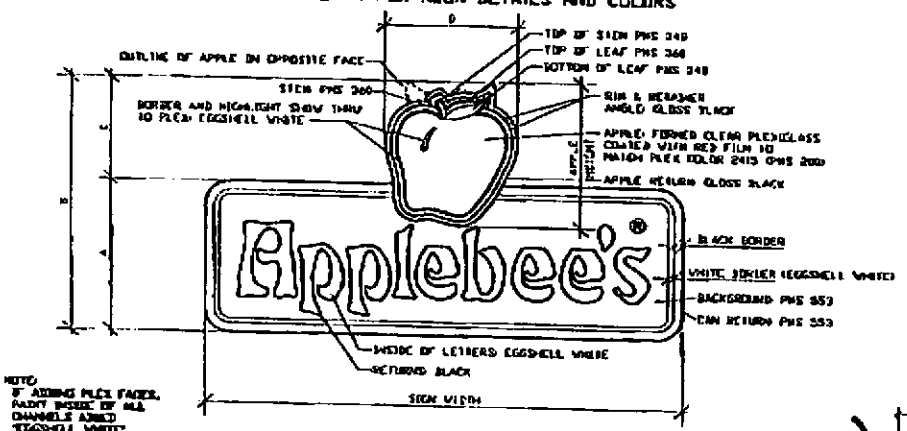
"Neighborhoo..." letters = 8.2 sq.ft.
Total = 38.2 sq.ft.
(Allowable = 75 sq.ft.)

SIGN WIDTH	A	B	C	D	APPLE HEIGHT	BLACK BORDER WIDTH	WHITE BORDER WIDTH	COPY SIZE (APPLEBEE'S) A	COPY SIZE (APPLEBEE'S) B	POLE SIGN SQUARE FOOTAGE	(CBD)+(ABBY) SQUARE FOOTAGE	OVERALL HEIGHT POLE SIGN	# TRANS (D/F)	SIZE TRANS	AMPS (D/F)	APPENDAGE SIGN (USED WHEN READERBOARD IS NOT USED) APPENDAGE WIDTHS	APPENDAGE HEIGHT	COPY SIZE
7'-3"	5'-3"	6'-1 1/2"	7'-0 1/2"	5'-1 1/2"	1'-3 1/2"	1 3/4"	1/2"	0'-8 1/2"	10 3/4"	38.2	38.2	33'-0"			14	6'-11"	10 1/2"	6 1/2" - 3"
9'-10"	7'-10 1/2"	9'-8 1/2"	9'-9 1/2"	7'-8 1/2"	1'-6"	2"	1"	1'-0"	1'-4"	66.52	66.52	39'-0"	16		17	8'-6"	1'-0"	8 1/2" - 3"
12'-0" (CBD BUILDING SIGN)	9'-3"	8'-1"	8'-4 1/2"	7'-3 1/2"	2'-0"	2 1/2"	1 1/4"	1'-4"	1'-9"	93.24	93.24	42'-0"	18		23	10'-6"	1'-3"	8 3/4" - 4 1/2"
13'-6"	9'-8 3/4"	7'-5 1/2"	9'-6"	8'-6 1/2"	2'-3"	2"	1 1/2"	1'-8"	2'-3"	124.32	124.32	45'-0"	24		28	12'-6"	1'-6"	7 1/2" - 5 1/4"
16'-0" (CBD POLE SIGN)	9'-6"	8'-10 3/4"	9'-8 1/2"	8'-8 1/2"	2'-7 1/2"	3 3/4"	2 1/2"	2'-0 3/4"	2'-8 1/2"	165.88	165.88	48'-0"	32		34	14'-6"	1'-9"	9 3/4" - 6 3/4"
20'-0" ft	8'-4"	9'-8 3/4"	9'-11 1/2"	9'-8 1/2"	3'-3"	4 1/2"	3 1/2"	2'-5"	3'-2"	220.80	220.80	54'-0"	40		42	16'-6"	2'-3"	12" - 8 1/2"

* A 20' SIGN SHALL HAVE CHANNEL MOLDING PERIMETER MEDIA OF SIGN AND APPLE (4")

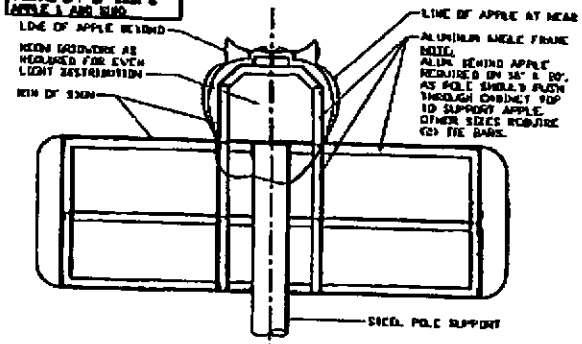
ORDINANCE CRITERIA WILL ALLOW SQUARE FOOTAGE OF SIGN & APPLE A AND B(D)

SEE SHEET 4 FOR NEON DETAILS AND COLORS



NOTE:
3" ARCHING PLEX FACES, PAINT INSIDE OF ALL CHANNELS ARMED "EGGSHELL WHITE".

POLE SIGN
NO SCALE



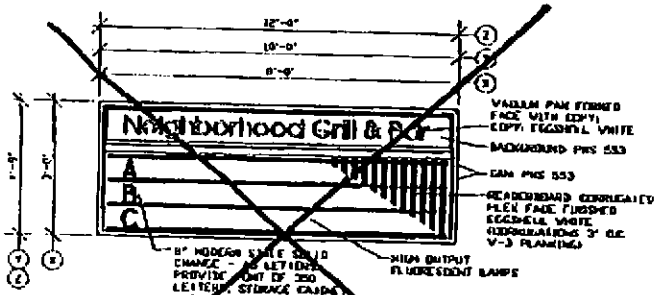
POLE SIGN SECTION
NO SCALE

PMS #	DUPONT	GRIP-FLEX	MATHEWS
PMS 349	79039 GREEN	CUSTOM MIX TO PMS COLORS	
PMS 350	45757 GREEN		
PMS 553	546 GREEN		MPMS 553 GREEN
EGGSHELL	93974 EGGSHELL WHITE		SPECIAL "APPLEBEE'S"
			946-394 BLACK

READERBOARDS - ELECTRICAL REQUIREMENTS				
SIGN WIDTH	# TRANS (D/F)	# TRANS (S/F)	SIZE TRANS	AMPS (S/F)
8	1	2	BALLASTS	13
10	1	2	BALLASTS	13
12	1	2	BALLASTS	13

MANUFACTURER
(2) BALLASTS PER FACE
13 AMPS

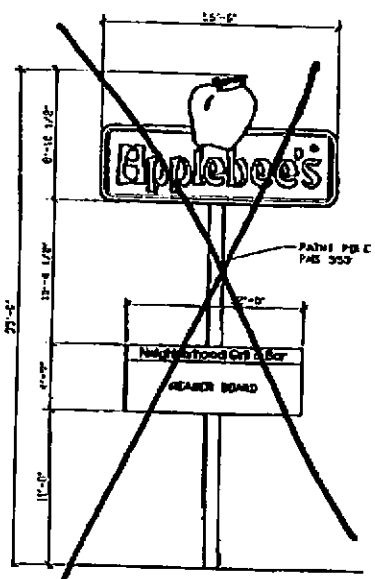
NOTE: CAMERA READY ARTWORK REQUIRED PRIOR TO FABRICATION



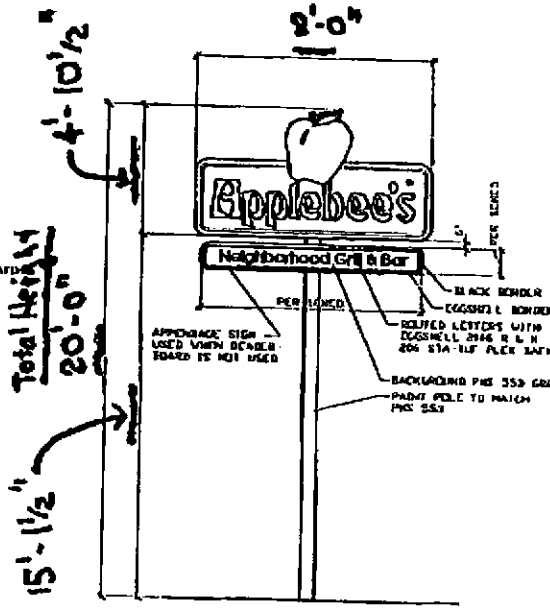
DOUBLE FACED READER BOARD
NO SCALE

	USE WITH
(3)	USE WITH 12' PYLON SIGN
(2)	USE WITH 10' PYLON SIGN
(1)	USE WITH 8' PYLON SIGN

READER BOARD SQ. FOOTAGE	
(3)	24 SQUARE FEET
(2)	17.5 SQUARE FEET
(1)	37 SQUARE FEET



TYP. POLE SIGN W/ READERBOARD
16' WIDE UNIT SHOWN
NO SCALE



TYP. POLE SIGN W/O READERBOARD
16' WIDE UNIT SHOWN
NO SCALE

SUPPORT STEEL AND FOUNDATION TO BE DESIGNED BY LICENSED ENGINEER TO MEET ALL LOCAL WIND LOAD REQUIREMENTS

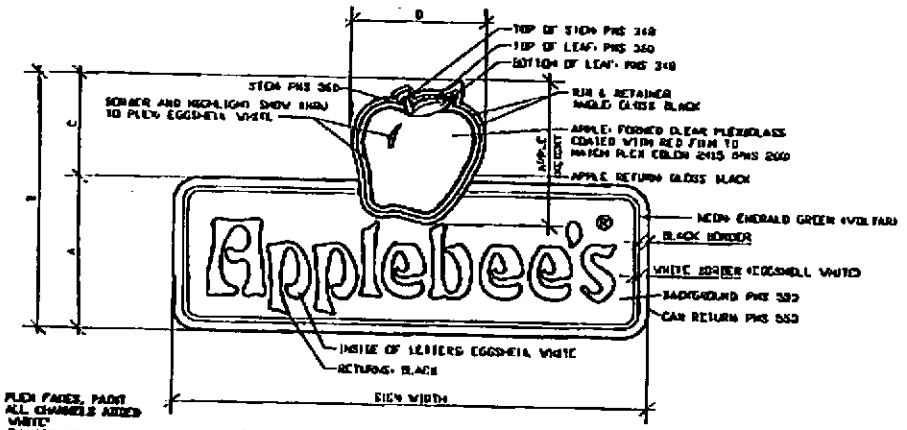
Applebee's
Neighborhood Grill & Bar

SGN 1

NOV. 4, 1996

SIGN WIDTH	A	B	C	D	APPLE HEIGHT	BLACK BORDER WIDTH	WHITE BORDER WIDTH	COPY SIZES (APPLEBEE'S) A	COPY SIZES (APPLEBEE'S) B	WALL SIGN SQUARE FOOTAGE	(GTO)+(ACCENT) SQUARE FOOTAGE	# TRANS (S/F)	SIZE TRANS	AMPS (S/F)
7'-7"	2'-3"	1'-1 1/2"	1'-9 1/2"	2'-1 1/2"	1'-4 1/2"	1 3/8"	7/8"	1'-2 1/2"	10 3/4"	38.52	39.92	4		4.8
9'-10"	2'-10 1/2"	1'-10 1/2"	2'-5 1/2"	2'-6"	2'-11"	2"	1"	1'-4 3/4"	1'-4 3/4"	48.69	50	6		10
11'-4"	3'-2"	2'-1"	2'-6 1/2"	2'-7 1/2"	3'-2 1/2"	2 1/2"	1 1/2"	1'-7"	1'-8"	66.92	67.34	8		11
12'-7"	3'-6 3/4"	2'-3 1/2"	2'-9"	2'-10 1/2"	3'-6 1/2"	3"	2 1/2"	1'-9 3/4"	1'-9"	72.38	84	10		12

SEE SHEET 4 FOR NEON DETAILS AND COLORS



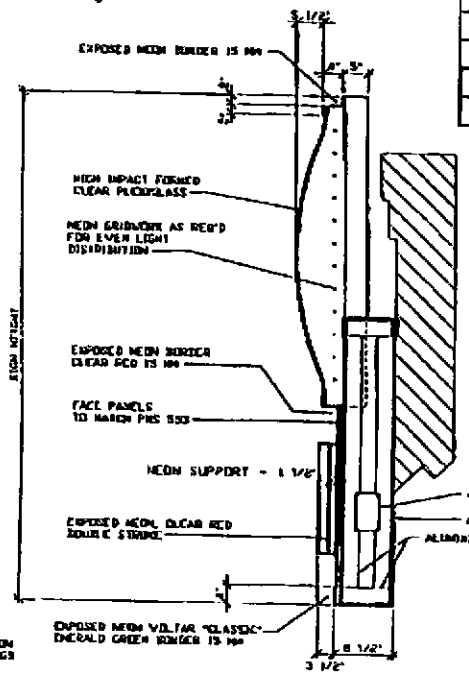
NOTE: IF ABOVE PLEX FACES, PAINT INSIDE OF ALL CHANNELS ABOVE "EGGSHELL WHITE" PERIMETER CHANNEL 1" WITH "EGGSHELL WHITE" STROKE PAINTED NEXT TO CHANNEL

SINGLE FACE WALL SIGN

NO SCALE

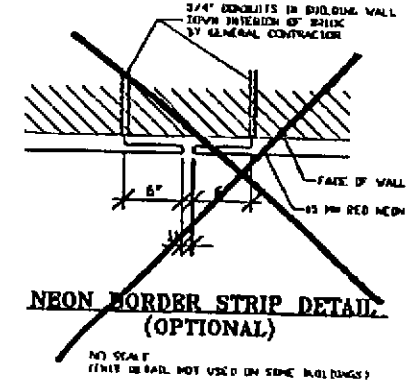
NOTE: CAMERA READY ARTWORK REQUIRED PRIOR TO FABRICATION

PMS #'s	SUPPLY	GRIP-FLEX	MATHEWS
PMS 348	PMS 349 GREEN	CUSTOM MIX TO PMS COLORS	
PMS 360	43727 GREEN		
PMS 553	946 GREEN		PMS 553 GREEN
EGGSHELL	90774 EGGSHELL WHITE		SPECIAL "APPLEBEE'S"
			948-204 BLACK



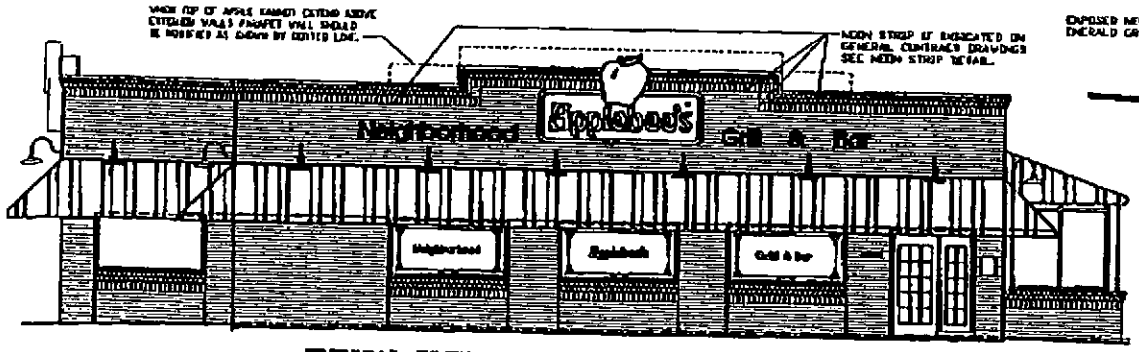
SIGN SECTION - WALL SIGN

NO SCALE



NEON BORDER STRIP DETAIL (OPTIONAL)

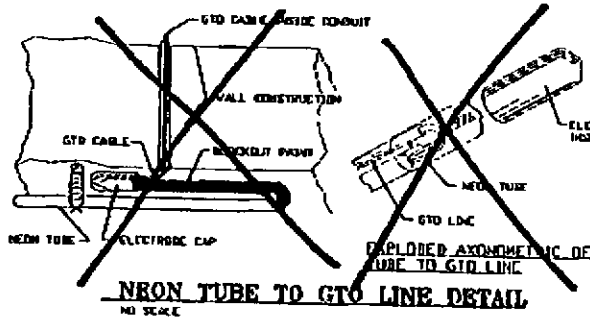
NO SCALE
(THIS DETAIL NOT USED ON SOME BUILDINGS)



