

INTER-OFFICE CORRESPONDENCE

DATE: July 12, 1982

TO: Robert C. Mood, Manager of Building and Inspection

FROM: Arlyn J. Grussing, Director of Planning

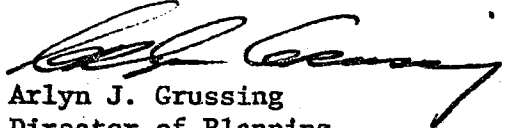
SUBJECT: LETTER OF TRANSMITTAL

Rezoning, Preliminary Development Plan, Final
Development Plan, Final Site Plan and Building Plans
Case 8134A-82

At its regular meeting of June 21, 1982 the City Council adopted an ordinance rezoning properties at 1600 and 1700 West 82nd Street from Limited Business (B-1) to Limited Business Planned Development (B-1) (PD).

At the same meeting the Council also approved the preliminary development plan, final development plan Phase I and final site plan and building plans for Phase I for United Properties at 1600 and 1700 West 82nd Street for a three-phase office planned development, with the following conditions:

- 1) property be platted in accordance with the requirements of Chapter 16 of the City Code;
- 2) landscape plan, including lawn and berm sprinklering system, be approved by the Director of Planning;
- 3) exterior building materials be approved by the Building and Inspection Division in accordance with the requirements of Section 19.30(e) of the City Code
- 4) parking, driveways and circulation be approved by the Traffic Engineer;
- 5) all trash storage be inside the building;
- 6) signs meet all requirements of the zoning ordinance and be approved by the Director of Planning;
- 7) building and garages be fully protected by an automatic fire sprinkler system as approved by the Fire Marshal;
- 8) water curtain protection be provided between the two story and twelve story buildings as approved by the Fire Marshal;
- 9) elevator lobbies be separated from tenant spaces;
- 10) fire lanes be posted as approved by the Fire Marshal;
- 11) lighting and security plans be approved by the Crime Prevention Officer, Bloomington Police Department.


Arlyn J. Grussing
Director of Planning

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individually. They would help the members they should be so advised.

Preliminary and Final
Plat of Southpoint
Office Center
Case 81348-82
Item 4.1
R-82-79

A public hearing was scheduled for consideration of the preliminary and final plat of Southpoint Office Center located at 1600 and 1700 West 82nd Street. The plat was proposed in order to divide two lots into three lots for construction of three office buildings.

The proposed plat was reviewed by the Administrative Subdivision Review Committee on August 3 and was recommended for approval with the following conditions:

1. 60-foot radius be dedicated at Knox Avenue and 81st Street,
2. 10-foot sidewalk and utility easement along Knox Avenue and 81st Street, and 15-foot sidewalk easement along 82nd Street,
3. revised grading, drainage, utility and erosion control plans be submitted and approved by the City Engineer,
4. 10-foot planter easement be provided along 82nd Street frontage except at the right turn ingress to the site,
5. street modification agreement to be signed for right-turn lane on Knox Avenue at 82st Street,
6. common parking and driveway easements be provided on Lots 1, 2 and 3.

These conditions have been or are being met. Following discussion, motion was made by Mahon, seconded by Lindau, and all voting aye, to close the hearing, to approve the preliminary and final plat of Southpoint Office Center, to approve the subdivision agreement, and to adopt a resolution granting final approval.

Preliminary and Final
Plat of Hansen Hillger
Addition
Item 4.1
Case 7983-82
R-82-80

A public hearing was scheduled for consideration of the preliminary and final plat of Hansen Hillger Addition located at 9010-9020 Pillsbury Avenue. The plat was submitted in order to combine two lots for construction of a warehouse building.

The proposed plat was reviewed by the Administrative Subdivision Review Committee on August 10 and was recommended for approval with the following conditions:

1. grading, drainage, utility and erosion control plans be approved by the City Engineer,
2. 10-foot sidewalk easement be dedicated on Pillsbury Avenue and sidewalk be constructed on that easement at the developer's expense.

These conditions have been or are being met. Following discussion, motion was made by Herbst, seconded by Lindau, and all voting aye, to close the hearing, to approve the preliminary and final plat of Hansen Hillger Addition, to approve the subdivision agreement, and to adopt a resolution granting final approval.

Ordinance re No-Parking
Zone North Side of
West 100th Street
Item 4.3
O-82-32

The Council was requested to consider adopting an ordinance designating a 24-hour no-parking zone on the north side of West 100th Street from Irving Avenue to Humboldt Avenue, thereby amending Section 8.86 of the City Code. The Traffic Engineer had indicated to the Council at the time improvements to this street were considered that if the street was improved to less than 46 feet wide, it would be necessary to restrict parking to one side of the street.

