

A motion was made by Mayor Thomasberg, seconded by Councilman Viitala, with all voting aye, to close the hearing and note a Citizens Committee was to be formed to work with the Staff and consideration of this assessment was to be continued.

Mayor Thomasberg inquired if there were any other persons in the audience who wished to comment on Assessment Rolls #3, #4, or #5 or Penn Lake Improvement. There was no response.

A motion was made by Councilman O'Neil, seconded by Councilman Belanger, with all voting aye, to close hearings on the 1969 Assessment Rolls #3, #4, and #5, excluding the Penn Lake Improvement and to request a report of hearing with recommendations from the Engineering Department on September 23, 1969.

Rezoning R-3 to FD-1  
Office Building  
Xerxes and 80th Street  
Rauenhorst Corporation  
Case #6844A-69

The Council was requested to consider the rezoning from Residential R-3 to Freeway Development FD-1 for an area south of the existing FD-1 Zone west of Xerxes Avenue at about 80th Street by the Rauenhorst Corporation in Case #6844A-69. The area proposed for rezoning was adjacent to an existing FD-1 Zone and was about 15.5 acres in area.

On August 20, 1969, the recommendation of the Planning Commission had been to approve rezoning this parcel of land from R-3 to FD-1 as the remaining portion of the parcel zoned R-3 would probably not develop residentially, and further, that the zoning lines should coincide with the lot line to avoid future problems.

Mr. George Connors, representing Rauenhorst Corporation, appeared before the Council to speak for the rezoning petition. He posted building plans on the wall and started presenting the building plan proposal.

The City Attorney called the Council's attention to the fact that final site and building plans were not before the Council at this meeting; that the request this evening was to consider rezoning, the conditional use permit for the restaurant, and an ordinance regarding a change in the definition of banks.

Mr. Connors requested that he be allowed to present a brief presentation of the building plans inasmuch as he felt the petition for rezoning was conditioned on the building plans.

Also present at this hearing for the Rauenhorst Corporation were: Dean Wagner, regarding traffic, Jerry Bailey, regarding landscaping, Jim O'Neil, regarding development, Roy Drake, Engineer, and Wayne Leonard, from Harry Johnson and Associates, Surveyors. A Senior Planner from the City Planning Department stated the Staff felt this would be a good plan if the traffic problem could be solved; he pointed out that a traffic study for this area had been ordered, but it would be difficult to say when this would be accomplished. He stated when the City Planning Department had made their Northwest area plans they were unaware this development would be coming in.

Mr. Connors stated they were working against a deadline of about 1 or  $\frac{1}{2}$  years, and if they did not get permission to build this office building at that time, they would have to abort it.

Mr. Leroy Frank, representing the Northwestern Home Owners Association, appeared before the Council to state he would like to know how the Council was going to vote on this request.

Mr. Milo A. Bresley, 8200 Zenith Avenue South, appeared before the Council and posted a map on the wall indicating traffic patterns, according to amount of use, which he discussed.

Councilman Nelson suggested that a realistic attitude should prevail for this parcel of land and stated that freeways always seem to call for "something tall and something grand." He stated he thought it was apparent that there would never be single-family dwellings on this piece. He cautioned the Council not to be "too hasty in sweeping away developments of this magnitude."

Mr. Bresley described his traffic map plan of how traffic presently flows and stated that there was no "guarantee that the ring of traffic proposed by this petitioner would ever materialize."

Mr. Jerry Bendon, of Xerxes Avenue, appeared before the Council to ask Mr. Wagner, the Traffic Engineer, what the average traffic count was on residential streets, and Mr. Wagner estimated there were probably 2,000 cars per day.

Mr. Nylander, of 8300 Ewing Road, appeared before the Council to inquire if, in the case this rezoning request was denied, there would be any point in considering the conditional use permit for the restaurant.

Mr. Connors informed him that for the cost of the land, "we could not just put in a restaurant."

Mel Erdman, of 8140 Zenith Avenue South, appeared before the Council to state he feared people would take the side streets during peak hours and also that he feared noise would be an adverse factor.

Ken Mahal, of 3000 West 82nd Street, appeared before the Council to state he had no objection to the building, but urged the Council to consider it "in an inspired manner, looking at our environment and ourselves." He stated he felt the traffic situation would be "intolerable," and he encouraged a "minimum of congestion of public streets."

In response to inquiry from Councilman Hoffman, Mr. Mahal said it was the effect on the surrounding area to which he objected rather than to the structure.

Mr. Hoffman then noted that the building could be constructed within the existing zoning and the question was whether or not additional land should be rezoned.

Councilman Nelson requested that the petition to remove the zone line be temporarily tabled and he made a motion to instruct the City Attorney to draft an amendment to the ordinance which would allow banking facilities and financial institutions in the Freeway Development zoning district.

Councilman Hoffman seconded the motion.

Discussion followed as to whether or not the bank would be an accessory or a principal use, following which Councilman Hoffman offered an amended motion to state that "if this building went in, a bank could go in also."

Councilman Malone seconded the motion.

Vote was called and all voted aye.

Mrs. William Turgi, of 3224 West 81st Street, appeared before the Council to state she had a petition of 900 signatures representing 650 homes objecting to the proposal because of the absence of a traffic plan and also "capricious rezoning."

Mr. Don Hasselberg, of 2325 East Old Shakopee Road, appeared before the Council as "a private taxpayer and a firm believer in a balanced community," pointing out the high assessed valuation this development would have and the accompanying tax revenue.

Mr. Roger Tibbett, of 3216 West 81st Street, appeared before the Council to state he did not oppose the building only the traffic. He urged that further development of the Northwest area plan be deferred until the traffic study was completed.

A motion was made by Mayor Thomasberg, seconded by Councilman Malone, to deny the rezoning from R-3 to FD-1 as requested at 80th and Xerxes in this petition.

Councilman O'Neil stated he did not believe single-family dwellings would ever develop on this corner; that the Council was faced with choices--if this didn't develop here something else would. However he stated he was not prepared to vote in favor of the rezoning tonight because of the traffic situation which was not resolved.

Councilman Viitala stated "this is a Freeway Development Zone and this is the kind of use that was envisioned for this area."

Mr. Connors stated they were faced with a "practical deadline" of December 1, 1969.

Councilman Nelson made a motion to lay the matter on the table for more Staff work.

Mrs. William Turgi, 3224 West 81st Street, appeared before the Council to inquire about setbacks. During the discussion on setbacks, which followed, the Director of the License and Inspection Department stated that this building could be built even if the zoning lines were not moved.