TYPICAL ELEVATION - FREE STANDING

NO SCALE

STANDARD SIGN 10'-0"
SEE SHEET #5 FOR "NEIGHBORHOOD GRILL & BAR" CHANNEL LETTER ON RACEWAY SPECS



EXPLODED AXONOMETRIC OF NEON TUBE TO GTO LINE

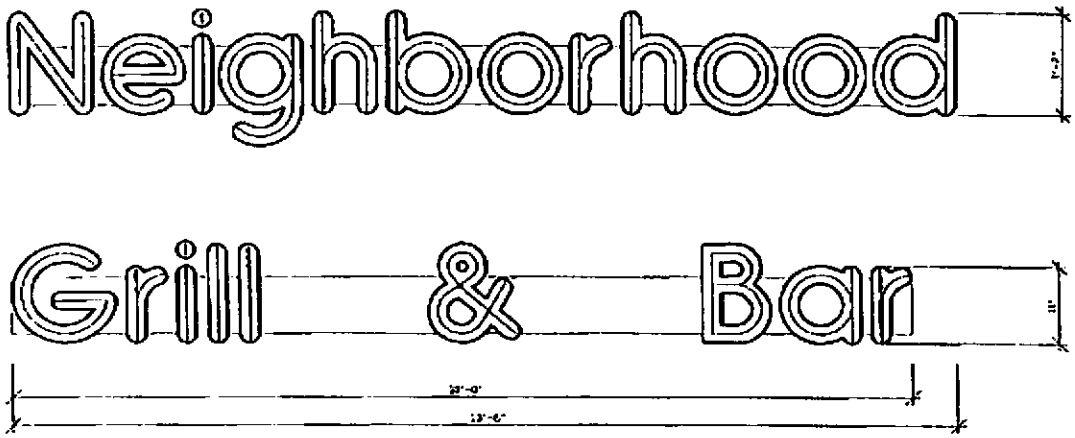
NEON TUBE TO GTO LINE DETAIL

NO SCALE

Applebee's
Neighborhood Grill & Bar

SGN 4

NOV. 4, 1996



LETTERS NEIGHBORHOOD GRILL & BAR - ELECTRICAL REQUIREMENTS

SIGN WIDTH	SQUARE FOOTAGE	# TRANS (D/F)	# TRANS (S/F)	SIZE TRANS	AMPS (D/F)	AMPS (S/F)
10"	N/A	N/A	6		N/A	7
12"	N/A	N/A	6		N/A	7
14"	N/A	N/A	6		N/A	7

(14" high letters)

RACEWAY MOUNTED CHANNEL LETTERS

NO SCALE

"CHICAGO BOLD" LETTER STYLE

NOTE: CAMERA READY ARTWORK REQUIRED PRIOR TO FABRICATION

~~Neighborhood~~
~~Grill & Bar~~

INDIVIDUAL LETTERS - DIRECT MOUNT TO WALL

NO SCALE

AVAILABLE IN FLAT CUT OUT ALUMINUM IN 10", 12", AND 14".
ALUMINUM THICKNESS IS .050" FINISHED GREEN PMS 553. USE 1/4" TEMPLATE AROUND LETTERS FINISHED EGGSHELL WHITE WHEN MOUNTED ON DARK SURFACE.

SPECIFICATIONS:

STANDARD SIZE IS 14" UPPER CASE ALSO AVAILABLE WITH 10" OR 12" UPPER CASE.

ALSO AVAILABLE AS NON-ILLUMINATED FLAT CUT OUT LETTERS.

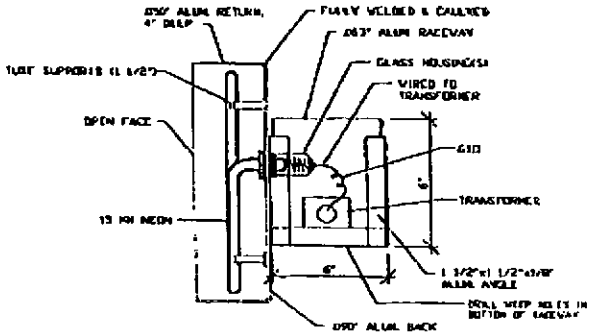
INTERIOR OF LETTERS TO BE PAINTED EGGSHELL WHITE
RACEWAY PAINTED GREEN TO MATCH PMS 553.

PLEX TO BE EMERALD GREEN VOLTAGE "CLASSIC" COLORS

FACES OF RACEWAYS TO BE POLYCARB GREEN 2006
RETURNS .050 ALUM 4" DEEP.

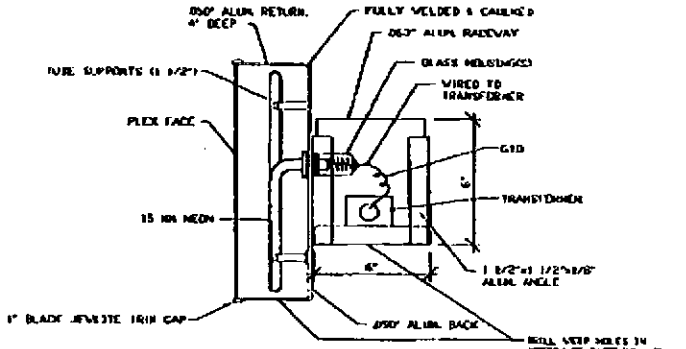
RETURNS PAINTED GLOSS BLACK

FOR 12" U/C LETTER SPREAD IS: NEIGHBORHOOD 8'-6", GRILL & BAR 6'-2".
FOR 10" U/C LETTER SPREAD IS: NEIGHBORHOOD 7'-3", GRILL & BAR 6'-10".



SECTION - OPEN FACE DETAIL RACEWAY MOUNTED

NO SCALE



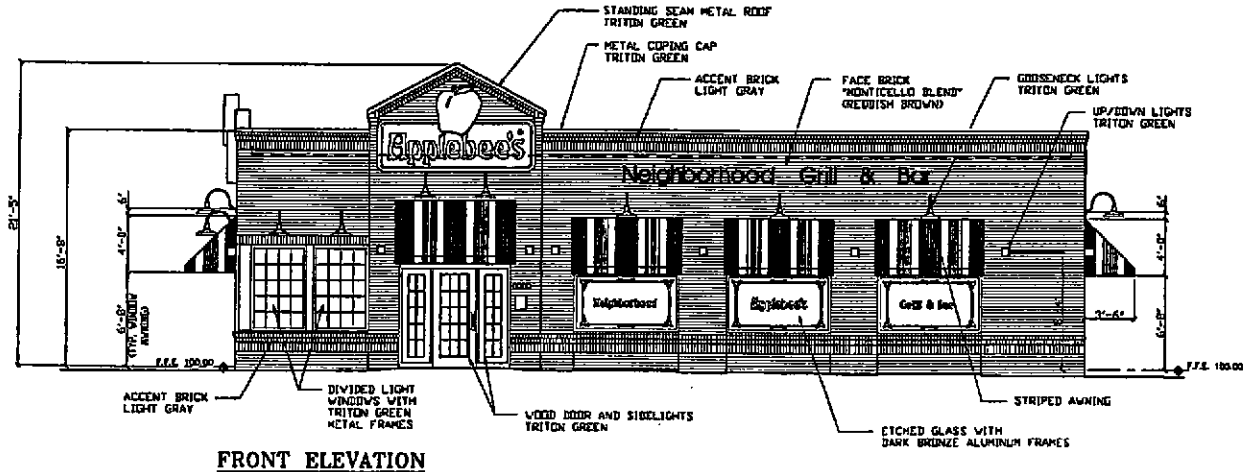
SECTION - CLOSED FACE DETAIL RACEWAY MOUNTED

NO SCALE

Applebee's
Neighborhood Grill & Bar

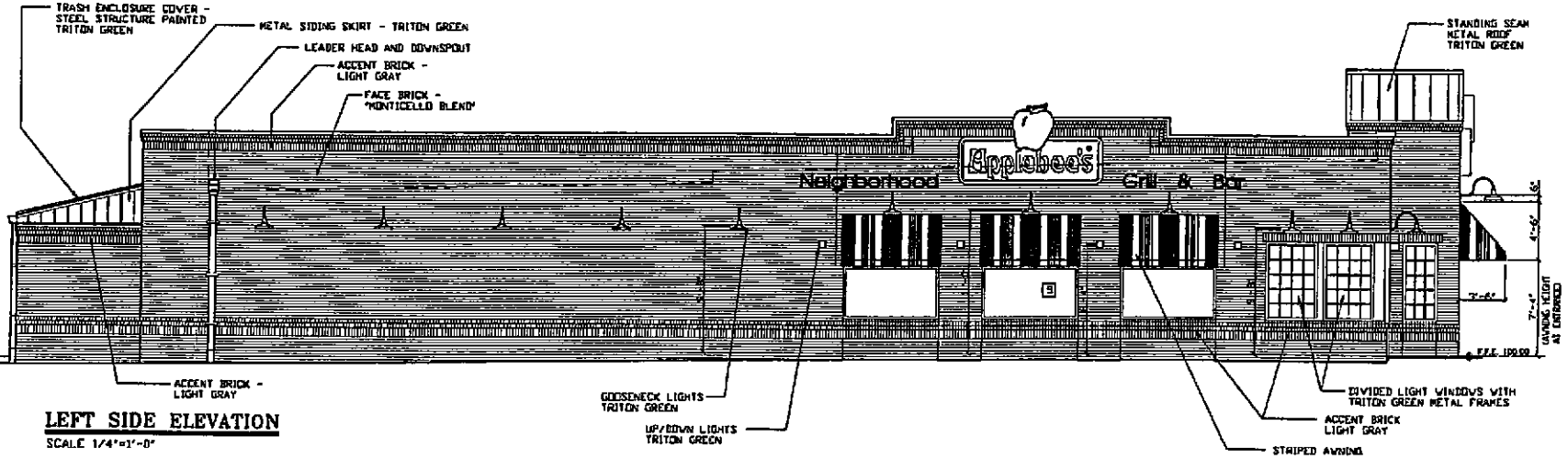
SGN 5

REV. 1, 1996



FRONT ELEVATION

SCALE 1/4"=1'-0"

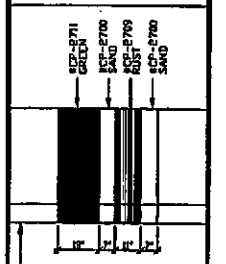


LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

NOTES

AWNING PATTERN



TREAT EDGE WITH BINDING MATERIAL
PAINT COLOR SCP-87099

COLORS ARE "COASTLINE PLUS"

COLOR KEY

A RIVERBOAT

B TRITON GREEN

C OLYMPIC 709

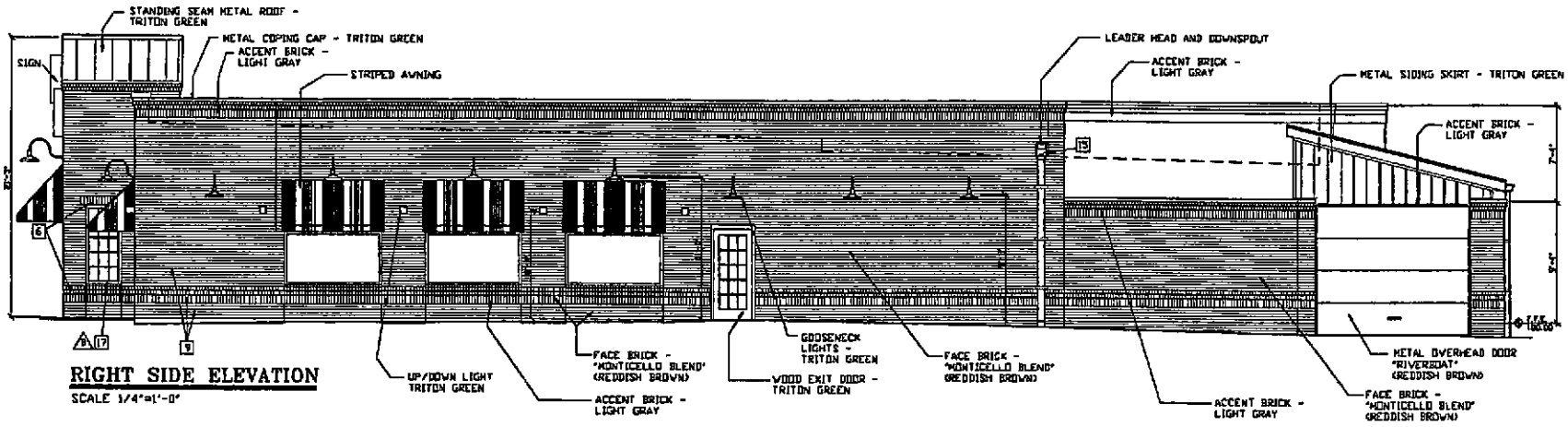
Applebee's
Neighborhood Grill & Bar

© 1997

BLOOMINGTON, MN
TLS

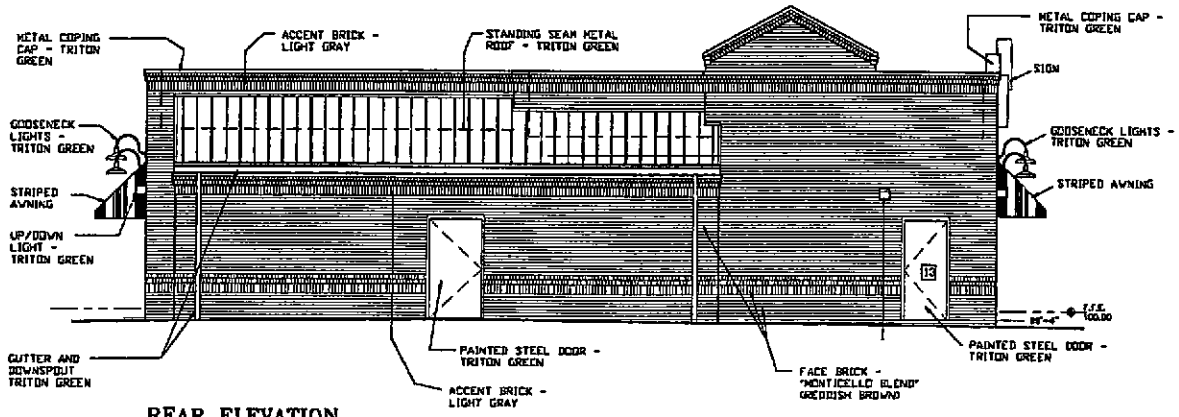
A2

MAY 8, 1997



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

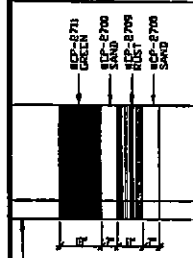


REAR ELEVATION

SCALE 1/4"=1'-0"

NOTES

AWNING PATTERN



TREAT EDGE WITH BONDING WATER GRUST COLOR BDP-87759

COLORS ARE "COASTLINE PLU

COLOR KEY

A RIVERBOAT

B TRITON GREEN

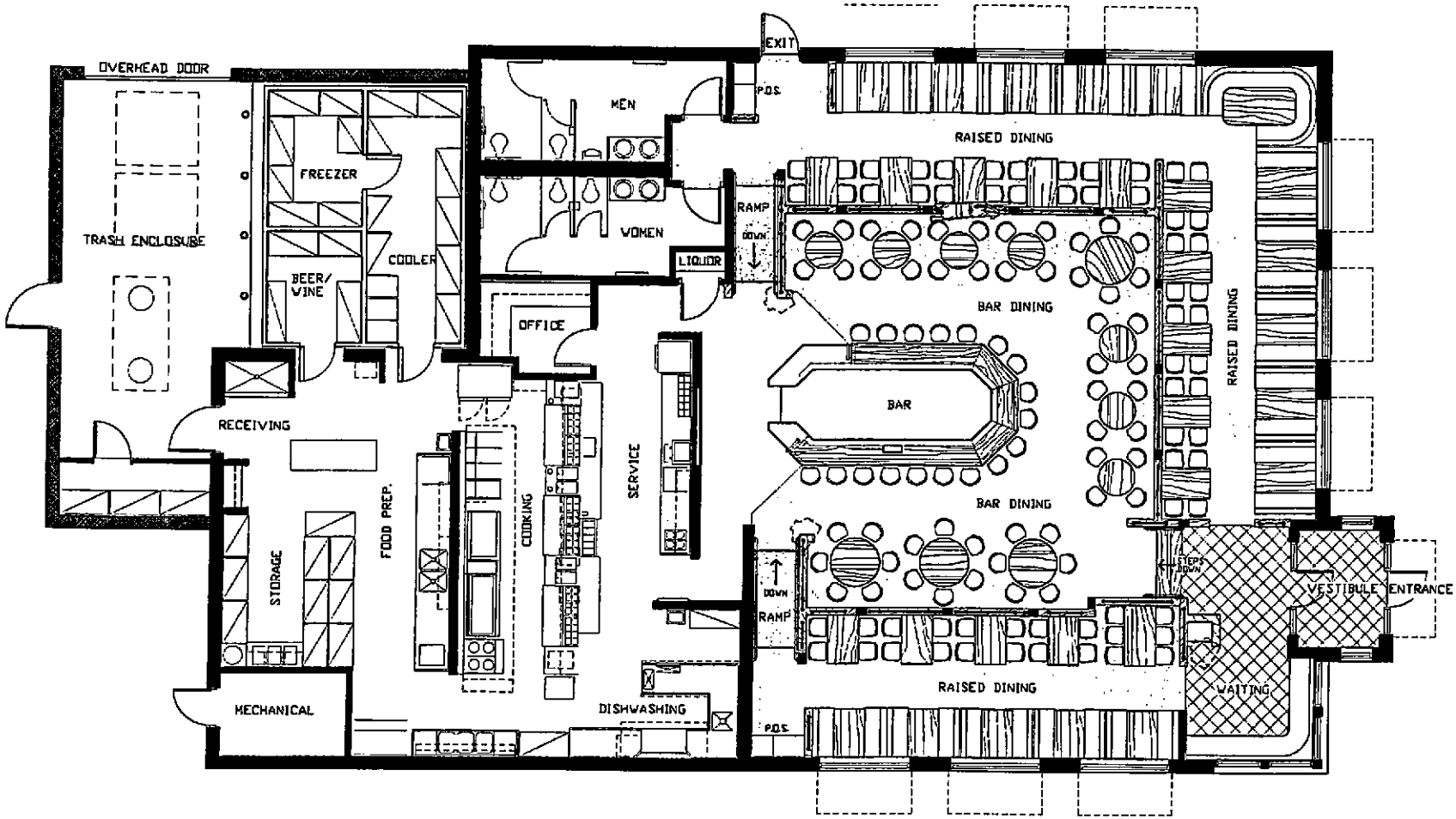
C OLYMPIC 709

Applebee's Neighborhood Grill & Bar

BLOOMINGTON, FLS

A3

MAY 5, 199



NOTES

Applebee's
Neighborhood Grill & Bar

BLOOMINGTON, TLS

F1

MAY 5, 199

city of
bloomington, minnesota

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

July 8, 1997

Donald E. Nelson
First Bank National Association
2800 East Lake Street, Lake 002
Minneapolis, MN 55406

RE: Case 10329AB-97

Dear Mr. Nelson:

At its regular meeting of July 7, 1997, the City Council adopted an ordinance approving a rezoning from Central Business Planned Development CB(PD) to Central Business CB for the property at 9537 Lyndale Avenue (Case 10329A-97).