Following discussion, motion was made by Sping, seconded by Mahon, and all voting aye, to close the hearing and to adopt the ordinance.

Hearing re Denial
of Taxicab Driver's
License
Item 4.4

The Council had scheduled a public hearing for consideration of whether or not the taxicab driver's license to Joseph Anthony Temme should be revoked for failure to meet the conditions imposed at the time it was granted. A taxicab driver's license had been granted to Mr. Temme on January 18 with a condition that there be no violations within the next six months period. On April 12 Mr. Temme was tagged for careless driving for which a fine was paid.

Notice of the hearing had been sent to Mr. Temme and he had acknowledged receipt of the notice. He was not present. Following discussion, motion was made by Peterson, seconded by Lindau, and all voting aye, to close the hearing and to revoke the taxicab driver's license of Joseph Anthony Temme.

Ordinance to Clarify
Fees Charged for
Administrative
Conditional Use Permits
Item 4.5
O-82-33

The Council was requested to consider adopting an ordinance to clarify the fees charged for administrative conditional use permits, thereby amending Chapter 19 of the City Code.

The Planning Commission, at its meeting of June 24, recommended approval of the ordinance. The Director of Planning indicated that this language clarifies the procedure that has been followed. Following discussion, motion was made by Blessum, seconded by Peterson, and all voting aye, to close the hearing and adopt the ordinance.

Ordinance re Vocation
and Industrial Training
Schools in Industrial
Zoning District
Item 4.6
O-82-34

The Council was requested to consider adopting an ordinance establishing vocational and industrial training schools as conditional uses in the I-1, I-2 and I-3 Industrial Zoning Districts, thereby amending Chapter 19 of the City Code.

The Director of Planning indicated that a request had been received from the new owner of the Plywood Minnesota building who wishes to lease space to a cosmetology school and is unable to do so under the present code requirements. The Planning Commission, at its meeting of June 24, recommended approval of the ordinance. Following discussion, motion was made by Mahon, seconded by Peterson, and all voting aye, to close the hearing and to adopt the ordinance.

INTER-OFFICE CORRESPONDENCE

DATE: September 15, 1982

TO: Robert C. Mood, Manager of Building and Inspection

FROM: Arlyn J. Grussing, Director of Planning

SUBJECT: LETTER OF TRANSMITTAL

Case 8134C-82

Final Site Plan and Building Plans

Final Development Plan

At its regular meeting of September 13, 1982 the City Council approved the final development plan, final site plan and building plans for Phase II of the Southpoint office development for United Properties at 1600-1700 West 82nd Street with the following conditions:

- 1) the plat, which has final approval by the City, be recorded prior to the issuance of any building permits;
- 2) landscape plan, including lawn and berm sprinklering systems, be approved by the Director of Planning;
- 3) all trash storage be inside the building;
- 4) color and finish of exterior precast panels be approved by the Manager of Building and Inspection Division and the Director of Planning;
- 5) parking, driveways and circulation be approved by the Traffic Engineer;
- 6) a sidewalk, if provided on West 81st Street, be placed on the north side of the street not on the south side unless within the right-of-way;
- 7) applicant supply requested engineering and utility information and have grading, drainage and utility plans approved by Engineering/Public Works prior to application for a building permit;
- 8) street modification agreements be signed prior to the issuance of any building permits;
- 9) right-of-way to a 60 foot radius be provided at the corner of Knox Avenue and West 81st Street;
- 10) area exposed by demolition of school be seeded and maintained.



Arlyn J. Grussing
Director of Planning

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INTER-OFFICE CORRESPONDENCE

Date: July 14, 1983

To: Robert Mood, Manager of Building and Inspection
From: Arlyn Grussing, Director of Planning
Subject: LETTER OF TRANSMITTAL
Case 8134A-83
Revised Final Development Plan

On this date the Director of Community Development and the City Manager approved two administrative changes to the approved Final Development Plan, Phase I, of the SouthPoint Office Center, 1601-1701 West 82nd Street. The approved changes allow 1) expansion of the basement area of the Phase I building (the easterly two-story office building) to the limits of the building's footprint for use as storage and other office uses, and 2) expansion of the Phase I area into the Phase III area (the 12 plus or minus story office tower) to permit construction of a truck loading dock.