The City Manager stated that with the zoning lines moved as requested, better buffering could be obtained.

Mr. N. R. Nylander, of 8300 Ewing Road, appeared before the Council to inquire if it would be possible to deny this request.

Mayor Thomasberg observed that with the traffic being the problem it was, it would be difficult to arrive at a solution by December 1, 1969.

Mr. Connors stated that the Rauenhorst Corporation felt they could live with the traffic situation as it existed, and they were willing to take the "first step of dedicating additional land for the final solution."

Mrs. Donald M. DeCourcy, of 116 Edgumbe Road of St. Paul, 55105, who gave her telephone number as 699-5215, appeared before the Council to state that she was the owner of property "on the other side of France," and that she was concerned about the double-lane highway as proposed by the Rauenhorst Corporation, in that it seemed to her it would take away so much of her land that she would not have enough left to properly develop.

Councilman O'Neil stated that "for the best interest of the City and all those concerned, and because of the lateness of the hour I will second the motion to continue."

Roll call vote was as follows: yeas: Councilmen, Hoffman, Belanger, Nelson and O'Neil--nays: Mayor Thomasberg, Councilmen Viitala and Malone. With a vote of 4 yeas and 3 nays the motion carried.

Conditional Use Permit  
Integrated Roadside  
Development  
80th St. & Xerxes Ave.  
Rauenhorst Corporation  
Case #6844B-69

The Council was requested to consider approval of a conditional use permit for an integrated roadside development in a Freeway Development, FD-1 Zoning District at about 80th Street and Xerxes Avenue. A 23-story office building was proposed, containing a bank, restaurant, general office space, and incidental commercial uses.

On August 20, 1969, the recommendation of the Planning Commission was to approve the conditional use permit for the restaurant, only, based on affirmative findings as required in Section 11.13.D, finding that this restaurant use would be acceptable as proposed in conjunction with the financial center and with the condition that the final site and building plans be approved.

Councilman Nelson made a motion to table, which was seconded by Councilman Malone.

Vote was called and all voted aye, except Councilman O'Neil who stated he would abstain.

Proposed Ordinance Change  
To Allow Banks, Banking  
Facilities and Financial  
Institutions in the Freeway  
Development Zoning District

The Council was requested to consider an ordinance change proposed by the Planning Commission which would allow banks, banking facilities and financial institutions in the Freeway Development zone.

At the Planning Commission meeting of August 20, 1969, the matter of the Northwestern Financial Center was before the Commission and it was noted the banking use proposed was not allowed in the Freeway Development FD-1 Zone.

Upon recommendation of the City Manager, the Planning Commission postponed this item to the Council Meeting of September 8, 1969, for consideration by the Council.

The City Attorney described the problem of definition of banks and financial institutions and also the problems that were involved in deciding whether this was an accessory or main use in this instance.

Following discussion, a motion was made by Councilman Hoffman, seconded by Councilman Nelson, to request the City Attorney to draft an ordinance amendment including banks as well as financial institutions in this zoning district.

Vote was called and all voted aye.

Councilman O'Neil stated that "for the best interest of the City and all those concerned, and because of the lateness of the hour I will second the motion to continue."

Roll call vote was as follows: yeas: Councilmen, Hoffman, Belanger, Nelson and O'Neil--nays: Mayor Thomasberg, Councilmen Viitala and Malone. With a vote of 4 yeas and 3 nays the motion carried.

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Vote was called and all voted aye.

Hearing re  
NSP Power Line Easement  
Izaak Walton League  
Item 5.1

The Council was requested to grant a hearing to the Minneapolis Chapter of the Izaak Walton League, 6601 Auto Club Road, for the purpose of requesting a reconsideration of the routing of the Northern States Power Company's power line from its proposed power station in Bloomington (on Normandale Road) to its present line south of Savage. Planning Commission minutes of February 6 1969, and the Council minutes of February 17 1969, regarding this case were submitted to the Council members in the agenda item.

The Natural Resources Commission had submitted a resolution, which they had adopted at their July 7 1970 meeting, to the effect that the crossing of the power lines and subsequent right-of-way clearing would have an adverse effect on the already established and well-used nature center study area at this location. They "strongly recommended that all alternates be discussed and considered before a final decision is made on the location of the transmission line."

Present at the hearing were J A Jones, E Mellott, F Rahr, and G Larson.

Keith Junge, representing Northern States Power, appeared before the Council to state that his company was anxious to exert every effort to make the lines compatible with the Izaak Walton League, and would be happy to put the lines wherever the City designated.

Following lengthy discussion of alternative routes for the lines, Mr. Larson stated he thought it would be preferable to have the lines "go down Normandale, and then down to the Minnesota River." Mr Jones requested a reconsideration of the former action.

A motion was made by Councilman Hoffman to set a date to reconsider this previous action. He stated he did not want to leave the impression that he had different thinking, but inasmuch as the question had been raised, it would be for the protection of all persons interested to set a meeting for another consideration. Mayor King seconded the motion.

Mr Junge said he would be out of town until the first part of August and requested the next consideration be deferred until then. This timing was included in the motion and accepted by the second. Vote was called and all present voted aye, 5-0.

Final Site and  
Building Plans  
8000 Xerxes Av (FD-1)  
Proposed Office Bldg  
Rauenhorst Corporation  
Case #6844C-69  
Item 6.1

The Council was requested to consider approval of the final site and building plans for the proposed office building at 8000 Xerxes Avenue in a Freeway Development FD-1 zone, as requested by the Rauenhorst Corporation in Case #6844C-69. A three-story office building, and space for 716 cars was proposed for the first phase. The second phase was to include a 24-story structure and additional parking arrangements.

On July 9 1970 the recommendation of the Planning Commission had been to approve the final site and building plans for the three-story office building with preliminary approval for the 24-story tower, subject to final plans for the tower being approved by the Planning Commission and the City Council, and with the further conditions--

1. The elevation of the frontage road shall be cut no lower than the elevation of 844 at any point.
2. An adequate landscape plan shall be approved by the Planning Director.
3. The lighting plan shall be approved by the Planning Director.
4. Final alignment of Xerxes Avenue and its intersection with 80 Street shall be determined and right-of-way dedicated.
5. Surface treatment of the drive and banking structures shall conform with the surface treatment of the second level of the three-story building.

John Sullivan, Project Manager from Rauenhorst, appeared before the Council, posted plans on the wall, and described the proposal.

Councilman Malone requested that a short recess be taken to allow time for the Council members to review the Planning Commission minutes of July 9 which had just been distributed.

\* \* \*

Mayor King announced a short recess, following which the meeting was reconvened.