Also, at its regular meeting of July 7, 1997, the City Council approved a Preliminary Plat of Oxboro Heath 3rd Addition for the properties at 9537, 9605, 9615, 9619, 9633 and 9645 Lyndale Avenue and 9608 Grafield Avenue (Case 10329B-97) subject to the following conditions:

1) Plat be filed with the County prior to the issuance of any building permits for proposed Lots 1 and 2;
2) Dedicate those areas along Garfield and Lyndale Avenues that are currently under permanent street easement as rights-of-way for the respective streets;
3) Common driveway agreement between proposed Lots 1 and 2 be provided as approved by the Traffic Engineer, and proof of filing be provided to the Manager of Building and Inspection;
4) Erosion control measures be in place prior to issuance of grading permits;
5) Alterations to utilities be at the developer's expense;
6) Five foot drainage and utility easements be provided along both sides of the common line between Lots 1 and 2 and existing drainage/utility/sidewalk/bikeway easements along all street frontages be retained as approved by the City Engineer; and
7) No park dedication be required.

Should you have any questions regarding this action, please contact Galen Doyle, Associate Planner at (612) 948-8924.

Sincerely,

Clark Arneson

Clark Arneson
Planning Manager

cc: Gary Fischer, Applebee's

planning\pc\xmit97\10329a97.doc

10329AB 97

city of
bloomington, minnesota

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

July 8, 1997

Gary Fischer
Applebee's
4551 West 107th Street, Suite 100
Overland Park, KS 66207

RE: Case 10329C-97

Dear Mr. Fischer:

At its regular meeting of July 7, 1997 the City Council approved the conditional use permit and final site plan and building plans for a restaurant at 9537, 9605, 9615, 9619 and 9621 Lyndale Avenue and 9608 Garfield Avenue, subject to the following conditions being satisfied prior to the issuance of any grading or building permits:

1) Exterior building materials be approved by the Planning Manager;
2) Building plans shall identify trash and recyclable material collection and storage area provided within the building as approved by the Fire Marshal and the Planning Manager;
3) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
4) Connection charges be satisfied;
5) A SAC questionnaire be completed and submitted to the Department of Public Works and SAC fees satisfied;
6) Access, circulation and parking plans be approved by the City Traffic Engineer;
7) Erosion control measures be in place prior to issuance of grading permits;
8) Common driveway agreement be provided as approved by the Traffic Engineer, and proof of filing be provided to the Manager of Building and Inspection;
9) Dedicate those areas along Garfield and Lyndale Avenues that are currently under permanent street easement as rights-of-way for the respective streets;
10) Review and approval by nine Mile Creek Watershed District;

and subject to the following additional conditions of approval:

11) Alterations to utilities be at the developer's expense;
12) All pickup and drop-off occur on site and off of public streets;
13) All loading and unloading occur on site and off of public streets;
14) Existing approved streetscapes along Garfield and Lyndale Avenues shall be maintained;

and subject to the following Code requirements:

1) Landscape plan be approved by the Planning Manager (Sec 19.52);
2) All rooftop equipment be fully screened (Sec. 19.52.01);
3) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
4) Property be platted in accordance with the requirements of Chapter 16 of the City Code (Sec. 16.03);
5) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code 3802; Uniform Fire Code Ch. 10.306);
6) Fire lanes be posted as approved by the Fire Marshal (Sec. 8.73);
7) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C);
8) Food service plans be approved by the Environmental Services Division (Sec. 14.360);
9) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code; and
10) Signage be in conformance with the requirements of Chapter 19, Article X of the City Code: No deviations from the Code permitted by Section 19.38.01 are approved in this development plan.

Should you have any questions regarding this action, please contact Galen Doyle, Associate Planner at (612) 948-8924.

Sincerely,

Clark Arneson

Clark Arneson
Planning Manager

cc: Donald E. Nelson, First Bank National Association

planning\pc\xmit97\10329c97.doc

CITY OF
BLOOMINGTON
MINNESOTA

April 23, 2005

Ms. Jennifer Johnson
Lawrence Sign
945 Pierce Butler Route
St. Paul, MN 55104

RE: Case 10329A-05

Dear Ms. Johnson:

On April 22, 2005, the revised final site plan and building plans for an LED light band for Applebee's Neighborhood Grill and Bar at 9601 Lyndale Avenue was administratively approved, subject to the following condition:

1) All wiring and conduit be internal to the wall; no surface mounted electrical conduit or equipment shall be visible.

Should you have any questions regarding this action, please contact me at (952) 563-8922.

Sincerely,

Bob Hawbaker
Manager of Planning and
Economic Development

cc: Ron Herman
Apple American Limited Partnership of Minnesota
4551 West 107th Street
Overland Park, KS 66207

Planning\xmit05\10329A-05.doc

10329A 05

PLANNING AND ECONOMIC DEVELOPMENT DIVISION
1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
PH 952-563-8920 FAX 952-563-8949 TTY 952-563-8740

AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITIES EMPLOYER

APPLE AMERICAN GROUP

June 21, 2012

City of Bloomington, MN
ATTN: Planning, Zoning, Building Department

RE: Applebee's Neighborhood Grill & Bar
9601 Lyndale Avenue, Bloomington, MN 55420

Dear Madam or Sir;

The undersigned represents the legal owner and landlord of the referenced property. This letter will serve as approval by the owner / landlord for the tenant's proposed improvements to the existing Applebee's. The tenant shall be responsible for any applicable permits.

The improvements may include the following:

1) Replacing existing fabric awnings with new style awnings.
2) Replacing the existing awning over the front door with and eyebrow.
3) Installing a new roof structure over the existing roof structure.

Sincerely,

Patrick J. Eulberg

Patrick J. Eulberg
Senior Vice President, Real Estate

cc: K. Milush, Apple American Group LLC

103292 12

APPLE AMERICAN GROUP

July 12, 2012

Mr. Jason Schmidt
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55431

RE: Applebee's Neighborhood Grill & Bar, 9601 Lyndale Avenue, Bloomington, MN

Dear Jason:

Enclosed is a set of plans for the renovation of the Applebee's Neighborhood Grill and Bar at the location shown above. Apple American Group LLC self performs all of our remodels, meaning that we act as the General Contractor. We have hired Hilton Signs to produce and install the awnings, signage, eyebrow awning above the door for our exterior renovation. We will also hire a subcontractor to install a stone veneer over the brick at the entrance to our building. I have also included a photo of a recently renovated building so you can see the effect the stone creates to our building.

We will also be installing new exterior sconces to the building, a cut sheet is attached. These lights have shields in the top, so light is directed down only.

If you have any questions, please don't hesitate to contact me. Thank you.

Sincerely,

Kim Milush
Senior Project Coordinator, Real Estate

Encl.

RECEIVED
PLANNING
CITY OF
MINNESOTA

Applebee's

Neighborhood Grill & Bar

9601 LYNDALE AVENUE SOUTH
BLOOMINGTON, MN 55420

GENERAL NOTES

1. IT IS THE INTENT OF THE ARCHITECT THAT THE CONTRACT DOCUMENTS INCLUDING ARCH., CIVIL, STRUCTURAL, MEP, EQUIPMENT AND THE SPECIFICATIONS BE CROSS REFERENCED TO OBTAIN THE INFORMATION NECESSARY TO CONSTRUCT THIS PROJECT IN AN ORDERLY AND TIMELY MANNER.

2. FOR THE PURPOSE OF THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS ABBREVIATION "B.O." (BY OWNER) SHALL MEAN ITEM PROVIDED BY OWNER, INSTALLED BY CONTRACTOR AS PART OF THE WORK OF THIS CONTRACT. THE ABBREVIATION "N.I.C." (NOT IN CONTRACT) SHALL MEAN ITEM PROVIDED AND INSTALLED BY OWNER UNDER A SEPARATE CONTRACT.

3. GEN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE CONTRACT DOCUMENTS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH WORK.

4. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.

5. GEN. CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING SCHEDULING AND SEQUENCING OF THE WORK.

6. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN INTENT AND GENERAL TYPE OF CONSTRUCTION DESIRED. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

7. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS AND SHALL IMMEDIATELY NOTIFY OWNER OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION.

9. GEN. CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF HEATERS AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.

10. GEN. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SEQUENCING ANY AND ALL WORK RELATED TO DEMOLITION OF EXISTING UTILITIES AND IMPLEMENTATION OF NEW UTILITIES REQUIRED FOR THE PROPER OPERATION OF THE PROJECT.

CODE DATA

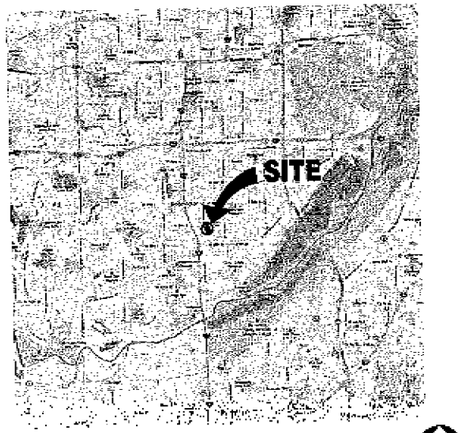
CODE LIST
W/ STATE AMENDMENTS

2007 MINNESOTA STATE BUILDING CODE
2006 INTERNATIONAL BUILDING CODE
2006 NATIONAL ELECTRICAL CODE
2007 COMMERCIAL ENERGY CODE
2007 MINNESOTA ACCESSIBLE CODE
2006 INTERNATIONAL MECHANICAL CODE
2007 MINNESOTA PLUMBING CODE
2007 MINNESOTA FIRE CODE
2006 INTERNATIONAL FIRE CODE

USE & OCCUPANCY CLASSIFICATION
A-2 ASSEMBLY (EXISTING, NO CHANGE)

TYPE OF CONSTRUCTION
IIB (EXISTING, NO CHANGE)

LOCATION MAP



SHEET INDEX

T100 GENERAL NOTES, LOCATION MAP & CODE DATA
D100 DEMO EXTERIOR ELEVATIONS
A200 EXTERIOR ELEVATIONS
A400 FLOOR FINISH PLAN, NOTES & DETAILS
A500 REFLECTED CEILING PLAN, NOTES & DETAILS
A600 BAR, HOSTESS & SERVER STAND DETAILS

10329B 12

architects+planners
1112 S. WASHINGTON ST. STE 110
NAPERVILLE, IL 60540
630.527.6723
WWW.FTHOSWORKSHOP.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Print Name: Timothy Hoyer
Signature:
Date: 7/11/2012 License # 48708

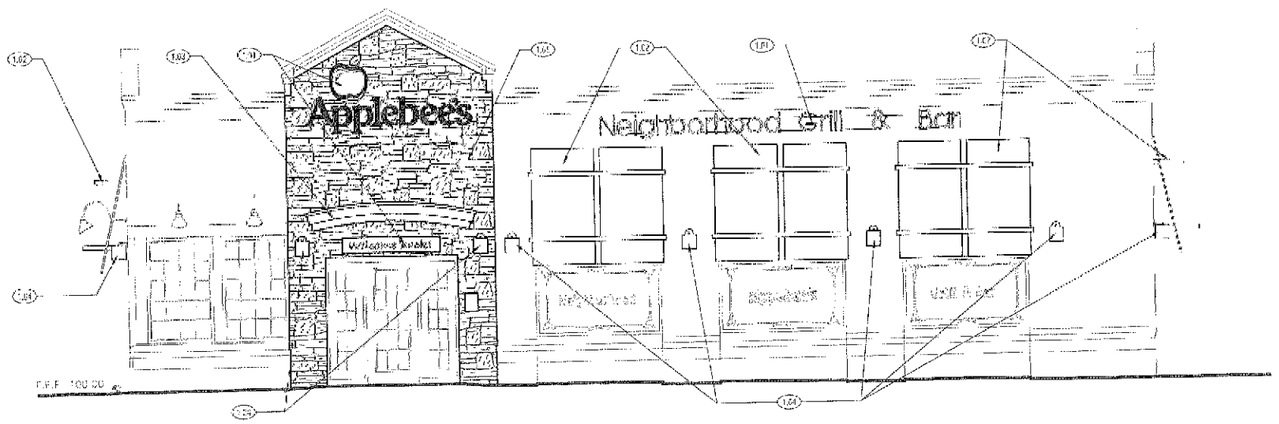
Applebee's
Neighborhood Grill & Bar
9601 LYNDALE AVE SOUTH
BLOOMINGTON, MN

NO.	DATE	COMMENTS
1	07/11/2012	ISSUED FOR FILING

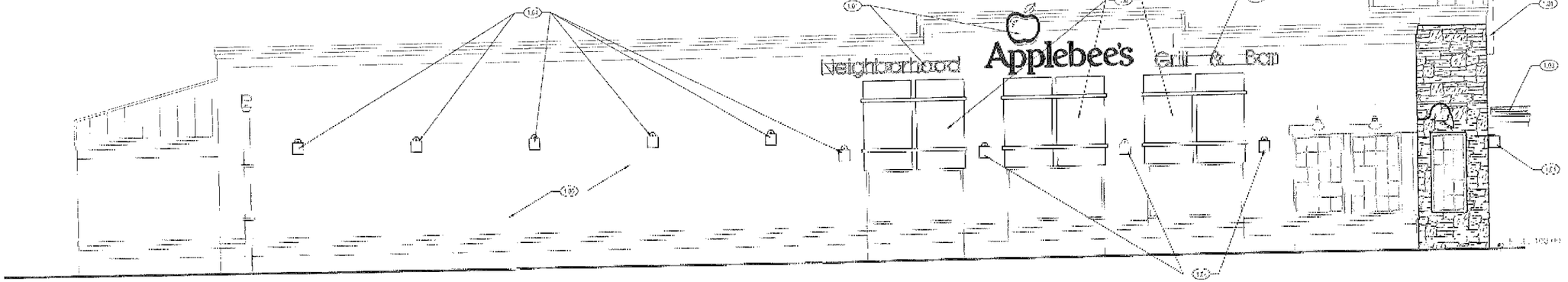
TITLE SHEET

DESIGNED SMN | JOB NO. 12011.01
DRAWN BY SMN | DATE 07/11/2012
CHECKED BY SMN

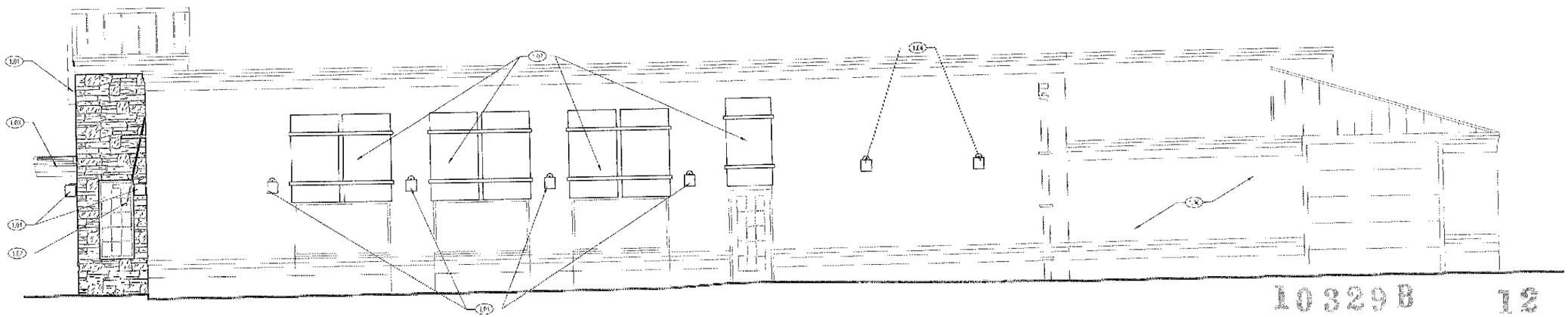
T100



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"