This approval is given with the following conditions:

- 1) All applicable building codes and fire codes to be met;
- 2) The intent of the overall planned development be maintained; and,
- 3) Occupancy of the basement area of the Phase I building be limited to 25 persons to avoid parking congestion.



Arlyn J. Grussing
Director of Planning

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INTER-OFFICE CORRESPONDENCE

DATE: July 14, 1983

TO: John Pidgeon
Robert Purcell

FROM: Arlyn Grussing

SUBJECT: Southpoint Office Center

I met with Bruce Palmer of United Properties on July 13, 1983 to review the first building to be constructed at Southpoint Office Center. The rezoning, preliminary development plan and first development plans have previously been approved by the Planning Commission and City Council (letters of transmittal attached) for Phases I and II. The proposed building is Phase I of this three phase development (corner of 82nd Street and 35W).

This building is proposed to be under construction by early September as they have a firm interested in the majority of the space and possibly the entire building. United Properties is requesting two changes to the approved plan. The first change is enlarging the basement to accommodate more storage area and possibly a small print shop for the user of the building. The occupancy of the additional area would be limited to 10 to 25 persons. This can be approved administratively and is recommended to Bob Purcell that he approve this change with one condition that the space be limited to a maximum occupancy of 25 persons.

The second request is now difficult. The user of the building needs to have a loading dock facility to run the business. United Properties determined that a loading dock cannot be directly attached to this Phase I building because of grade changes. Therefore, they are requesting to build the loading dock with a connection to the Phase I building. The loading dock for the entire development is shown and proposed in the Phase III tower which only had rezoning and preliminary development plan approval. Therefore, we have no mechanism under the ordinance to approve this change administratively. They indicate, in the attached letter, that this is considered temporary construction. The loading dock would basically be below grade and not offensive in appearance.

I have discussed both changes with Lyle Berg and Jan Gasterland and they also support the request.

In conclusion, we will approve the administrative change allowable in their first request. We would like to approve the second request but are unaware of any procedure to accomplish this end. The only condition I would expect adding to the second request is a condition that they meet the building code and the intent of the overall planned development. It is my understanding that this loading dock on the Phase III site would be incorporated into the tower in Phase III when constructed.

Arlyn Grussing
Director of Planning

AJG:jb

8134A-83

INTER-OFFICE CORRESPONDENCE

Date: April 24, 1985
To: Robert A. Mood, Manager of Building and Inspection
From: Rick Geshwiler, Director of Planning
Subject: LETTER OF TRANSMITTAL
Case 8134A-85
Final Development Plan

At its regular meeting of April 22, 1985 the City Council approved United Properties' final development plan for Phase III of Southpoint Officer Center at 8101 Knox Avenue with the following conditions:

- 1) overall parking ratio not drop below 4 parking spaces per 1000 square feet of gross leasable area;
- 2) site and building plans be reviewed by the Fire and Life Safety Committee prior to the issuance of any building permits;
- 3) any alterations or additions to utilities be at the developer's expense;
- 4) signage conform to variances and conditions of Case 8134AB-84; and

subject to the following Code requirements:

- 1) SAC questionnaire be completed;
- 2) connection charges be satisfied;
- 3) landscape plan, including lawn and berm sprinklering systems, be approved by the Director of Planning;
- 4) all trash storage be inside the building;
- 5) parking, driveways and circulation be approved by the Traffic Engineer;
- 6) applicant supply requested engineering and utility information and have grading, drainage and utility plans approved by Engineering/Public Works prior to application for a building permit;
- 7) building and garages be fully protected by an automatic fire sprinkler system as approved by the Fire Marshal;
- 8) water curtain protection be provided between the two story and fourteen story buildings as approved by the Fire Marshal;
- 9) elevator lobbies be separated from tenant spaces;
- 10) fire lanes be posted as approved by the Fire Marshal;
- 11) lighting and security plans be approved by the Crime Prevention Officer, Bloomington Police Department;
- 12) handicapped parking be provided and signed as per Code.