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Following the meeting pause, Mr Sullivan described the request for lowering the frontage road, stating that the present plans would be for a 4% grade from Xerxes and a 3% grade from Beard, dropping to a low point at the center of the site.

Lengthy Council-Staff discussion followed concerning the aspects of lowering the road. Memorandums from the Planning Director, the Senior Planner, the City Manager, and Mr N R Osterby, District Engineer, dated July 3 1970, had been included in the material submitted to the Council members, concerning the road relocation.

Ken Mahal, of 3000 West 82 Street, and Mrs Turgi, of 3224 West 81 Street, appeared before the Council to oppose the development because of the noise, the appearance of the above ground parking, and the possibility of water drainage going into a sump.

James Fahlgren, of the Hamn Building, St Paul, an attorney, appeared on behalf of the owners of the DeCoursey property which was adjacent to the Rauenhorst property. He stated his client was trying to develop the property but did not have any firm proposal at this time. He was concerned that any changes made for the Rauenhorst property would not detract from the DeCoursey property. Mrs DeCoursey appeared on her own behalf and stated she thought the Rauenhorst Company should pay for the special assessments levied against her property which she understood to be "in the neighborhood of \$100,000.00." No action was taken.

Councilman Hoffman stated he felt that more adequate drainage should be provided for this property, and that instead of allowing them to use ponding they should provide a storm sewer. Upon inquiry, the Director of Public Works Department said it would be possible to eliminate the ponding by enlarging the storm sewer.

Mr Drake, Director of the Engineering for Rauenhorst, appeared before the Council to describe the proposed drainage systems.

Mr Clark Randall, of Rauenhorst Corporation, appeared before the Council to discuss lowering the road.

Following additional discussion, a motion was made by Councilman Hoffman to uphold and adopt the recommendation of the Planning Commission subject to compliance with the conditions #1 through #5 as stated above and with the following additional conditions--

1. There shall be no sump. Drainage and surface water shall be handled through an internal storm sewer system.
2. The east parking lot to be depressed, with berm and landscaping--with this to be brought back to the Council.
3. The Council reaffirms its intention to condemn whatever right-of-way is necessary for the traffic arterials that will serve this property, "at least as far as France Avenue."

The City Attorney had submitted a memorandum to the Council members concerning court decisions on legal questions as they concerned these requests.

Councilman Malone made a motion, seconded by Councilman Belanger, to approve all six of these conditional use requests for installation of facilities for the non-leaded gasoline as requested. Councilman Malone stated he could make findings requested by the Zoning Code based on the Attorney's information concerning excerpts from Rathkoff on Municipal Planning and Zoning, which has been submitted to the Council members.

Councilman Belanger agreed that the findings could be made.

Vote was called and all voted aye, except Mayor King and Councilman O'Neil, who abstained. Councilman O'Neil stated that inasmuch as he had just received the memo from the City Attorney he had not had time to give it sufficient consideration. The vote was 5-0-2.

Approval--Grading Plan  
8000 Xerxes Av S  
Rauenhorst Corp  
Case #6844C-69  
Item 6.15

The Council was requested to review revised grading plans in accordance with its recommendations at the meeting of July 13 1970, whereby one of the recommendations, that the east parking lot would be depressed, with berm and landscaping, was required to be brought back to the Council. These plans were for the Rauenhorst Northwestern Financial Center, as presented by Rauenhorst Corporation, in Case #6844C-69.

Inasmuch as the applicant was not in the Council Chambers, a motion was made by Councilman Pleasant, seconded by Councilman Viitala, with all voting aye, 7-0, to temporarily postpone this item until later in the evening when the applicant might be present.

Set Dates for Special  
Council Meetings

Mayor King inquired of the Council if they wished to set special meetings for the purpose of considering the annual budget.

In response to inquiry, the Finance Director stated the budget must be certified to the County Auditor by October 10 1970.

Following discussion, a motion was made by Councilman Viitala, seconded by Councilman Malone, with all voting aye, 7-0, to adopt a resolution setting September 8 and 10 as special Council meetings for the purpose of considering the annual budget, and cancelling October 16 1970, which had previously been set as a budget meeting.

Capital Improvement Program--  
1970 Park and Recreation Dept  
Item 7.3

The Council was requested to consider approval of the 1970 Site Improvement Programs submitted by the Park and Recreation Department. A report of the 1969-1973 Recreation Areas Improvement Funds Schedule was submitted to the Council members. This item had been continued from the meetings of July 20 and August 3 1970.

Discussion was held on acquisition of land for playgrounds west of Normandale. The Director of the Park and Recreation Department stated this was included in the bond program. He stated there would be some additional land acquisitions as developments made their park donations.

Councilman Hoffman suggested it might be wise to designate major playfield areas at this time.

CITY OF BLOOMINGTON

PLANNING DIVISION

Confidential Staff Notes\*  
for Meeting of March 1, 1973

Item #1  
Richard Curtin  
Case 5964B-72

This application is for approval of final site plans and building plans and consideration of approval has been continued three times in the past pending action by the Variance Board. In order to accomplish this site plan, the applicant had requested variances to the rear yard setback requirement, the required parking, and the percent of building coverage on the site. At their regular meeting of February 28, 1973, the Variance Board acted to deny on four variance requests. At this point the Planning Commission has two possible courses of action, one of which would be to deny the approval of final site plans and building plans, the other of which would be to table consideration of these plans indefinitely. The applicant apparently wishes to return to the Planning Commission with revised site plan in approximately 30 days. The staff would suggest that a revised plan be considered under a separate case number, however, and that this current case be continued indefinitely.

Item #2  
Rauenhorst Corporation  
Case 6844C-69

This application is for approval of final site plans and building plans for the 24-story office building at 3400 West 80th Street. The Planning Commission, at their meeting of February 15, 1973, approved a conditional use permit for two restaurants in this building with the following conditions:

- 1) final site plans and building plans for the restaurant and office building be approved by the Planning Commission and City Council,
- 2) drainage and utility plans be approved by the Engineering Division, and
- 3) all signs meet the minimum and maximum requirements of the sign ordinance.

However, they did not take action of final site and building plans even though the applicant was requesting that consideration. The Commission indicated they did not wish to proceed with review of the final plan of the 24-story tower until there was additional information about the type of material to be used and the architecture of the exterior. The application is returning at this time with further details on these items and if the Planning Commission

\* For the use of the Director of Planning and Staff of the Planning Division only and have no legal status.

Item #2 continued  
Case 6844C-69

wishes to recommend approval of the final site plans and building plans, conditions of approval should include:

- 1) parking, access, and circulation be approved by the Traffic Engineer, and
- 2) landscape and lighting plan and schedule be approved by the Planning Director.