3 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

KEY NOTES:

NOTES:

ethos
architects+planners
1112 S. WASHINGTON ST. STE 110
NAPERVILLE, IL 60540
630.527.6793
WWW.ETHOSWORKSHOP.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name Sean M. Nowicki
Signature
Date 10/31/12 License # 48718

Applebee's
Neighborhood Grill & Bar

9601 LYNDALE AVE SOUTH
BLOOMINGTON, MN

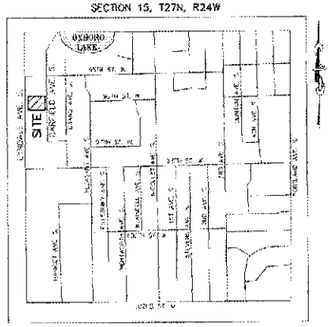
1	07/11/2012	ISSUED FOR PERMITS

EXTERIOR ELEVATIONS

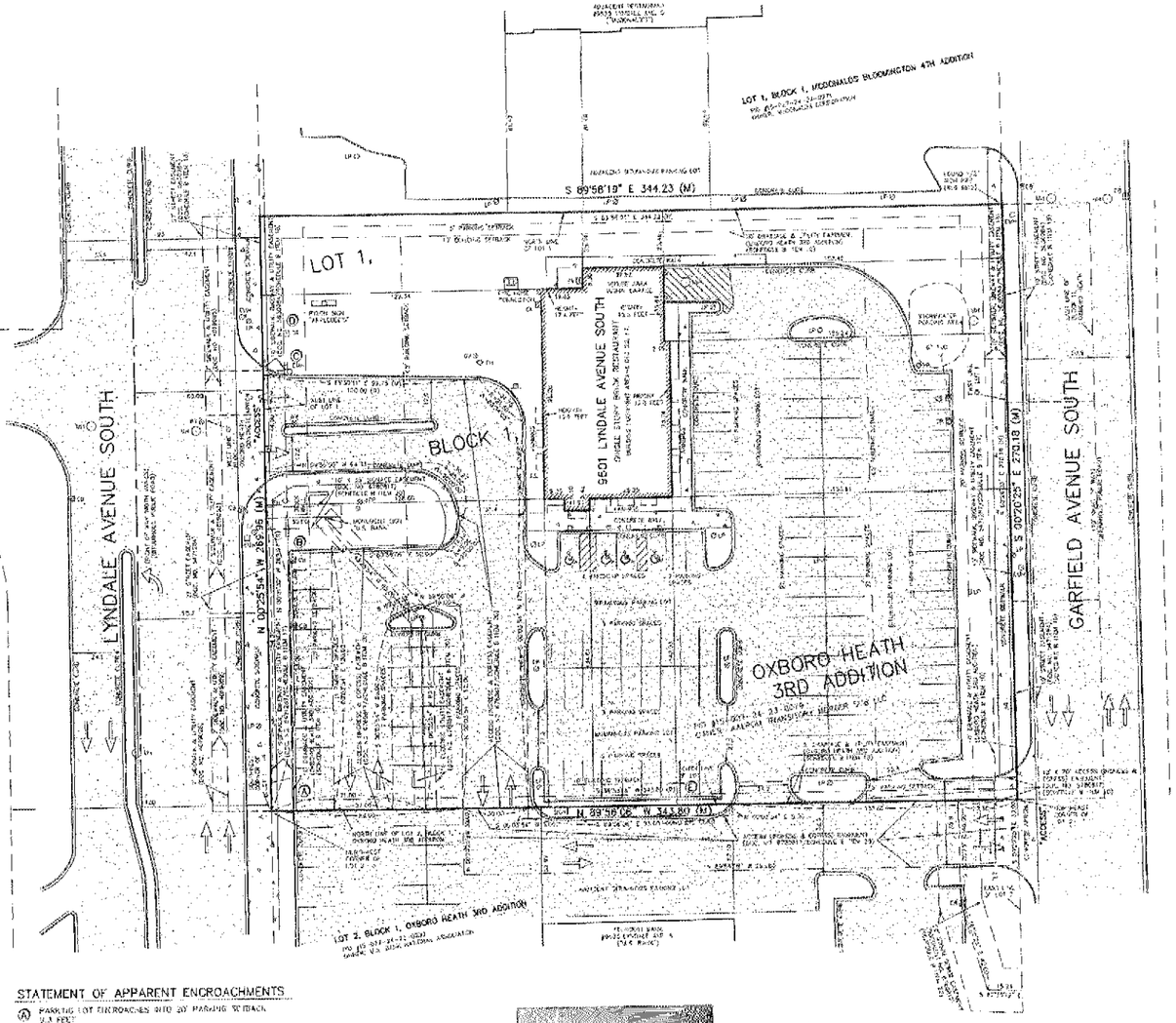
DRAWN BY:	SMN	JOB NO.: 12011.01
CHECKED BY:	SMN	DATE: 07/11/2012
APPROVED BY:	SMN	

A200

SECTION 15, T27N, R24W



VICINITY MAP
(NO SCALE)

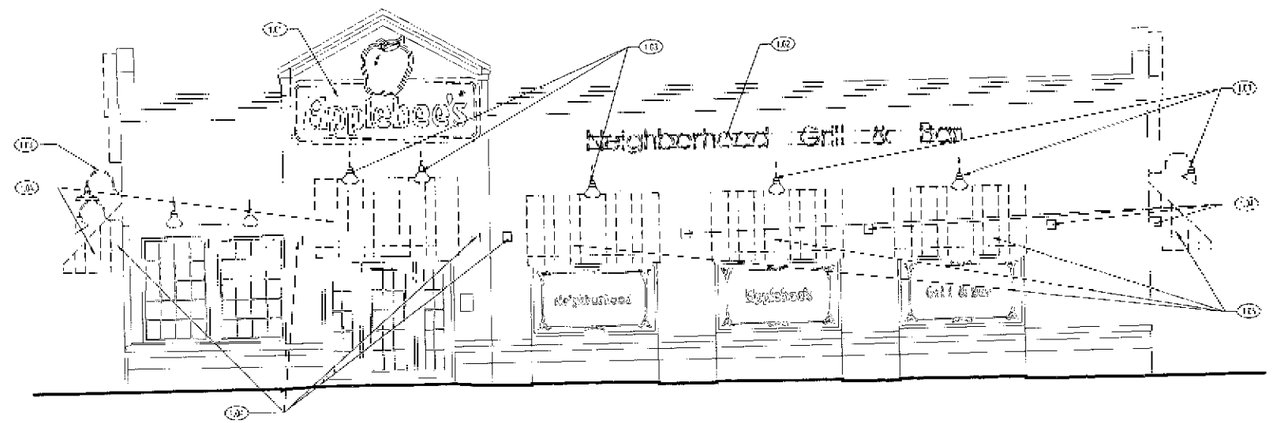


NOTES CORRESPONDING TO SCHEDULE B

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-320000DMN12-KTCY
DATED MAY 4, 2008

13. DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON THE RECORDED PLAT OF OXBORO HEIGHTS AND OXBORO HEATH 3RD ADDITION.
AFFECTS SUBJECT PROPERTY AND AS PLOTTED AND SHOWN HEREON

15. WATER AGREEMENT FOR PRIVATE USE/CONDITIONS DATED NOVEMBER 10, 1981, AS AMENDED BY AMENDMENT NO. 1 DATED MAY 18, 1982, AND AMENDMENT NO. 2 DATED JULY 21, 1983, AND AMENDMENT NO. 3 DATED NOVEMBER 1, 1983, AND AMENDMENT NO. 4 DATED NOVEMBER 20, 1984, AND AMENDMENT NO. 5 DATED NOVEMBER 20, 1985, AND AMENDMENT NO. 6 DATED NOVEMBER 25, 1986, AND AMENDMENT NO. 7 DATED NOVEMBER 25, 1987, AND AMENDMENT NO. 8 DATED NOVEMBER 25, 1992, AS DOCUMENT NO. 5757455, AND AMENDMENT NO. 9 DATED NOVEMBER 25, 1992, AS DOCUMENT NO. 5757456, AND AMENDMENT NO. 10 DATED NOVEMBER 25, 1992, AS DOCUMENT NO. 5757457, AND AMENDMENT NO.



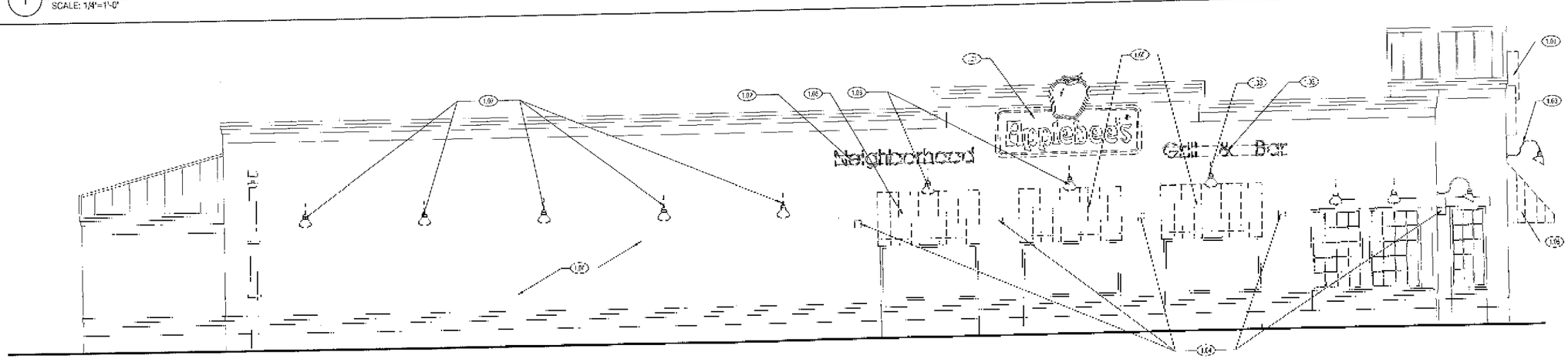
1 DEMO - FRONT ELEVATION
SCALE: 1/4"=1'-0"

KEYNOTES

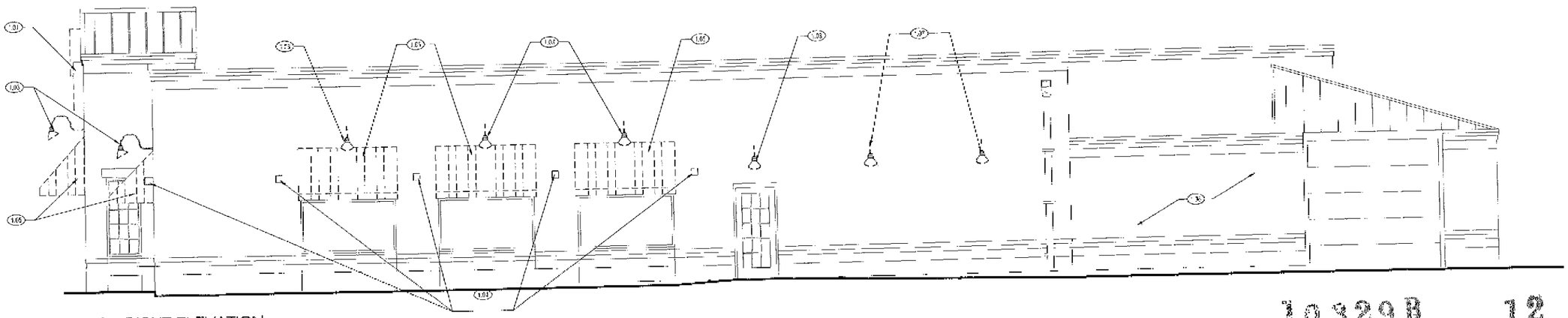
1.01 REMOVE SIGNAGE, PATCH & REPAIR WALL, AS REQUIRED. SAVE ELECTRICAL FOR REUSE.
1.02 REMOVE & SEPARATE SIGNAGE FACE. PATCH & REPAIR WALL AS REQUIRED. COORDINATE ELECTRICAL WARMER.
1.03 REMOVE & DISPOSE OF LIGHT FIXTURE & EXISTING ELECTRICAL. PATCH & REPAIR WALL AS REQUIRED.
1.04 REMOVE WALL SCONCE. SAVE FOR REUSE. TO REMAIN ON NEW FIXTURE. PATCH & REPAIR WALL AS REQUIRED.
1.05 REMOVE AWNING. PATCH & REPAIR WALL AS REQUIRED.
1.06 BRICK TO REMAIN TYP.
1.07 EXISTING GOOSENECK LIGHT FIXTURE, ELECTRICAL TO REMAIN FOR NEW FIXTURE. PATCH & REPAIR WALL AS REQUIRED.

NOTES

1. VERIFY EXISTING CONDITIONS AND DIMENSIONS IN FIELD. VERIFY WITH OWNER.



2 DEMO - LEFT ELEVATION
SCALE: 1/4"=1'-0"



3 DEMO - RIGHT ELEVATION
SCALE: 1/4"=1'-0"

10329B 12

architects+planners
1112 S. WASHINGTON ST. STE 110
NAPERVILLE, IL 60540
630.527.6723
WWW.ETHOSWORKSHOP.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Sean M. Niemi
Signature:
Date: 07/11/2012 License # 47218

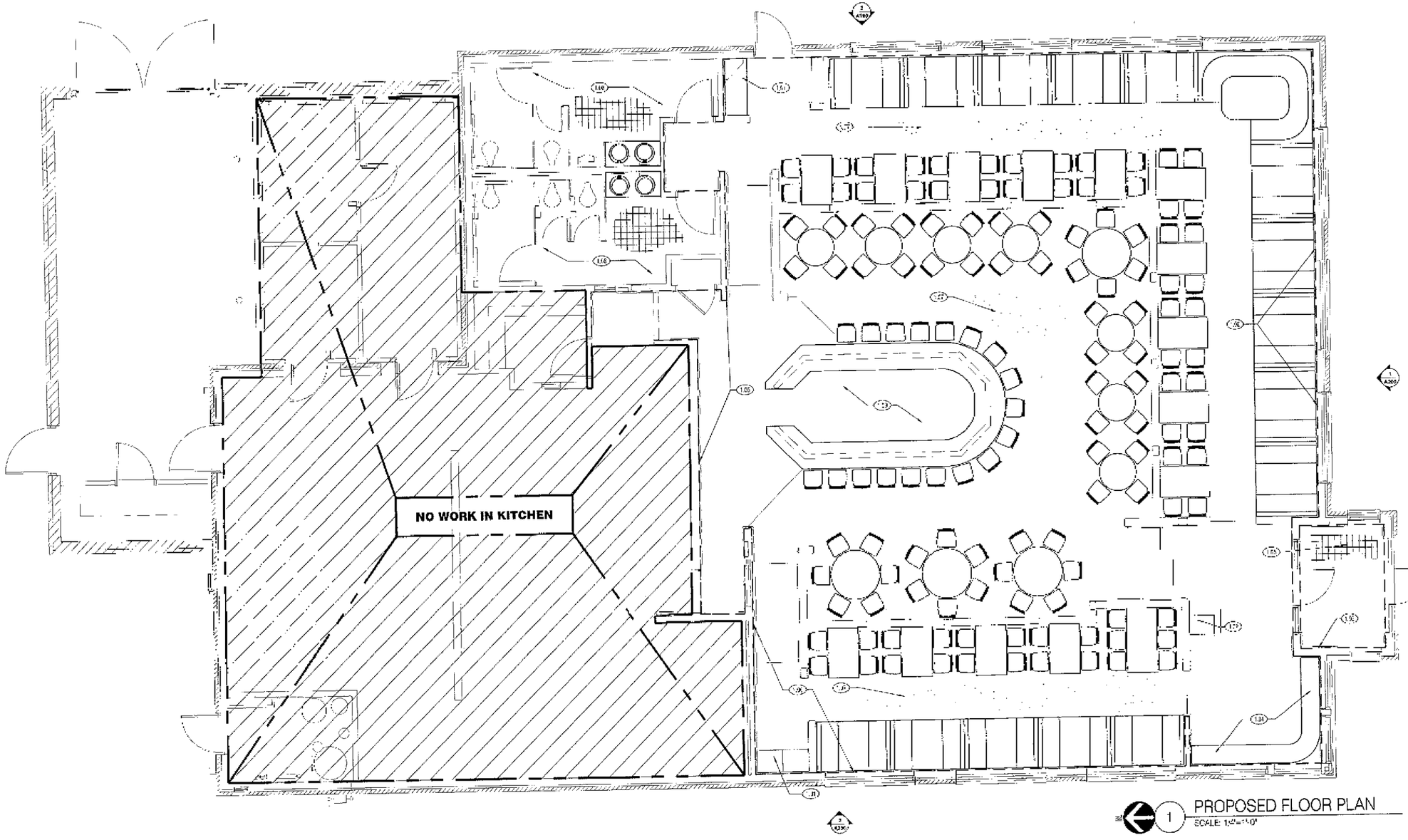
Applebee's
Neighborhood Grill & Bar
9601 LYNDALE AVE SOUTH
BLOOMINGTON, MN