Rick Geshwiler
Director of Planning

jb

April 1, 1992

City of Bloomington
2215 West Old Shakopee Road
Bloomington, MN 55431

Case 8134A-92
Rezone

At its regular meeting of March 23, 1992 the City Council adopted an ordinance rezoning properties at 1600 and 1700 West 82nd Street and at 8101 Knox Avenue from B-1 (PD) to CO-1 (PD) and approved the preliminary and final development plan for an existing office development subject to the following conditions:

- 1) Landscape plan be approved by the Director of Planning, including lawn and berm sprinkler system;
- 2) Exterior building materials be approved by the Building and Inspection Division in accordance with the requirements of Section 19.40.08(h)(5);
- 3) Parking, driveways and circulation be as approved by the City Traffic Engineer;
- 4) All trash storage be inside the buildings;
- 5) Buildings and garages be fully protected by an automatic fire sprinkler system as approved by the Fire Marshal;
- 6) Water curtain protection be provided between the two story and 12-story buildings as approved by the Fire Marshal;
- 7) Elevator lobbies be separated from tenant spaces;
- 8) Fire lanes be posted as approved by the Fire Marshal;
- 9) Lighting and security plans be approved by the Crime Prevention Officer, Bloomington Police Department;
- 10) Any sidewalk provided along the south side of West 81st Street shall be placed within the right-of-way;
- 11) Street modification agreements be signed prior to the issuance of any building permits;
- 12) Right-of-way to a 60-foot radius be provided at the corner of Knox Avenue and West 81st Street;
- 13) the occupancy of the basement area of the Phase I building be limited to 25 persons to avoid parking congestion;
- 14) Overall parking ratio not drop below 4 parking spaces per 1,000 square feet of gross leasable floor area;
- 15) Alterations and additions to utilities be at the developer's expense;
- 16) On-site business and directional signage shall be accepted "as is" for allowed signage consistent with the approved Uniform Sign Design on file with the City and including variances granted to number, size and location of signs as approved in Cases 8134AB-84 and 8134ABCD-86 with attached conditions;
- 17) The height of the three buildings as determined according to Section 19.47 shall be accepted as approved along with the established and existing structure setbacks for the three buildings.


Rich Geshwiler
Director of Planning

jb



December 20, 2011

Mr. John Saunders
United Properties Investment Company
3500 American Boulevard West
Bloomington, MN 55431

RE: Case 8134A-11
1600 West 82nd Street

Dear Mr. Saunders:

At its regular meeting of December 19, 2011, the City Council adopted a resolution approving a conditional use permit for a post-secondary educational institution (Strayer University) at 1600 West 82nd Street subject to the following conditions:

- 1) The Conditional Use Permit is limited to the 16,000 square feet of floor area on level 1 of the 1600 Building as shown on the plans approved in Case 8134A-11;
- 2) The maximum number of faculty, staff, and students on-site Monday through Friday between 8:00 am and 5:00 pm is limited to 56 persons; and
- 3) A SAC determination shall be completed and satisfied within 60 days of the approval of the Conditional Use Permit.

and subject to the following Code requirement:

- 1) Any changes or improvements to existing site lighting shall be in conformance with the requirements of Section 21.301.07 of the City Code.

Should you have any questions regarding this action, please contact Julie Farnham, Planner at (952) 563-4739.

Sincerely,

Glen Markegard,
Planning Manager

cc: Ms. Deborah Rochkind
Strayer University
2303 Dulles Station Boulevard
Herndon, VA 20171

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Planning\Xmit11\08134A-11

Motion was made by Abrams, seconded by Baloga, and all voting aye, to adopt an ordinance modifying Development Standards in the Lindau Mixed Use, B-4 Neighborhood Commercial Center, and C-5 Freeway Mixed Use Zoning Districts; Standards regarding Motor Vehicle Sales, General Definitions, Landscaping Standards, Exterior Materials Standards, Use Tables, Development Intensity Standards, Structure Placement Standards and Definitions regarding nonconformities thereby amending Chapters 19 and 21 of the City Code. (O-2015-3)

8.1.1 Resolution Directing Summary Publication of Mixed Use and Nonconformity

Requested Action: Adopt a resolution authorizing summary publication of Ordinance O-2015-3.

Motion was made by Baloga, seconded by Abrams, and all voting aye, to adopt a resolution directing summary publication of Ordinance O-2015-3. (R-2015-8)

8.2 City Initiated (PENN AMERICAN) Rezone Multiple Parcels

Requested Action: Approve the rezoning of 14 properties and continue the public hearing on the rezoning of five properties (Jiffy Lube, Wedding Day, Southtown, Lucky's and Mitsubishi) as follows:

The Planning Commission recommends denial of all nine rezonings based on concerns about new zoning district requirements being too prescriptive.

The Housing and Redevelopment Authority recommends proceeding with the rezonings as recommended in the adopted District Plan.

Rezone these parcels:

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

Motion was made by Baloga, seconded by Abrams, and all voting aye, to adopt an ordinance to rezone multiple parcels in the Penn American District as recommended by the Penn American District Plan. (O-2015-4)