~~SEWERAGE & UTILITIES BE APPROVED BY CIV. DIV.~~

Item #3  
The Wall Corporation  
Case 7836A-73

The Planning Commission will recall that this site application is for approval of a plan development for a multiple-family housing which involves a portion of the site previously approved for the planned office park and a portion of land to the west of that original project which is currently zoned R-1. Since this application in effect revises a portion of the originally approved office park, the staff requested the applicant to present revised over-all development plans for the entire area presently zoned R-5(PD). The revised plan that has been submitted indicates development of five office buildings with a total area of approximately 360,000 square feet, a hotel with related retail facilities and service station, and multiple-family housing on the western portion of the site, with a total of 326 dwelling units. This revised development plan deviates considerably from the approved preliminary development plan on this site which consisted of approximately 1.2 million square feet of office space.

At this time the Planning Commission should concern themselves primarily with the present application knowing generally how this affects the remainder of the approved office park. Formalized action to approve a revised development plan on the remainder of the office park should not be considered until that application is legally advertised and a public hearing scheduled. If the Planning Commission wishes to recommend approval of the requested rezoning and preliminary development plan, conditions of approval on the preliminary development plan should include:

- 1) property be platted in accordance with Chapter 20 of the City Code including dedication of required right-of-way and easements, and
- 2) the applicant enter into an agreement with the City to provide open space easements as necessary to protect, preserve and limit development on the portion of this site currently zoned R-1.
- 3) ~~FINAL DEVELOP. PLAN NOT BE APPROVED UNTIL REVISED PRELIMINARY DEVELOPMENT PLAN IS APP. FOR R-5(PD) AREA.~~

INTD ONE LOT FOR THIS DEVELOPMENT W/ APPROX. SECOND LOT TO BE CREATED FROM THE REMAINDER OF OUTLOT  
OR OUTLOT  
REMAINDER OF OUTLOT  
PRELIMINARY DEVELOPMENT PLAN IS APP. FOR R-5(PD) AREA.

CITY OF BLOOMINGTON

PLANNING COMMISSION

March 1, 1973

Members present:

Chairman Moore, Commissioners Hancer, Andruss, Jacobson, Leipold, Campion and later, Houle. Staff members present: Foster, Smith, Mood, Jensen and Webster.

Item #1  
Richard Curtin  
Case 5964E-72  
501-627 West 98th Street  
Conditional use permit  
for shopping center

Applicant has requested that this case be continued for a revision in the plans as the Variance Board acted to deny four of the variances being requested by the applicant.

M/Andruss, S/Campion, to continue the hearing until April 5, 1973. Motion carried 6-0.

7:45 pm

Item #2  
Rauenhorst Corporation  
Case 6844C-69  
3400 West 80th Street  
Revised site plans and  
building plans for office  
building

The site and building plans for the office tower were presented by Mr. Jim O'Neill of the Rauenhorst Corporation. The floor area added to this complex by this tower is approximately 320,000 square feet. Parking is to be provided, principally, by a two-level parking area west of the tower. There will be a three-level link provided between the new building and the existing building. The base dimensions of the tower itself will be 115' x 115'. A restaurant is being proposed for both the first floor and the 24th floor. There will be seven elevators for the tower. At the start of construction, there will be about one month of placing of pilings and completion is anticipated approximately 17 months later.

7:50 pm

Mr. Andruss questioned the amount of additional traffic which this development would bring and was concerned about the possibilities of rearrangement of traffic patterns to lessen the impact on the residential neighborhood. He re-emphasized the need for a study of the traffic in this area as it relates to the residential streets and this heavy traffic generator.

Mr. Foster pointed out that the completion of 80th Street westward to France Avenue would take care of most of the traffic. It was also pointed out that the frontage road, on the south side of the freeway, may be a one-way east at some future date.

Mr. John Sullivan of the Rauenhorst Corporation said that approximately 610 parking spaces now existed with an additional 1100 to be added with the parking ramp.

The possibility was mentioned that the frontage road may not exist as such between France Avenue and Beard Avenue which would be acceptable to the developer.

Mr. Hancer said it had not yet been demonstrated whether 80th Street would draw most of the traffic generated, though probably it will. Mr. Andruss mentioned again that a study should be made to anticipate any of the traffic problems that will arise.

Mr. Peterson, 3300 West 81st Street, reminded the Commission that a ten-story apartment building was proposed also along 80th Street at Zenith Avenue which will present further traffic difficulties.

Beth Riegert, of the Washburn Circle townhouse complex south of 80th Street, thought that a traffic light in the area was very much needed.

Mr. Bresley, 8200 Zenith Avenue, questioned whether there was need for additional office space of this magnitude. He was also concerned about what additional construction was going to take place at the Southgate Office Plaza and also what screening was being done for the neighborhood along 81st Street. Mr. O'Neill said that instead of the screening, 80th Street had been realigned to allow greater space between that neighborhood and 80th Street as it proceeds westward.

Mr. Jacobson asked about the plans for the life safety systems and Mr. Webster said that there would be a completely designed life safety package.

Mr. O'Neill and Mr. Sullivan had samples of the types of building materials that would be used including the type of pre-cast panels, the type of window glass and the window frame material.

No other people asked to be heard in this matter.

M/Hancer, S/Andruss, to close the hearing. Motion carried 6-0.

M/Hancer, S/Jacobson, in Case 6844C-69, to recommend approval of the final site plans and building plans for the 24-story office tower complex with the following conditions:

- 1) details of parking, access, and circulation be approved by the Traffic Engineer;
- 2) landscape and lighting plan and schedule be approved by the Director of Planning;

Item #2 Continued  
Case 6844C-69

3) all signs meet the minimum and maximum requirements of the sign ordinance.

Motion carried 6-0.

M/Andruss, S/Leipold, that the staff prepare a study of the streets in the vicinity of the Northwestern Financial Center and to design and present a plan which will allow a decrease in the traffic in the residential areas east of Xerxes Avenue, with traffic counts to be taken as required and with the study to be done by May 10, 1973. Motion carried 6-0.

Mrs. Houle arrived at 8:50 pm.

Item #3  
The Wall Corporation  
Case 7826A-73  
5800-5900 West 84th Street  
8125 Edwood Place  
Rezone R-1 and R-5(PD) to  
R-4(PD)

8:50 pm

Mr. Foster pointed out that the applicant had been asked at the previous meeting to return with a revised preliminary development plan for the entire site in relation to the apartment development being proposed at this time. He recommended to the Commission that if approval is recommended then the property should be replatted and the applicant should enter into an agreement with the City for open space easements as necessary to protect, preserve and limit development on the portion of the site now zoned R-1. The revision of the development plan for the remainder of the site should not be approved until there has been an advertisement for another public hearing on that matter.