NO.	DATE	COMMENTS
1	07/11/2012	ISSUED FOR FILING

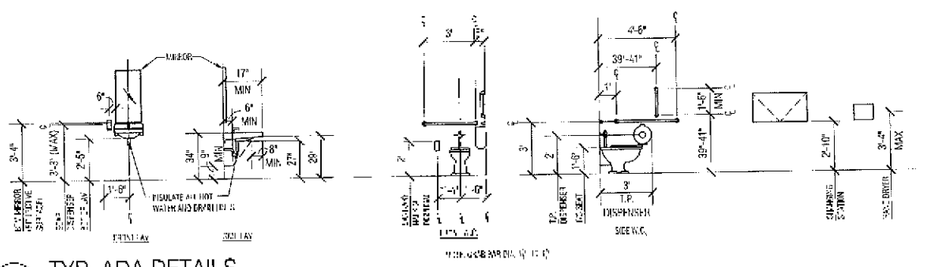
DEMO ELEVATIONS

DRAWN BY	SMN	PROJECT NO.	12011.01
CHK'D BY	SMN	SCALE	
APPROVED	SMN	DATE	07/11/2012

D100



1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



2 TYP. ADA DETAILS
SCALE: 1/4"=1'-0"

NOTES:

1. VERIFY SCOPE OF WORK WITH OWNER PRIOR TO START OF CONSTRUCTION.
2. SEATING COUNT TO REMAIN UNCHANGED. BUFFALO, BOOTHS, CHAIRS AND BAR STOOLS ARE TO BE REFLECTIVE - DEMO BOOTHS, CHAIRS AND BAR STOOLS.
3. REMOVE & DISPOSE OF OLD APPLIANCES.
4. REPLACE ALL BLINDS WITH ROLLER SHADES

KEYNOTES (XXX)

L01 RE-FINISH EXIST. FLOORING. SEE FINISH SCHEDULE
L02 RE-FINISH HOSTESS STAND. SEE FINISH SCHEDULE
L03 REMOVE AND REPLACE EXIST. WALL COVERING ABOVE WAINSCOT IN VESTIBULE WITH NEW WALL COVERING. SEE FINISH SCHEDULE
L04 REPLACE WAINSCOT WITH NEW FINISHES TO COORDINATE WITH NEW COLOR SCHEME
L05 REMOVE EXISTING BOOTH SEATING AND REPLACE WITH NEW:
- INSTALL FLOOR TILE
- VERIFY FLOOR SLOPE
- COUNTERSUNK
L06 REMOVE AND REPLACE EXIST. WALL COVERING WITH:
- VERIFY WALL CONDITIONS
- INSTALL GYPSUM WALL BOARD
- COORDINATE WITH TRANSITIONS, WHERE REQUIRED, APPLY MASTIC TO COORDINATE LAYOUT WITH NEW
L07 REMOVE AND REPLACE EXIST. CARPET WITH:
- CARPET
- VARIOUS BLUE SHADES
- STYLE: CHEVRON
- COLOR: RED
L08 TOILET ROOMS:
- REMOVE AND REPLACE WITH NEW FINISHES AS INDICATED ON FINISH SCHEDULE
- DEMOLISH EXISTING TOILET PARTITIONS
- INSTALL NEW TOILET PARTITIONS
- INSTALL NEW ACCESSORIES
- INSTALL FLOOR TILE, VERIFY EXISTING SLOPE TO DRAIN
- INSTALL NEW GYPSUM BOARD WALLS AS REQUIRED TO ACCOMMODATE NEW PARTITIONS
L09 REMOVE AND REPLACE EXIST. CEILING TILE WITH NEW TO MATCH EXISTING

architects+planners
1112 S. WASHINGTON ST. STE 110
NAPERVILLE, IL 60540
630.527.6723
WWW.ETHOSWORKSHOP.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: SEAN M. HART
Signature:
Date: 7/11/2012 License # 48718

Applebee's
Neighborhood Grill & Bar

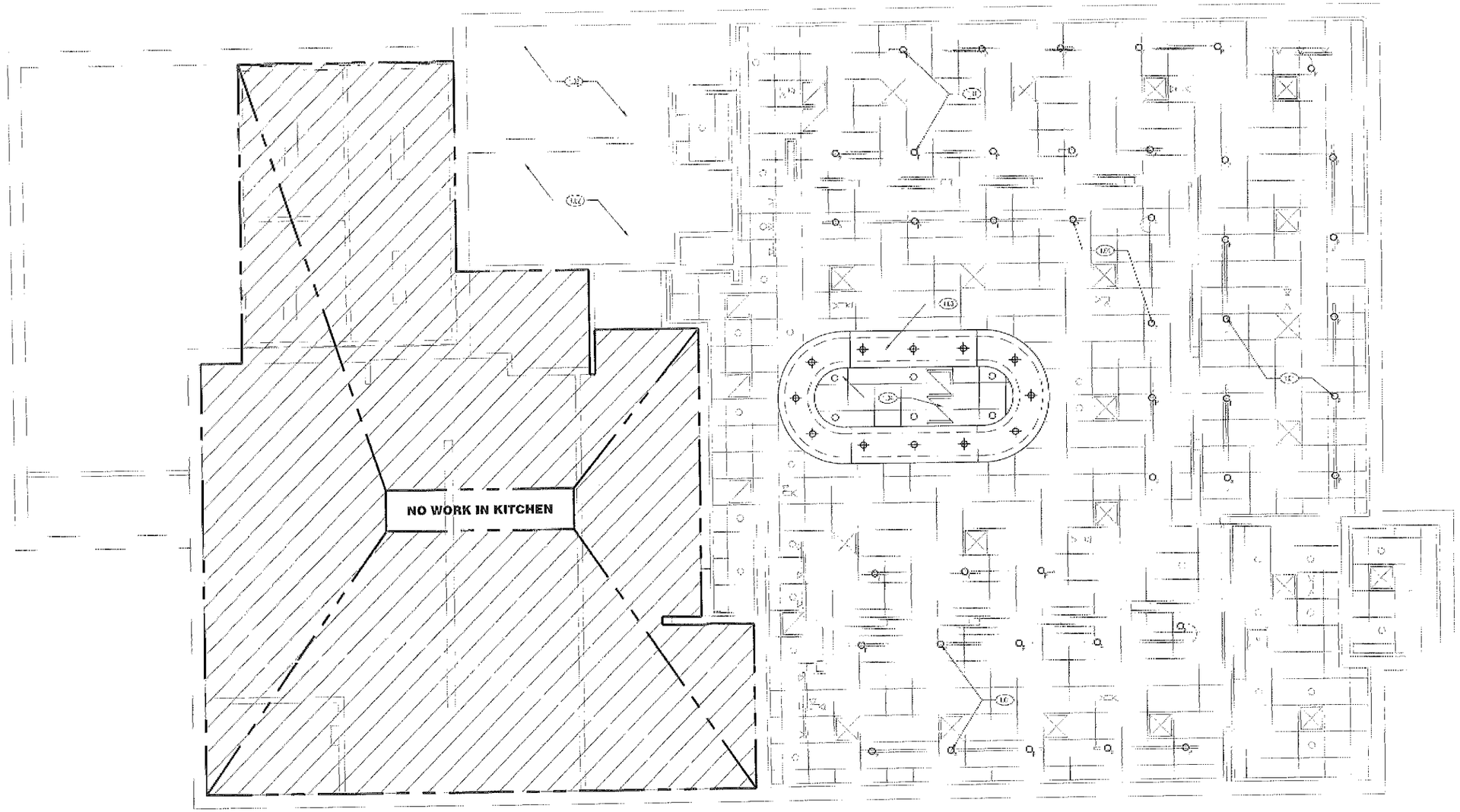
9601 LYNDALE AVE SOUTH
BLOOMINGTON, MN

NO.	DATE	COMMENTS
1	07/11/2012	ISSUED FOR FILING

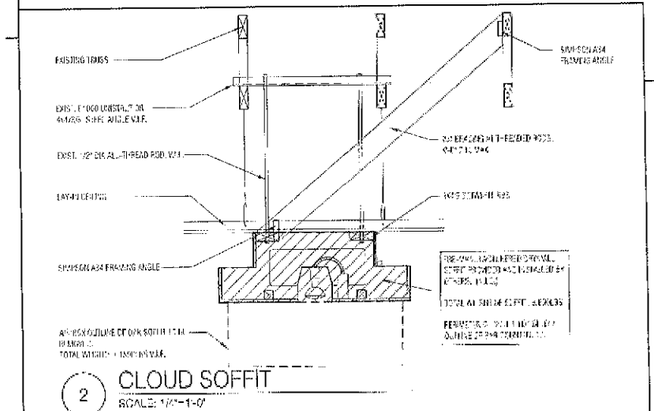
FLOOR FINISH PLAN, NOTES & DETAILS

DRAWN BY:	SMN	JOB NO:	12011.01
CHECKED BY:	SMN	SCALE:	
DATE:	SMN		07/11/2012

A400



1 PROPOSED REFLECTED CLG PLAN
SCALE: 1/8"=1'-0"



2 CLOUD SOFFIT
SCALE: 1/2"=1'-0"

10329B 12

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Sean M. Vincent
Signature:
Date: 6/11/2012 License # 48218

Applebee's
Neighborhood Grill & Bar

9601 LYNDALE AVE SOUTH
BLOOMINGTON, MN

NO.	DATE	REMARKS
1	07/11/2012	ISSUED FOR FILING

REFLECTED CEILING PLAN, NOTES & DETAILS

DRAWN BY: SMN	JOB NO.: 12011.01
CHECKED BY: SMN	SCALE:
APPROVED BY: SMN	DATE: 07/11/2012

A500

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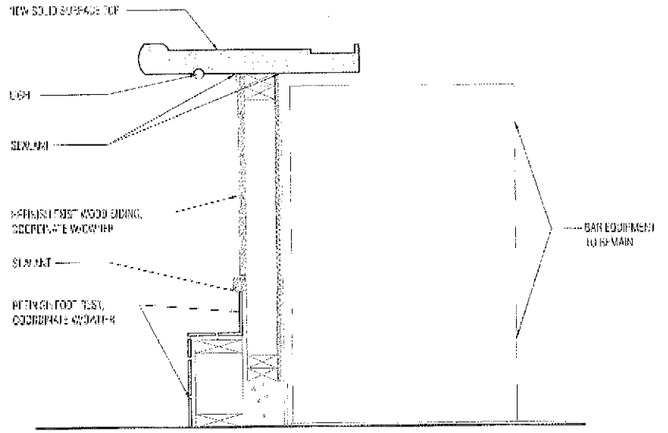
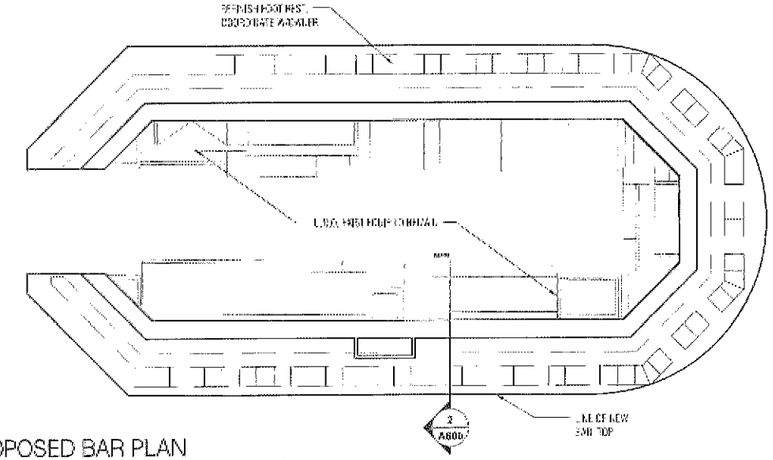
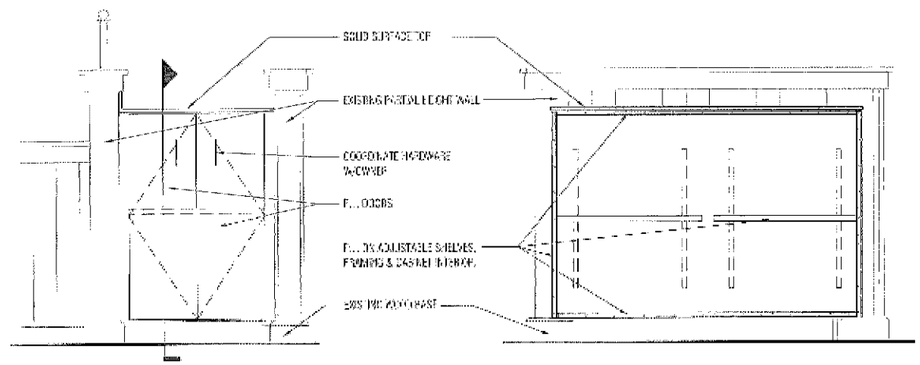


2 SECTION
SCALE: 1-1/2"=1'-0"

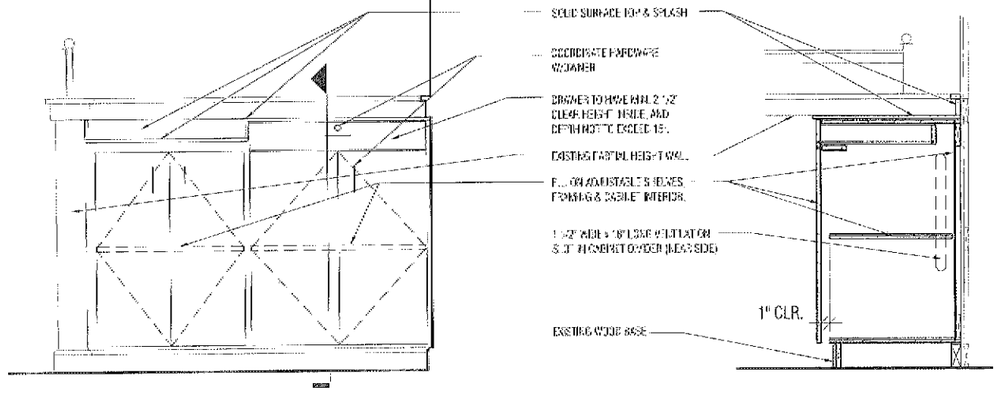


1 PROPOSED BAR PLAN
SCALE: 1/2"=1'-0"



ELEVATION SECTION

5 HOSTESS STAND DETAILS (TYP)
SCALE: 1/2"=1'-0"



ELEVATION SECTION

9 SERVER STAND DETAILS (TYP)
SCALE: 1/2"=1'-0"

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Sean M. Kinard
Signature:
Date: 10/1/12 License # 41018

Applebee's
Neighborhood Grill & Bar
9601 LYNDALE AVE SOUTH
BLOOMINGTON, MN

NO.	DATE	ISSUE
1	07/11/2012	ISSUED FOR FILING

BAR, HOSTESS & SERVER STAND DETAILS

DRAWN BY	SVN	PROJECT NO. 12011.01
CHECKED BY	SVN	
APPROVED BY	SVN	DATE 07/11/2012

A600

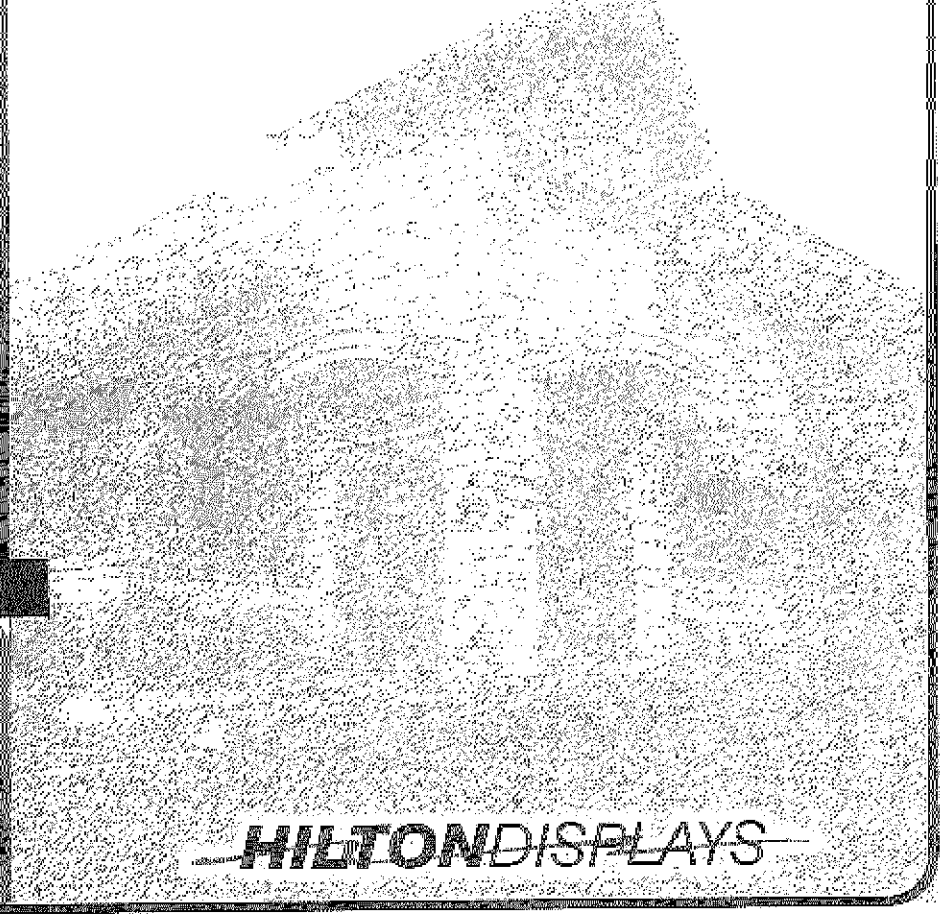
103298 12

Applebee's

There's No Place Like The Neighborhood.