Mr. Dave Carroll represented the Wall Corporation with a revised preliminary development plan for the entire site as well as for the portion for the apartment development. He said that the developer does agree to develop the apartment complex with no apartment structures in the Beaverbrook Addition and with only swimming pool, tennis courts and a bathhouse in the area now zoned R-1.

The revision to the apartment building has added an additional 27 units for a total 326.

Mrs. Houle asked about the ring-route in relation to this development and Mr. Foster said that a north-south street would be needed at about Yosemite Avenue with a connection to the ring-route which will extend along the northerly portion of the area zoned R-5(PD).

Mr. Leipold suggested that the entire property of the apartment development be platted into one lot, but that the zoning line for the R-4(PD) area extend only over to the west side of the proposed apartment building.

March 1, 1973  
Page 3

CITY PLANNING COMMISSION  
Bloomington, Minnesota

1. a blanket easement be provided for all property not covered by buildings for such purposes as drainage and utilities, storm sewer, sanitary sewer, sidewalk, etc.,
2. an easement for storm sewer be provided as directed by the City Engineer,
3. an easement for sanitary sewer be provided as directed by the City Engineer,
4. a floodage easement be provided for the pond area in the southwest corner of the property as required by the City Engineer,
5. a 20 foot by 20 foot triangle be dedicated as street right-of-way at the intersection of 106th Street and Texas Avenue.

Following discussion, motion was made by Anderson, seconded by O'Neil, and all present voting aye to approve the preliminary plat of Landau of Bloomington 3rd Addition subject to compliance with the conditions specified by the Planning Commission.

Final Site Plans  
and Building Plans  
Case 6921A-72  
Item 6.5

The Council was requested by Metropolitan Creative Marketing, Inc., to consider approving the final site plans and building plans for a motel and restaurant at 8401 Cedar Avenue in a Commercial-Recreational (CR-1) zone.

The Planning Commission at its meeting of February 22 recommended approval of the final site and building plans subject to the plans being in conformance with all applicable codes and ordinances and with the condition that the design for the proposed wall be approved with a landscape plan by the Director of Planning.

Motion was made by Malone to approve the final site and building plans subject to compliance with the conditions set forth by the Planning Commission. The motion was withdrawn by Malone because of discussion about the plans. Following discussion, motion was made by Anderson, seconded by Malone, and all present voting aye to table approval of the final site plans and building plans for a motel and restaurant at 8401 Cedar Avenue until the developer returns with new plans which have been approved by the Planning Commission.

Belanger said he would not approve the plans presented because they did not conform to the original presentations and resulted in an under-utilization of the land. The balance of the Council agreed, noting that the area in which this motel and restaurant is to be located is one of the most valuable pieces of property in the City and this development would preempt the land from future use by a higher density, better designed, maximum utilization and tax base producing development.

Darr asked if there was time limit to the motion and the City Manager indicated that a conditional use permit is good for a year which would give the developer that much time from the date of approval of the conditional use permit to obtain Council approval of final site and building plans.

Revised Site Plans  
and Building Plans  
Case 6844C-69  
Item 6.6

The Council was requested by the Rauenhorst Corporation to consider approving the final revised site plans and building plans for a 24-story office building at 3400 West 80th Street. The Council on July 13, 1970, had approved the plans for the existing three-story office building subject to final plans for the tower being approved by the Planning Commission and City Council. The site plans have been revised and a two-level parking ramp is proposed west of the tower.

The Planning Commission at its meeting of March 1 recommended approval of the final site plans and building plans for the 24-story office tower complex with the following conditions:

1. details of parking, access, and circulation be approved by the Traffic Engineer,
2. landscape and lighting plan and schedule be approved by the Director of Planning,
3. all signs meet the minimum and maximum requirements of the sign ordinance.

In another motion, the Planning Commission had requested the Staff to prepare a study of the streets in the vicinity of the North-western Financial Center and to design and present a plan which will allow a decrease in the traffic in the residential areas east of Xerxes Avenue, with traffic counts to be taken as required and with the study to be done by May 10, 1973.

Jim O'Neill and John Sullivan of the Rauenhorst Corporation explained what was proposed, illustrating their remarks by the use of plans posted on the wall. Samples of the type of precast panels, the window glass and window frame material were also displayed.

Following discussion, motion was made by O'Neil, seconded by Anderson, and all present voting aye to approve the final site plans and building plans subject to compliance with the Planning Commission's recommendations and also to affirm approval of the request for traffic study as requested by the Planning Commission.

Conditional Use  
Permit for Restaurant  
Case 7784B-72  
Item 6.7

The Council was requested by Markland Development, Inc., to consider approving a conditional use permit for a restaurant (Ponderosa Steak House) at 9438 Lyndale Avenue South in a General Business (B-3) zone.

The Planning Commission had considered this permit at its meeting of March 1 and had forwarded to the Council without recommendation pending final Council action on the Central Business District plan.

The Council at its meeting of February 5 had determined that the Planning Commission should hear the matter after a legal opinion had been secured from the City Attorney as to the ordinances that would apply. The Attorney's opinion was furnished to the Council prior to the meeting.

Mr. Gandrud reviewed the legal opinion that had been submitted saying the only way the petitioner can now get a conditional use permit on this property for a restaurant was if the clause that was in the Emergency Interim Zoning ordinance, pertaining to an applicant who was actively pursuing a permit, was put in the Interim Zoning ordinance.

Following discussion, motion was made by Anderson, seconded by Belanger, and all present voting aye to instruct the Attorney to draft an amendment to the Interim Zoning ordinance for hearing on March 26 stating that any applicant actively pursuing the issuance of a building permit at the time of adoption of the ordinance would be allowed to continue.

Richard Hollenback, representing Reason Realty, who is seeking to develop the property at 9438 Lyndale Avenue South, asked when action would be taken on the request for conditional use permit. The Council noted that the case has been heard by the Planning Commission but that their recommendation has not yet been made. The Council requested the Staff to secure this recommendation from the Planning Commission and place a Development Business item on the March 26 agenda for hearing at the same time that the ordinance amendment is considered.

Final Site and  
Building Plans  
Case 5408A-72  
Item 6.8

The Council was requested by Antler Corporation to consider approving the final site plans and building plans to remodel and construct an addition to the Burger King restaurant at 100 West 98th Street in a Retail Business (B-2) zone.

The Planning Commission at its meeting of March 1 recommended approval of these plans with a condition that an additional landscape area be provided adjacent to the western edges of the new addition and with the further condition that the plans meet all applicable codes and ordinances.

CITY OF BLOOMINGTON

Division of City Planning

Confidential Staff Notes\*  
for Meeting of September 15, 1977

Items #1 and #2

GENERAL INFORMATION

Applicant: Rauenhorst Corporation (Cases 7723C-77 and 6844A-77)  
Location: 3201 West 80th Street  
Request: Conditional use permit for parking lot, final site plan and building plans for addition to office building

PROPOSAL

In Case 6844A-77, the applicant is requesting a five-story, 108,000 square foot office building to be constructed adjacent to and tied into the existing bank and office structure. The connection to the existing structures is made at the basement/parking level, ground level and the second level. There is no connection above the second level. The basement/parking level contains 45 parking spaces (one handicapped space), two elevators and a stairway. Access to this parking is from the existing underground parking beneath the bank structure. The ground level contains 14,610 square feet of space designated as retail, 12-foot and eight-foot walkways, two elevators, two stairways and restrooms. Exterior entrances for this level are shown from the east, west and south and it connects to the existing structure at the corridor between the tower and the bank. The second level contains 24,700 square feet of gross space and 22,160 square feet of rentable space. Levels three to five contain 19,080 square feet of gross space and 17,980 square feet of rentable space. Levels two through five each contain two stairways, two elevators and restrooms.

In Case 7723C-77, the applicant proposes a 250-car parking lot to accommodate the parking needs of the office complex. The parking lot is shown set back approximately 50 feet from 80th Street right-of-way and approximately 25 feet from Xerxes Avenue. Extensive landscaping is schematically shown along the southern portion of the parking lot.

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\*For the use of the Director of Planning and staff of the Division of City Planning only and have no legal status.

Items #1 and #2 continued  
Case 7723C-77  
Case 6844A-77

#### ANALYSIS

The existing office complex contains 445,000 square feet of gross office space and 388,000 square feet of net rentable space. The existing parking includes 1,754 spaces on the site in the ramp, surface and underground. The parking provided is somewhat less than required by ordinance, but the parking peak has contained 1,133 cars as determined by a study completed by the applicant's traffic consultant. However, this study has not included the reserved underground parking. This results in that 440 of the existing spaces are not used at peak times and are available to the public. The staff would like to see the applicant consider providing spaces for compact cars in the parking design for the entire development. This could reduce the need for additional parking as determined by the Traffic Engineer.

There has been substantial discussion on the property for some time and there have been some decisions. One of which is that the parcel proposed for the parking lot is to be park and open space land. In the most recent bond issue, \$30,000 was allocated for acquisition of this site. Attached to this report is a memorandum from James Truax, Director of Community Services.

The Planning Division staff has contacted the Traffic Engineer regarding the submitted plans and, if the Planning Commission desires, he will make a detailed study of the external and internal traffic considerations along with parking provisions shown on the plans. As the plans are at this time, one new right-turn access and egress is shown on 80th Street and a right-turn egress is shown on Xerxes Avenue. Internally, the connection between the upper level bank parking and the existing southern parking lot has been removed. Two accesses are shown on the new parking lot south of 80th Street, one of which is across from Beard Avenue (on the northwest corner) and one from Xerxes Avenue approximately 100 feet from 80th Street.

The Fire and Life Safety Committee has concerns about the access to the existing tower with the proposed addition. The applicant has met with this committee, but no solution has been developed to date. However, it appears that this can be accommodated with some minor changes.

September 15, 1977

Items #1 and #2 continued  
Case 7723C-77  
Case 6844A-77

RECOMMENDATION

The staff makes no recommendation on this case as additional information is needed and the input from the neighborhood and Fire and Life Safety Committee is needed. An appropriate continuation would be to October 6, 1977 at 8:15 p.m.

CITY OF BLOOMINGTON

PLANNING COMMISSION

September 15, 1977

Members present:

Chairman Reiter, Commissioners Andruss, Fillbrandt, Anderson and Kohlstedt. Staff present: Grussing, Bissonnette, Elvrum and Saunders.

Items #1 and 2

Rauenhorst Corporation

Case 7723C-77

3201 West 80th Street

Conditional use permit

for parking lot

Case 6844A-77

3400 West 80th Street

Final site plan and build-

ing plans for addition to

office building

Mr. Grussing said the applicant is proposing a five-story office building to be constructed adjacent to and tied into the existing bank and office structure and a 250-car parking lot to accommodate the parking needs of the office complex. He noted that the existing parking is less than required by ordinance, but a study completed by the applicant's traffic consultant determined that the amount is more than sufficient. He suggested that the applicant consider providing spaces for compact cars in the parking design for the entire development as this could reduce the need for additional parking.

7:37 p.m.

Mr. Grussing pointed out that discussions concerning this development and property have been continuing for some time and the City Council, on several occasions, indicated the property south of 80th Street should be open space. In the most recent bond issue, \$30,000 was allocated for acquisition of this site.

Mr. Grussing noted that the Fire and Life Safety Committee has concerns about the access to the existing tower with the proposed addition, however, it appears a solution can be accomplished with some minor changes. He said the staff makes no recommendation in this case as additional information and input from the neighborhood and Fire and Life Safety Committee is necessary. He suggested that the item be continued to October 6, 1977.

Mr. Grussing read the Fire and Life Safety Committee notes of September 13, 1977 which indicated the problems concerning the proposal and the tentative recommendations of the Committee. He read a memorandum from James D. Truax, Director of Community Services, which noted that the Park and Recreation Advisory Commission does not support the acquisition of the property at 3201 West 80th Street. The memorandum suggested that if the applicant can

Items #1 and 2 continued  
Case 7723C-77  
Case 6844A-77

be required to landscape and maintain the site as a condition of the conditional use permit for a parking lot, the property would still provide a buffer.

Mr. Grussing also read a letter from Mr. Robert A. Worthington, Director of Planning and Governmental Affairs for Rauenhorst Corporation, stating that a study they conducted indicates the office complex does not need all of the parking required by ordinance.

Mr. Fillbrandt asked if Variance Board consideration of the amount of parking should precede Planning Commission review. Mr. Grussing said, in this case, the staff feels that the parking lot location issue should first be considered by the Planning Commission.

Mr. Robert Worthington, Rauenhorst Corporation, expressed his opinion that the Planning Commission's input is necessary before the Variance Board considers the parking situation. He stated that the total complex is currently 94 percent occupied and the Center needs additional room for tenants' expansion. He said the proposal is the result of a study which determined the needs of the Center.