APPLE G-I AMERICAN GROUP

9601 LYNDALE AVENUE
LYNDALE, MN 55420
12-16721



HILTON DISPLAYS

Code Research

Location:	9601 Lyndale Ave Lyndale, MN 55420

General Information

Contact Name:	Julie Farnum
Phone Number:	952-563-4739
Address:	1800 West Old Shakopee Rd
City, State, Zip:	Bloomington, MN 55431
Jurisdictional Authority:	City of Bloomington
Zoning Classification:	32
Parcel #:	1502724230070
Best Time to Contact:	
Notes:	

Free Standing Signs

Number Allowed:	1
Square Footage:	75
Max Height:	32
Setback Requirement:	5 side or rear, 20 in front
Wind Speed:	90
Reface Requirement:	yes
Engineer Seal Required:	no
Notes:	

Wall Signs

Number Allowed:	any
Square Footage:	based on wall area: city code 19.110 see "primary" and "secondary" elevations
How is Square Footage calculated - Smallest Rectangle/smallest rectangle	
Engineer Seal Required:	no
Notes:	

Awnings

Number Allowed:	any
Square Footage:	100
Max Height:	none
Max Projection:	none
Clearance Minimum	none
Engineer Seal Required:	no
Notes:	Signs on awnings must be 8 inches or less when on the same wall as another sign and must be in the lower 40% of the awning awnings require building plan approval logos and graphics on awnings both count as signs

General Requirements:

Site Plan Required: Scaled or Satellite?	scaled
Elevation Drawings Required:	yes
Other Agency Requirements:	building plan approval for awning
Average Time for Approval:	1 week
Permit Fees:	$2.75/sq ft - $50 minimum
Is there an Existing Variance for any signage?	no
Variance Procedure:	
Variance Fee:	subjective pricing - could be $220 if it is an administrative variance or $610 for a standard variance
Variance Schedule - Where to Find?	no set schedule - due by Wednesdays
ARB, HRB, DRB, Other review process required?	no
Notes:	
Border Neon or Led Allowed?	yes

THE IMAGE OF THE DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

JOB NAME: APPLEBEE'S	DATE: 5-24-12
LOCATION: 9601 LYNDALE AVE., LYNDALE, MN	REV. DATE: 6-4-12 BS/6-20-12 BS
CUSTOMER CONTACT:	REV. DATE:
SALESMAN: JAMES BENNINGTON	SCALE: NTS
DESIGNER: LARRY WALDO	FILE: 2012\APPLEBEES\LYNDALE\V5\12-1972\ASSY\LYNDALE.MN

HILTON DISPLAYS
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[864] 233-8401
[800] 363-8132
Fax [864] 242-2924

Schmidt, Jason

From: Christie Pruitt [cpruitt@hiltondisplays.com]
Sent: Monday, July 02, 2012 9:52 AM
To: Schmidt, Jason
Subject: RE: Applebee's, Lindale

Jason Below is the information for the lighting on the eyebrow. Also the sq footage for NGB on E13 is the same as E05. Aslo I need to make sure we don't need to apply for any other building related permits for the Roof cap? Applebee's will not have the roof cap on their plans because this is something we are installing.

Christie Pruitt
Project Manager
Hilton Displays Inc
125 Hillside Drive
Greenville, SC 29607
Phone: 864-233-0401
Cell: 864-884-1269
Fax: 864-242-2204

From: Christie Pruitt
Sent: Friday, June 29, 2012 5:10 PM
To: 'Schmidt, Jason'
Subject: RE: Applebee's, Lindale

Yes I will send it on Monday. They are the same size as the ones on the front elevation. Also the added specs for the lighting on the eyebrow which is
The fixture type is: HALO LIGHTING / PART# H27-RT FIXTURE
HALO LIGHTING / PART# 70P LENS
60W A19 MEDIUM BASE BULBS

Christie Pruitt
Project Manager
Hilton Displays Inc
125 Hillside Drive
Greenville, SC 29607
Phone: 864-233-0401
Cell: 864-884-1269
Fax: 864-242-2204

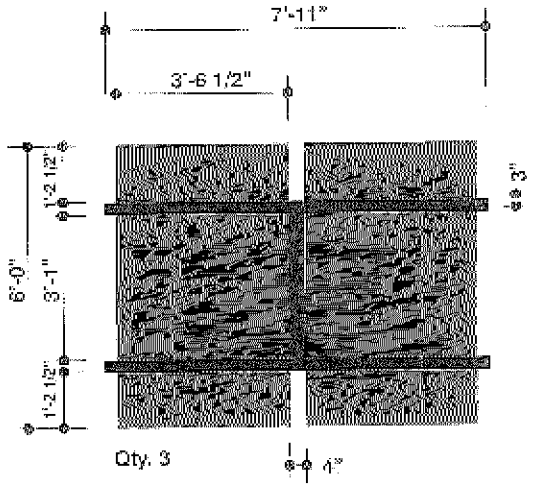
From: Schmidt, Jason [mailto:JSchmidt@ci.bloomington.mn.us]
Sent: Friday, June 29, 2012 5:04 PM
To: Christie Pruitt
Subject: RE: Applebee's, Lindale

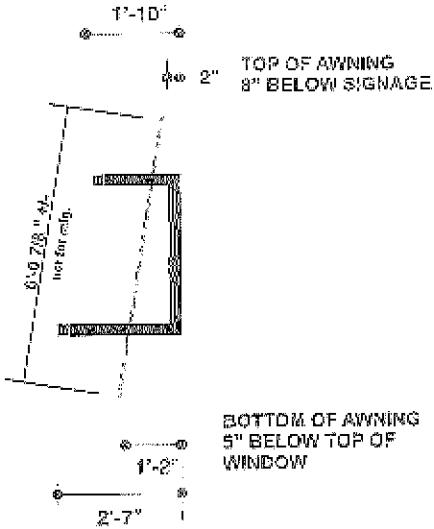
Christie,

Sheet E13 does not have the square footage of the existing "Neighborhood Grill & Bar" sign. Could you please send me an updated sheet with that calculation.

10329 12

Remove existing awnings and replace with new awnings.
Install new awning with the top of awning 8" below
sign and bottom of awning to be 5" below top of window.
Finish all sides to match TigerDrylac 3000, with a 16/0030
matte clear coat. Three inch, LED lit, frames are painted satin black.





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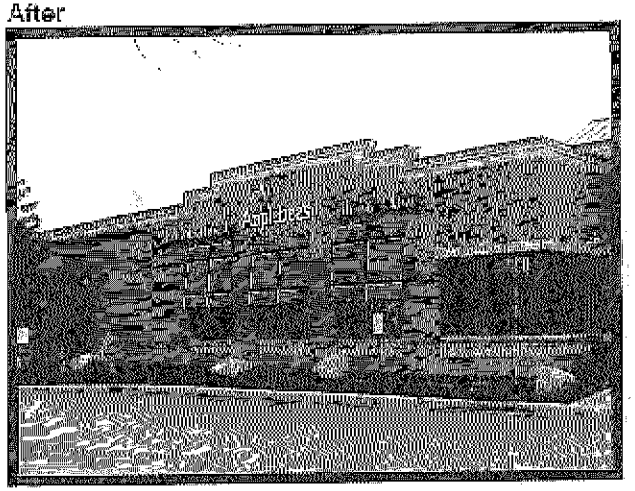

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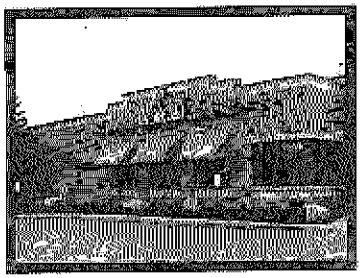

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

JOB NAME: APPLEBEE'S	DATE: 5-24-12
LOCATION: 9651 LYNDALE AVE., LYNDALE, MN	REV. DATE: 6-4-12 BS/6-20-12 BS
CUSTOMER CONTACT:	REV. DATE:
SALESMAN: JAMES BENNINGTON	SCALE: NTS
DESIGNER: LARRY WALDO	FILE: 2012/APPLEBEES/LYNDALE/M12-1672/ASSY/DALE.PN

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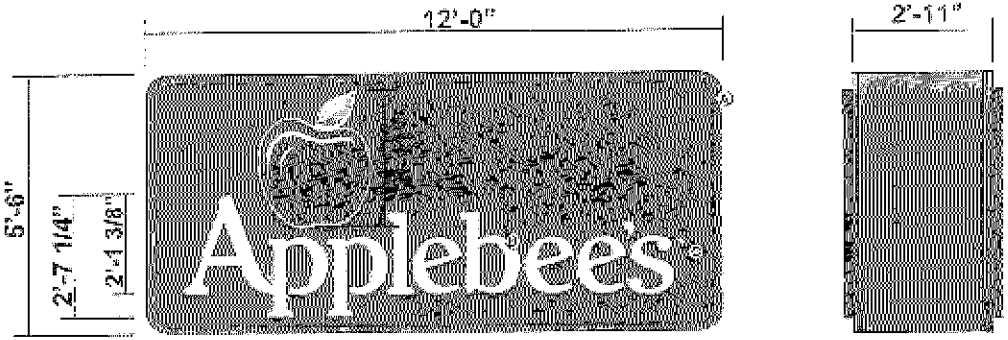
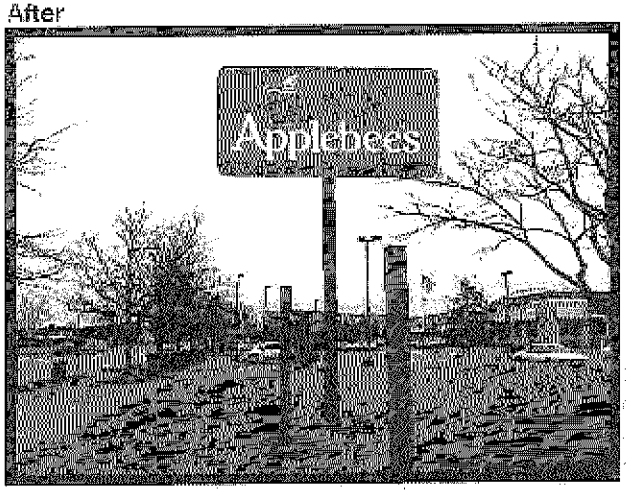


EXISTING STEEL 8"

After



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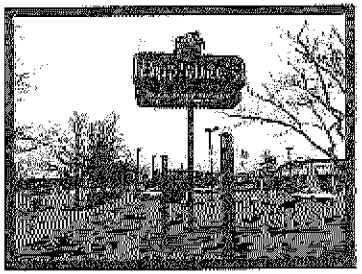

Ⓐ -Aluminum constructed formed cabinet painted Urban Bronze
-Aluminum frame face painted Urban Bronze
-Aluminum recessed face painted PMS 485 C Red
-White LED lighting for halo effect with 3/16 White Lexan lens

Ⓑ -Aluminum pre-finished DX Bronze coil returns
-3/16" White acrylic faces
-1" Duranodic Bronze trim caps
-White LED illumination

Ⓒ -Opaque White "SK" 1st surface

Ⓓ -Paint pole Urbane Bronze

3M 3630-73 DK RED
ORACAL 630 DARK RED
DIGITALLY PRINTED
7328 WHITE ACRYLIC
313 DARK BRONZE RETURNS
313 DARK BRONZE JEWELITE

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

JOB NAME: APPLEBEE'S	DATE: 5-24-12
LOCATION: 9601 LYNDALE AVE., LYNDALE, MN	REV. DATE: 6-4-12 BS/6-20-12 BS
CUSTOMER CONTACT:	REV. DATE:
SALESMAN: JAMES BENNINGTON	SCALE: NTS
DESIGNER: LARRY WALDO FILE: 2012/APPLEBEES/LYNDALE/MN/12-1672/ABS/LYNDALE.MX	

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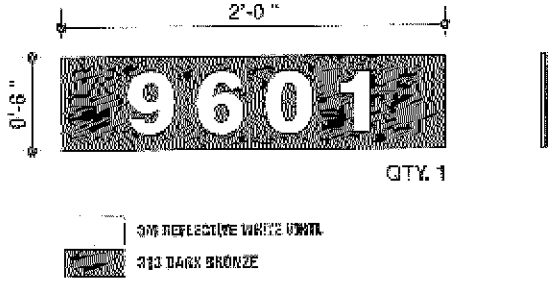
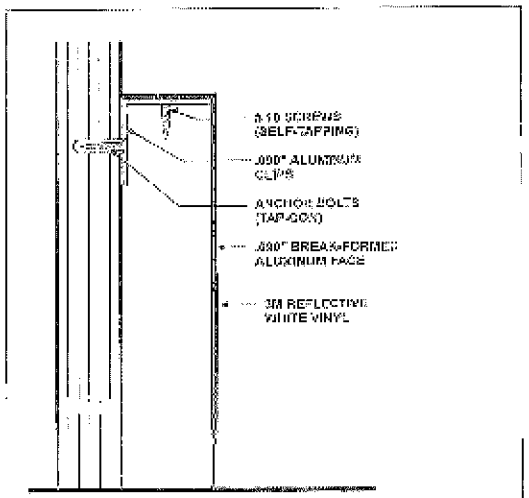
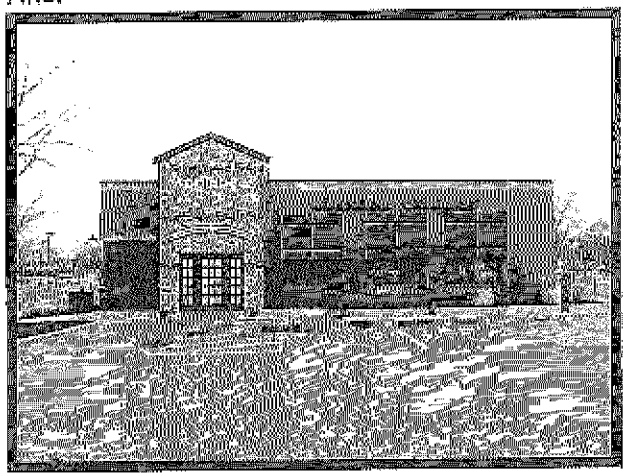




NON-ILLUMINATED

After



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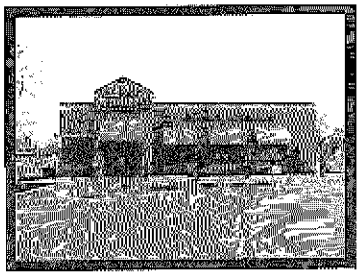

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SIGNIFICANTLY FROM DRAWING.