Mr. Worthington stated that the applicant will install a traffic signal at 80th Street and Xerxes Avenue to service the parking lot and office complex. A substantial amount of landscaping in the parking lot will be provided. He said Rauenhorst Corporation will dedicate the area to the south of the proposed parking lot to the City for open space and will enter into an agreement with the City for maintenance of the area. Mr. Worthington noted that the proposed five-story addition will actually be only one to one and one-half stories above the existing three-story bank building and the first floor is proposed to have an overhang for aesthetic reasons.

In answer to a question from Mr. Reiter, Mr. Richard Wolsfeld, traffic consultant for the applicant, stated that the Center will need only 200 spaces in addition to those spaces remaining after construction of the office structure.

Mr. Fillbrandt asked what consideration was given to including all parking on the existing site and the effect that would have on the development plan. Mr. Worthington commented that the existing parking ramp cannot support an addition. The only other space available is between the existing Northwestern Financial Center and the frontage road. He noted

that it is not feasible to construct a ramp on existing surface parking space.

Chairman Reiter asked if Rauenhurst Corporation has considered a managed parking situation where certain parking spaces are assigned to each tenant. Mr. Worthington replied that such a program has been considered. He noted the difficulty they have in enforcing no-parking regulations. He pointed out that charging tenants for parking spaces does not make the Center competitive with other office parks that offer free parking.

Mr. Anderson asked the total future development plan for the site. Mr. Worthington noted that this is the first time since construction of the complex seven years ago that expansion is necessary. He expressed his opinion that there will be no further construction in the future. At the time the tower was constructed, he said, there was no thought of additions to the complex.

In response to a question from Chairman Reiter, Mr. Grussing reviewed the history of the proposed parking lot site, noting that discussions began in 1969. He said the Interim Comprehensive Land Use Plan designates this site for park use, while the site of the existing office complex is shown as office use in the plan.

Mr. David Erdmann, 8140 Zenith Avenue, said that he and Mr. Kenneth Broas, 3325 West 81st Street, have been asked by the 81st Street neighborhood committee to represent the residents. He noted prior recommendations, conditions and assurances made by the Planning Commission and City Council. He said the residents feel that the findings in Section 19.22(1)(A), (B), (C), (F), (G) and (H) cannot be made and gave explanations for their reasoning.

Mr. Broas said it is the opinion of the neighborhood committee that because of the planned high intensity development along 80th Street between Penn and France Avenues, increased traffic flows and movements will create a potential adverse effect on 80th Street and adjacent neighborhood streets. He said the committee also feels that the City is committed to the development of a park on this site and that development of a parking lot would set a precedent for future development in the area.

Mr. Broas read a letter from W. Kurt Laughinghouse, 3100 West 82nd Street, suggesting that the developer provide the needed parking for the office complex on the existing site or through acquisition of additional land zoned for freeway development.

Items #1 and 2 continued  
Case 7723C-77  
Case 6844A-77

Mr. Kenneth Mahal, 3000 West 82nd Street, verified that Prudential Insurance Company has a major interest in the Northwestern Financial Center. He said the residents of the area feel that the site of the proposed parking lot should be open space. He noted that noise is a problem in the area and the homeowners were virtually assured that a park would be developed on this site. He expressed his opinion that this area of the City does not have an equal share of parks and amenities.

Mr. Mahal suggested that the City demand more from a major corporation, such as more green space. He said he feels that the Northwestern Bank Southwest expects future growth which will compound the traffic and parking problem. He noted that the submitted site plan provides poor access for emergency vehicles. He said the alignment of Xerxes Avenue makes driving there very difficult, especially during winter months. Due to the traffic on West 80th Street, he said, he finds it difficult to believe that people will be required to walk across the street from the parking lot to the Center. He suggested that ordinance requirements may not have been met by the applicant at the time the City issued an occupancy permit for the existing structure.

Mr. Richard Williams, representing the Eberhardt Company which manages the apartment complex to the southeast of this site, said they are opposed to the proposed parking lot. He said the view to the northwest from the apartments will be more undesirable and the company will lose money due to decreased rents for those apartments.

Mr. Melvin Erdmann, 8140 Zenith Avenue, noted that, as a result of the construction of the Center, area residents lost television reception. He suggested that the residents be reimbursed for the problems they have experienced.

Mr. Thomas McClellan, 8124 Zenith Avenue, asked the width of the parking lot buffer on the south. Mr. Grussing replied that the smallest amount of buffer is proposed to be approximately 50 feet, with the maximum on the east side to be approximately 150 feet to 200 feet.

Mr. McClellan asked the grade of the buffer. Mr. Grussing said the applicant indicated that retaining walls may be used in that location. Mr. Worthington said the objective is to locate the parking lot only at the bottom of the hill.

Mr. Eldon Deweerth, 8233 York Avenue, clarified that there will be no right-turn egress from the new parking lot onto Xerxes Avenue.

Mr. Ben Pedersen, 3300 West 81st Street, noted that the statements of intent made by a developer at a public hearing are not always accomplished.

Items #1 and 2 continued  
Case 7723C-77  
Case 6844A-77

Mrs. Forman, 8045 Xerxes Avenue, said she was previously informed that the City owned the site proposed for a parking lot. She expressed concern about the safety of children walking in the area.

Mr. Dan Hallberg, 8108 York Avenue, said he feels that the Center may make applications for additional conditional use permits in the future.

The Planning Commission reviewed the findings in Section 19.22(1)(A) through (H). Mrs. Kohlstedt and Mr. Andruss indicated that they cannot make the findings in Section 19.22(1)(B) or Section 19.01(6). Chairman Reiter noted that Section 19.22(1)(H) cannot be made.

M/Fillbrandt, S/Andruss, to close the hearing. Motion carried 5-0.

M/Fillbrandt, S/Anderson, in Case 7723C-77, to recommend denial of the conditional use permit, based on the fact that the finding in Section 19.22(1)(H) could not be made in the affirmative as required. Motion carried 5-0. Mr. Anderson noted that he also could not make the findings in Section 19.22(1)(F) and Section 19.01(6).

M/Andruss, S/Kohlstedt, in Case 7723C-77, to recommend that the site be acquired by the City for park land, due to the facts that the City Council previously made the decision that the site should be developed as a park and a bond issue was passed which included funding for the acquisition of the site, but the land was not purchased. Motion carried 5-0.

Chairman Reiter noted that the parking requirements for the final site plan and building plans can no longer be met, due to the previous recommendation. He suggested that the item be continued to allow the applicant to work with the City concerning the parking situation.