JOB NAME: APPLEBEE'S		DATE: 5-24-12
LOCATION: 9601 LYNDALE AVE., LYNDALE, MN		REV. DATE: 6-4-12 BS/6-20-12 DS
CUSTOMER CONTACT:		REV. DATE:
SALESMAN: JAMES BENNINGTON		SCALE: NTS
DESIGNER: LARRY WALDO	FILE: 2012/APPLEBEES/LYNDALE MN/9601 LYNDALE MN	

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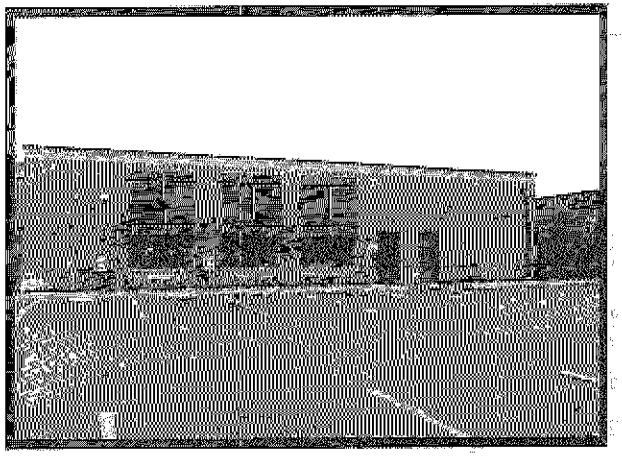
Remove only

After



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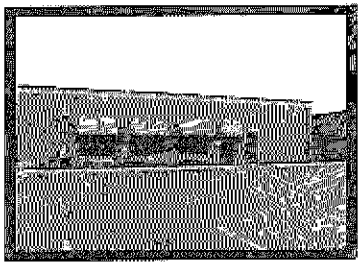

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JOB NAME: APPLEBEE'S		DATE: 5-24-12
LOCATION: 9601 LYNDALE AVE., LYNDALE, MN		REV. DATE: 6-20-12 BS
CUSTOMER CONTACT:		REV. DATE:
SALESMAN: JAMES BENNINGTON		SCALE: NTS
DESIGNER: LARRY WALDO	FILE: 2012/APPLEBEES/LYNDALE/MN12-1672/ABSLYNDALE.MN	

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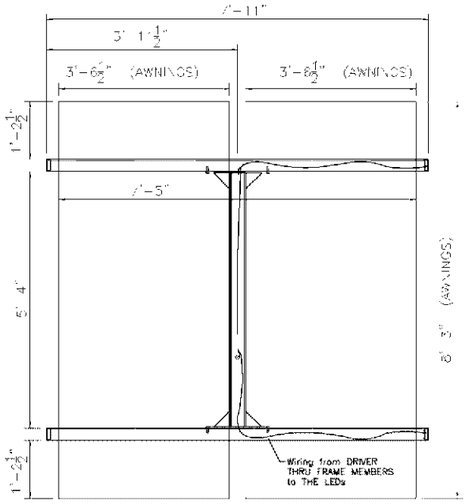
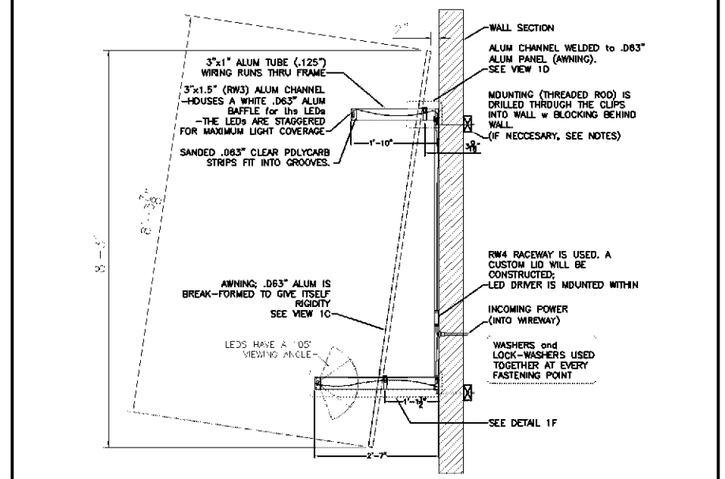
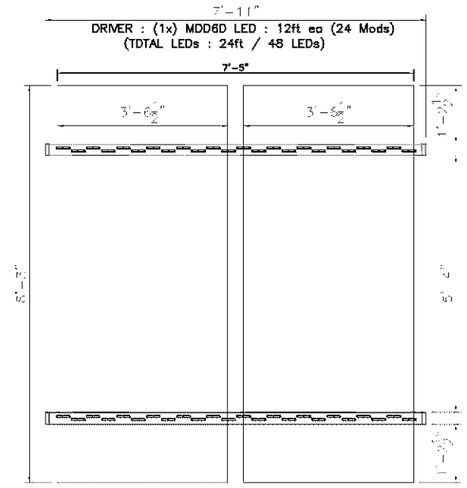


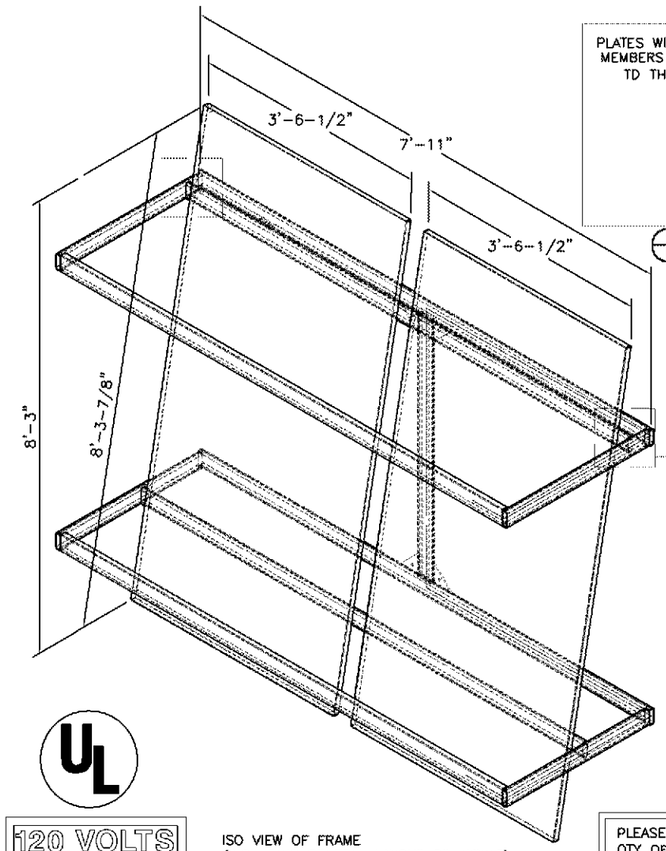
1 A FRONT VIEW
SCALE: 1/2"=1'-0"



1 B SIDE / SECTION
SCALE: 1/2"=1'-0"

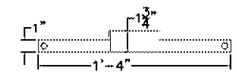


1 C DEVELOPED PANELS
SCALE: 1/2"=1'-0"

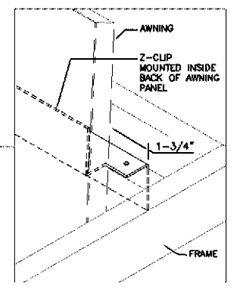


ISO VIEW OF FRAME
(INCLUDING GENERAL LAYOUT OF WIRING)

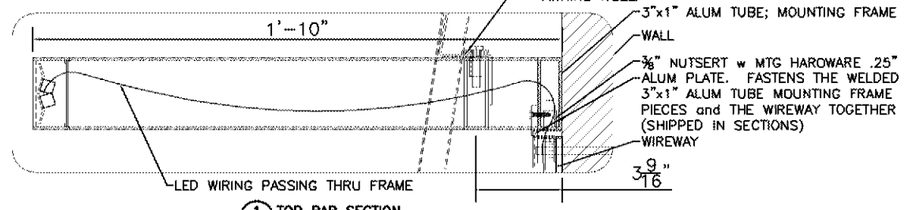
PLATES WILL BE WELDED TO THE VERTICAL ALUM FRAME MEMBERS AND THE WIREWAYS AT THE ENDS. FASTENED TO THE HDRIZONTAL FRAME MEMBERS USING ⅜" NUTSERTS / ⅜" HARDWARE.



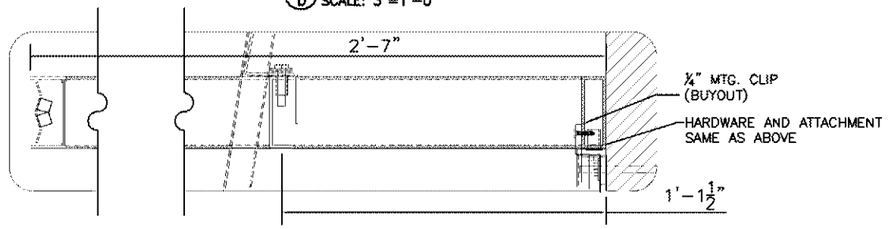
1 E PLATES
SCALE: 1-1/2"=1'-0"



CORNER TREATMENTS
FOR "Z" CLIPS (TYP.)
EACH END
"TOP FRAME ONLY"



1 D TOP BAR SECTION
SCALE: 3"=1'-0"



1 F BOTTOM BAR SECTION
SCALE: 3"=1'-0"

NOTES:

GENERAL DESCRIPTION	EXTERNALLY ILLUMINATED AWNINGS (LED)
COLORS	AWNING : PAINT Red TO MATCH TIGER DRYLAC 3000 w/ 16/D3DD MATTE CLEAR COAT FRAME (ALL) : PAINT SATIN BLACK VINYL GRAPHICS: DK. RED, 3M #3630-73
LIGHTING	SloanLED Value Line PLUS LONG - White (105° VIEWING ANGLE) SEE WIRING DIAGRAMS FOR LAYOUTS and COUNTS
PDWER SUPPLY	SLOAN MOD 60 LED DRIVERS TOTAL AWNING AMPERAGE 0.8D AMPS
WIRING	UL APPROVED
CIRCUITS	(1x) 1 CIRCUIT (A MINIMUM OF 2DAMP CIRCUITS REQUIRED)
MOUNTING	MOUNTING METHOD: USE MOST APPROPRIATE UPON WALL INSPECTION – TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING – MOON SCREEN –HREADED RODS W/SOLID CONCRETE – THRU BOLTS W/ WOOD BLOCKING THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 6DD OF THE NATIDNAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING DF THE SIGN.

SLOAN VL PLUS LONG-SERIES LED (WHITE)			
AWNING	TOP	BOTTOM	TOTALS
MOD-60 LED DRIVER	MDD-60		(1) MOD-50
# OF LEDS	12 FT. (24 LEDS)	12 FT. (24 LEDS)	24 FT. (48 LEDS)
AMPERAGE	1.0 Amps.		1.0 Amps.
CIRCUITS(S) REQ			(1)20A REQ.

PLEASE NOTE:
QTY OF (3) 8'-3" X 7'-11" AWNINGS W/SHADOW VINYL & (1) WITH COLOR VINYL NEEDED FOR THIS LOCATION

120 VOLTS

THE VOLTAGE TO THIS SIGN MUST BE 120(± 1-1/2) VOLTS MEASURED AT THE JUNCTION BOX NEAREST THE SIGN OR LETTERS.

ANY DEVIATION FROM THESE LIMITS MAY CAUSE SERIOUS DAMAGE TO THE TRANSFORMER AND WILL VOID OUR WARRANTY.

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REVISIONS:	DRAWN BY:	SALESMAN:	
1 - UPGRADE TO MOD 60 DRIVERS	R.GREGORY/CMF	HOUSE/PRUITT	7/12/12
1 -	WORK ORDER# 12-16721/8,9	PART #: E09 E10 E11	1 OF 1
1 -			

CUSTOMER: APPLEBEE'S

PROJECT NAME: APPLEBEE'S

LOCATION: 9601 LYNDALE AVENUE LYNDALE, MN 55420

DESCRIPTION: AWNING, 7'-11" x 8'-3" DOUBLE PANEL

DRAWING# 104651

HILTON DISPLAYS
GREAT SIGNS FOR GREAT BRANDS
125 HILLSIDE DR.
GREENVILLE, SC 29607
PH.# 864-233-0401 FAX# 864-242-2204

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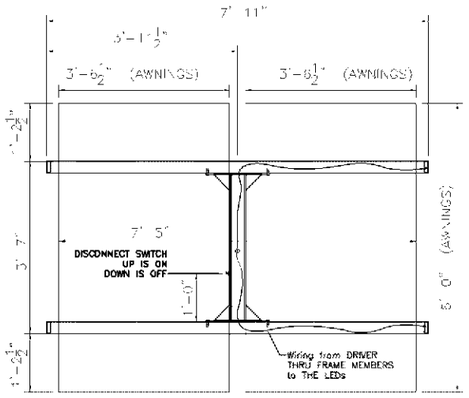
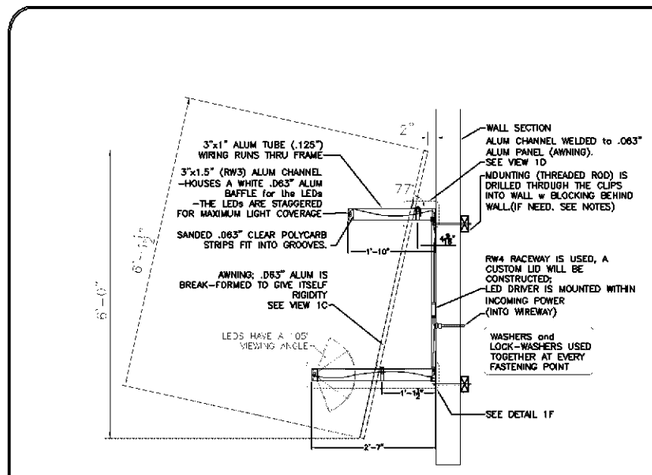
10329B-12

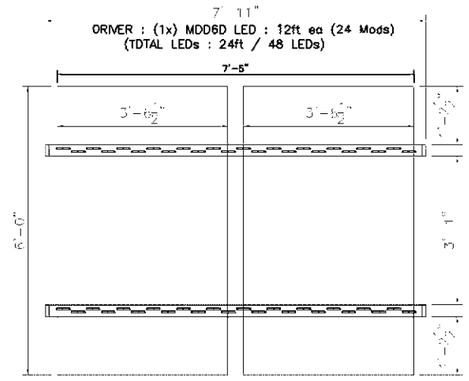
(QTY.6) 12-16721



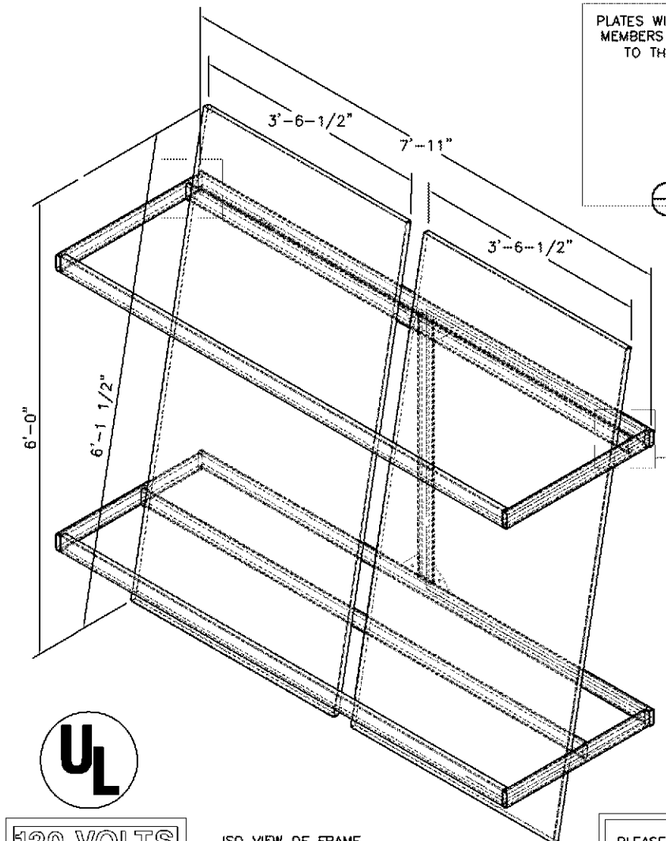
1 A FRONT VIEW
SCALE: 1/2"=1'-0"



1 B SIDE / SECTION
SCALE: 1/2"=1'-0"

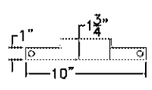


1 C DEVELOPED PANELS
SCALE: 1/2"=1'-0"

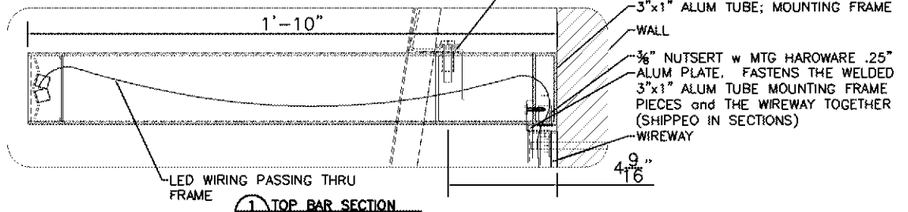


ISO VIEW OF FRAME
(INCLUDING GENERAL LAYOUT OF WIRING)

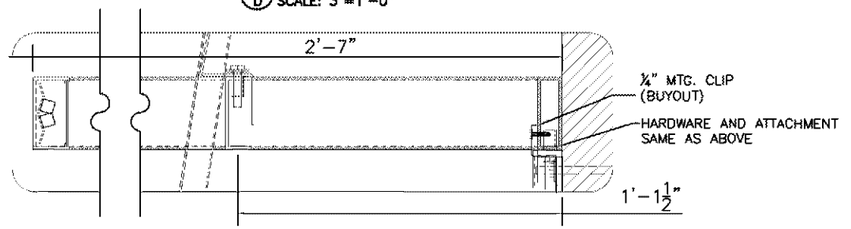
PLATES WILL BE WELDED TO THE VERTICAL ALUM FRAME MEMBERS AND THE WIREWAYS AT THE ENDS. FASTENED TO THE HORIZONTAL FRAME MEMBERS USING ⅜" NUTSERTS / ⅜" HARDWARE.



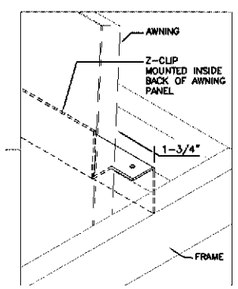
1 E PLATES
SCALE: 1-1/2"=1'-0"



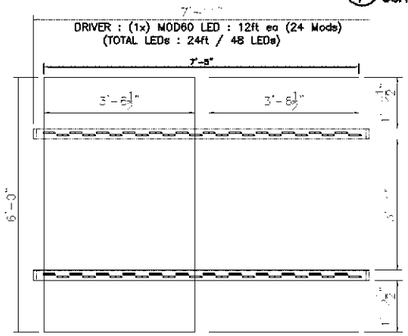
1 D TOP BAR SECTION
SCALE: 3"=1'-0"



1 F BOTTOM BAR SECTION
SCALE: 3"=1'-0"



CORNER TREATMENTS
FOR "Z" CLIPS (TYP.)
EACH END
"TOP FRAME ONLY"



SLOAN VL PLUS LONG-SERIES LED (WHITE)			
AWNING	TOP	BOTTOM	TOTALS
MOD-SC LED DRIVER	MOD-60		(2) MOD-SC
# OF LEDS	12 FT. (24 LEDS)	12 FT. (24 LEDS)	24 FT. (48 LEDS)
AMPERAGE	1.0 Amps.		1.0 Amps.
CIRCUITS REQ.			(1)2A. REC.

NOTES:

GENERAL DESCRIPTION	EXTERNALLY ILLUMINATED AWNINGS (LED)
COLORS	AWNING : PAINT Red TO MATCH TIGER ORYLAC 3000 w/ 16/D3DD MATTE CLEAR COAT FRAME (ALL) : PAINT SATIN BLACK VINYL GRAPHICS: DK. RED, 3M #3630-73
LIGHTING	SloanLED Value Line PLUS LONG - White (1D5° VIEWING ANGLE) SEE WIRING DIAGRAMS FOR LAYOUTS and COUNTS
POWER SUPPLY	SLOAN MOD 6D LED DRIVERS TOTAL AWNING AMPERAGE 0.80 AMPS
WIRING	UL APPROVED
CIRCUITS	(1x) 1 CIRCUIT (A MINIMUM OF 2DAMP CIRCUITS REQUIRED)
MOUNTING	MOUNTING METHOD: USE MOST APPROPRIATE UPON WALL INSPECTION - TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING & POON SCREEN -THREADED RODS W/SOLID CONCRETE TH-RU BOLTS W/ WOOD BLOCKING THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

120 VOLTS

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PLEASE NOTE:
QTY OF (6) 6'-0" X 7'-11" AWNINGS W/VARIOUS VINYLS ARE NEEDED FOR THIS LOCATION

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REVISIONS:	DRAWN BY: FARR	SALESMAN: HILTON	DATE: 7/12/12	1 OF 1
-	WORK ORDER# 12-16721/6&7	PART #: E06-08,E14-16		
-				
-				

CUSTOMER: APPLEBEES

PROJECT NAME: APPLEBEE'S

LOCATION: 9601 LYNDALE AVE. LYNDALE, MN 55420

DESCRIPTION: AWNING, 7'-11"w x 6'-0"h DOUBLE PANEL

DRAWING# 104702

HILTON DISPLAYS
SIGNS FOR GREAT BRANDS
125 HILLSIDE DR.
GREENVILLE, SC 29607
PH.# 864-233-0401 FAX# 864-242-2204

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10329B-12

1 PROJECTED RIGHT END VIEW
SCALE: 1"=1'-0"

1 ROOF STRUCTURE RIGHT SIDE (PLAN)
A SCALE: 1"=1'-0"

1 FRONT ELEVATION INSTALL & CONSTRUCTION
B SCALE: 1"=1'-0"

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REVISIONS:		
1	-	
2	-	
3	-	

CUSTOMER: APPLEBEE'S
SALESMAN: HILTON/PRUITT
DRAWN BY: C. FARR
DATE: 7/12/12
WORK ORDER#: 12-16721/5
PART #: 1 OF 1

HILTON DISPLAYS
PROJECT MANAGEMENT FABRICATION INSTALLATION
125 HILLSIDE DR.
GREENVILLE, SC 29607
PH # 864-233-9401 FAX # 864-242-2314

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PROJECT NAME: APPLEBEE'S
LOCATION: 9601 LYNDALE AVENUE
LYNDALE, MN 55420
DESCRIPTION: ROOF TOP STRUCTURE
DRAWING#: 104721

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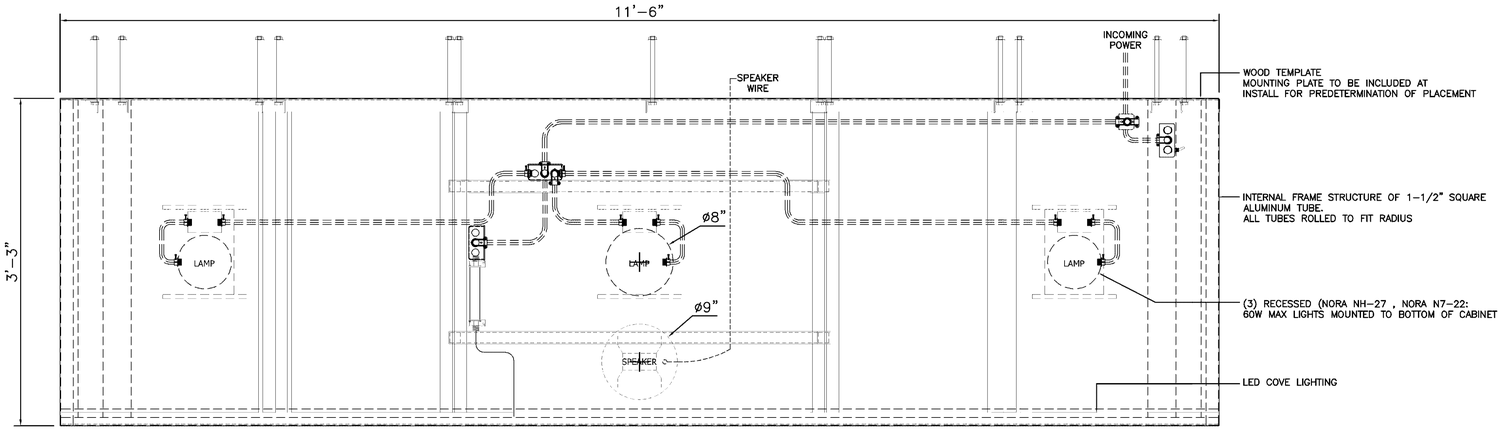
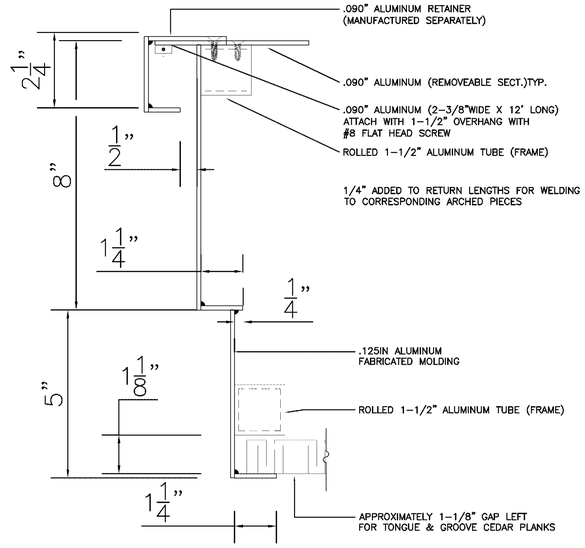
10329B-12

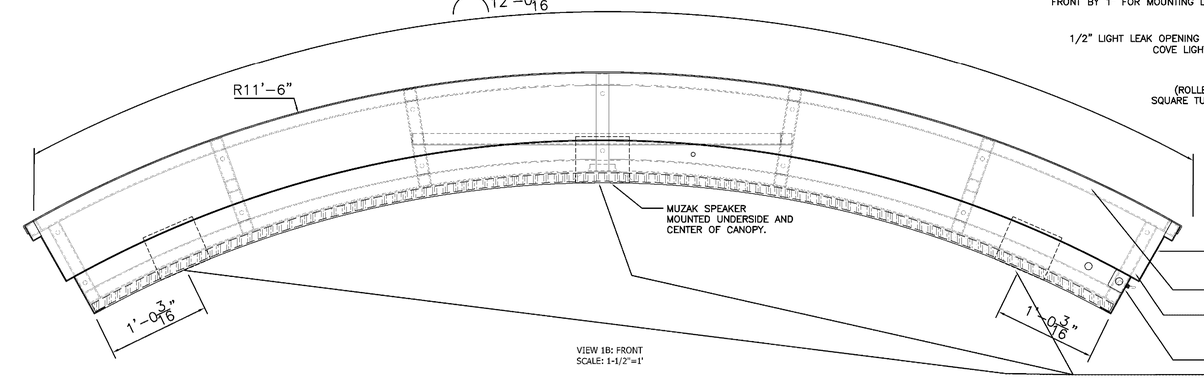
11'-6" EYEBROW CANOPY SIGN (APPLEBEE'S)



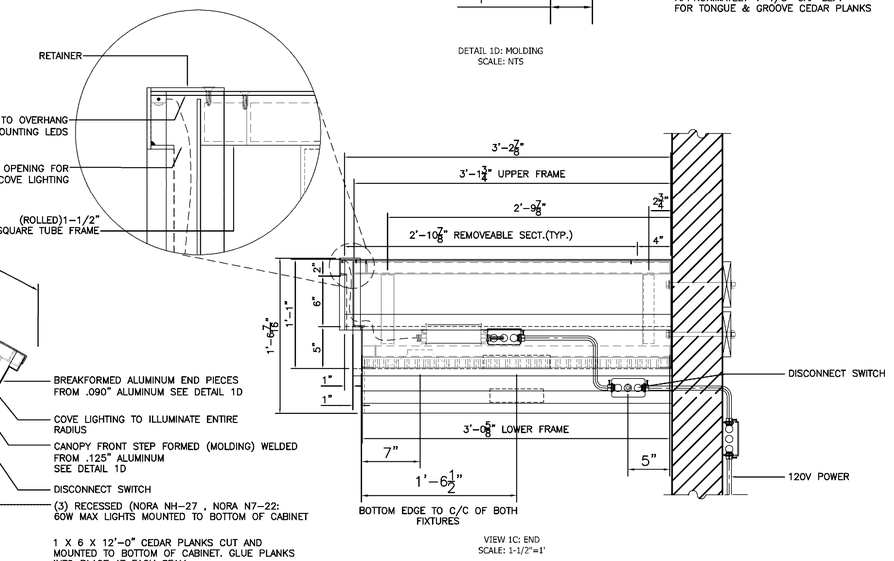
VIEW 1A: TOP
SCALE: 1-1/2"=1'



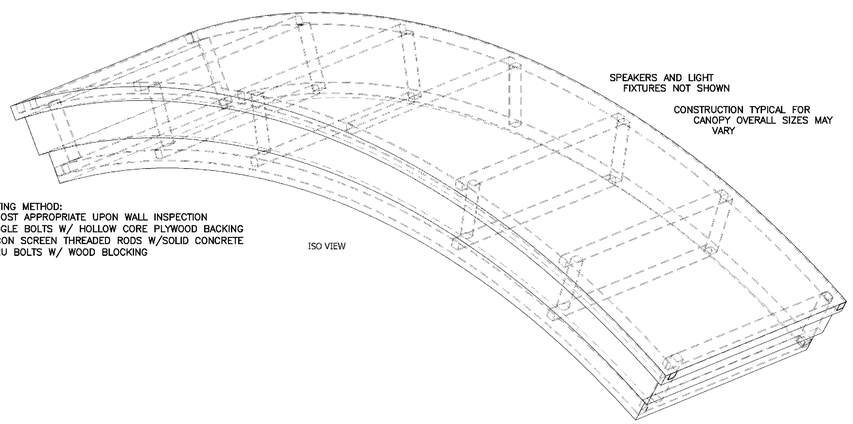
DETAIL 1D: MOLDING
SCALE: NTS



VIEW 1B: FRONT
SCALE: 1-1/2"=1'



VIEW 1C: END
SCALE: 1-1/2"=1'



ISO VIEW

MOUNTING METHOD:
USE MOST APPROPRIATE UPON WALL INSPECTION
- TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING
- EPCON SCREEN THREADED RODS W/SOLID CONCRETE
- THRU BOLTS W/ WOOD BLOCKING

1/8" ALUMINUM MOLDING FOR FACE SIDE WELDED TO INTERNAL FRAME. FINISH SPRAYED SILVER METALLIC

INTERNAL ALUMINUM ANGLE AND TUBE, ALL WELDED FRAME.

TONGUE & GROOVE CEDAR WOOD CEILING, FINISHED W/ CLEAR SATIN POLY. SLATS TO BE GLUED TOGETHER ONCE IN PLACE (NO VISIBLE FASTENERS)

MOUNTING HARDWARE TBD BY WALL CONSTRUCTION.

TWO (3) RECESSED (NORA NH–27, NORA N7–22: 60WAH MAX) LIGHTS MOUNTED TO BOTTOM OF CANOPY.

PICK–UPS (EYE–HOOKS) TO UNSCREW AFTER INSTALLATION AND HOLES TO HAVE BEAD OF SILICONE INSIDE.

MUZAK SPEAKER TO BE MOUNTED IN CENTER POINT OF CANOPY.

DISCONNECT SWITCH
TO BE MOUNTED OUTSIDE ON END OF CABINET.

SLOAN V-SERIES LED (red) / NORA LIGHT FIXTURES			
CANOPY LIGHTING	COVE LIGHT	NORA LIGHT FIXTURES	TOTALS
MOD-60 LED DRIVER/ LIGHT FIXTURE	MOD-60(1)	NORA NH-27, NORA N7-22 60W	(1) MOD-60 / 3 FIXTURES
# OF LED'S	12 FT.		24 LEDS
AMPERAGE	1.0 Amps.	.5 Amps ea.	2.5 Amps.
CIRCUITS(S) REQ.			(1) REQ.

120 VOLTS

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REVISIONS: - - -

PROJECT NAME: APPLEBEES
LOCATION:

CUSTOMER:

DESCRIPTION:

DRAWING#

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GREAT SIGNS FOR GREAT COMPANIES
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125 HILLSIDE DR.
GREENVILLE, SC 29607
PH.# 864-233-0401 FAX# 864-242-2204

SALESMAN: DATE: 1 OF 1

DRAWN BY: PART #:

WORK ORDER#

10329B-12

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CITY OF
BLOOMINGTON
MINNESOTA

July 17, 2012

Inreit Properties, LLLP
Attn: Brad Swanson
216 S. Broadway, Suite 202
Minot, ND 58701

RE: Case 10329B-12, Applebee's - 9601 Lyndale Avenue

Dear Mr. Swanson:

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 modifications to the exterior building elevations at 9601 Lyndale Avenue subject to the following conditions:

1) Exterior building renovation of the awnings, eyebrow canopy, tower façade and tower roof shall be limited to those shown on the plans approved in Case 10329B-12; and
2) Exterior building materials for the renovation must be approved by the Planning Manager (Sec. 19.63.08).

And subject to the following Code requirements:

1) All signage shall be in conformance with the requirements of Article X, Sign Regulations, City Code;
2) All architectural lighting of building facades, signs, landscaping and other features shall be in conformance with Section 21.301.07(c)(4); and
3) All trash and recyclable material collection and storage shall be provided for inside the building (Sec 19.51).

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

Sincerely,

Glen Markegard

Glen Markegard, AICP
Planning Manager

cc: Hilton Displays
Attn: Christie Pruitt
125 Hillside Drive
Greenville, SC 29607

10329B 12
planning\Transmittal Letters\2012\10329B-12 AdmStaff.docx