M/Andruss, S/Anderson, in Case 6844A-77, to continue the item to the meeting of October 6, 1977. Motion carried 5-0.

Item #2  
Dr. Jack Shepard  
Case 8309A-77  
3309 West 90th Street  
Conditional use permit  
for a dental clinic as  
a transitional use in  
an R-1 zone

9:52 p.m.

Mr. Grussing said the staff is concerned about the appropriateness of a dental clinic in this area, since the site is surrounded by either park land or single-family homes. He pointed out that the Interim Comprehensive Plan recommends park use for this parcel and there is some question as to whether the findings in Section 19.22 can be made. He said the staff recommends denial as the use is not consistent with the purpose of the zoning code, the zoning district and the Interim Comprehensive Plan.

Mr. Grussing read a petition signed by four area homeowners who do not oppose the proposed use.

October 6, 1977

Item #4

#### GENERAL INFORMATION

Applicant: Rauenhorst Corporation (Case 6844A-77)  
Location: 3400 West 80th Street  
Request: Revised final site plan and building plans for addition to existing office building

#### PROPOSAL

The applicant is proposing to construct a four-story, 72,000 square foot addition to the existing Northwestern Financial Center. Walkways are proposed to connect the new structure. The proposal also includes a three-level parking ramp containing 288 spaces to the south of the existing three-story building.

#### ANALYSIS

The revisions to the plans presented on September 15, 1977 are as follows:

- 1) elimination of the proposed 250-car parking lot south of 80th Street;
- 2) the building has been reduced to four stories rather than five stories;
- 3) revisions to internal parking and circulation;
- 4) the addition of the three-level parking ramp.

It was recommended by the Fire and Life Safety Committee that a fire lane be created around the mechanical area to the north side of the 24-story office tower to replace the former fire lane to the south of the tower. This could be done by installing mountable curbs and sidewalks that would support emergency vehicles. This would also require relocation of fire hydrants. It is also recommended that a mountable curb be placed at the south entrance to the plaza area so that the 24-story tower may be approached from the south (Fire and Life Safety Committee recommendation attached). These two fire lanes should not appear as driveways but, rather, be marked as fire lanes and be constructed as if to be plaza area or sidewalks.

#### PARKING AND ACCESS

Additional parking required for the four-story addition would be satisfied by the parking spaces shown on the revised plan. However, 124 of the proposed new parking spaces are undesirable, as existing green areas would be removed. Therefore, it is recommended that the three-level parking

October 6, 1977

Item #4 continued  
Case 6844A-77

ramp be constructed so that two additional levels could be added if a shortage of parking space is found in the future. The amount of parking needed for a large facility of this type has been found to be slightly less than present parking ordinance requirements. The applicant has submitted a report prepared by a consulting traffic engineer analyzing present and projected parking demand.

Access to the basement and ground levels of the ramp would be from the main entrance at Xerxes Avenue and West 80th Street. Access to the upper level of the ramp would be from the existing bank parking area to the east. No changes are proposed in the accesses to the existing ramp.

Two new access points on Xerxes Avenue and West 80th Street are now proposed for the development. These accesses will allow right turns only at both the exit and entrance.

#### OFFICE ADDITION

The four-story office addition would be totally sprinklered. It would have parking in the basement level, office and walkway at ground level, offices and walkway at the second level and offices on the third and fourth levels. The total net rentable space will be 72,000 square feet.

#### RECOMMENDATION

Should the Planning Commission recommend approval of this application, the following conditions are recommended:

- 1) landscape plan showing existing and proposed landscape elements for the entire complex be approved by the Director of Planning;
- 2) parking ramp be constructed to allow vertical expansion so that parking requirements could be met at a later date;
- 3) new parking areas proposed be omitted except the 12-space area east of the proposed new four-story addition so that adequate landscaping can be retained in those areas;
- 4) mountable curbs be provided on the south and north of the office tower and approved by the Fire Marshal;
- 5) handicapped parking facilities be provided with the standard Bloomington handicapped signs;
- 6) parking and circulation be reviewed and approved by the Traffic Engineer;

October 6, 1977

Item #4 continued  
Case 6844A-77

- 7) lighting and security plan be reviewed and approved by the Crime Prevention Officer of the Bloomington Police Department;
- 8) fire hydrants be provided or relocated as approved by the Fire Marshal;
- 9) fire lane be to the north and south sides of the buildings and be approved by the Fire Marshal;
- 10) building be totally sprinklered and approved by the Fire Marshal.

~~Item #4 Street name changes (continued)~~

~~Gasterland mentioned that Kingslee Curve in the High View Estates subdivision has been changed to Jersey Curve. When he first saw the name Jersey Curve on a building permit application he thought it was in Edina. He thought Kingslee Curve made more sense. There is one house under construction that would be affected by the address change. It is not possible to number the lots on a north/south basis.~~

~~Recommendation of the Committee:~~

~~That Jersey Curve be changed back to Kingslee Curve in the High View Estates subdivision.~~

✓ Item #5 Rauenhorst Corporation addition, 3400 West 80th Street (Case 6844A-77)

Bob Worthington reviewed the revised plans for the proposed addition. He said an application for a parking lot south of 80th Street (Case 7723C-77) has been withdrawn and provision has been made to accommodate additional parking on this parcel. He added that the addition is now proposed to be four stories high. He indicated that Rauenhorst does not want to construct all of the additional parking at this time. Mr. Worthington indicated that an overall parking ratio has been computed to be 3.3 spaces per 1,000 square feet of office space. 361 additional spaces will be provided with 88 more spaces possible.

Bissonnette suggested the possibility of a fourth level of parking in the future and thought footings could be provided for it with this construction. He added that the proposed parking areas on the north and east are in violation of the Code. Mr. Worthington said the parking is shown based on information he received from Hal Hursh.

Fire Department access was discussed. Gasterland said primary emergency vehicle access should be provided to the north side of the tower and that plazas should be designed to support emergency vehicles. Vedi indicated that the 25-foot space east and west of the proposed four-story addition will support emergency vehicles and provide one-way drive-in, back-out access.

Discussion followed concerning the access on the south. Mr. Worthington said it can be restudied. Berg asked that it be kept in mind that the frontage road may someday be one-way eastbound.

(continued)

✓ Item #5 Rauenhorst Corporation addition (continued)

Fuecker said location of Fire Department connections should be approved by the Fire Marshal. An independent system will be provided for the addition.

Gasterland reviewed the previous recommendations of September 20, 1977.

Recommendations of the Committee:

- 1) building be totally sprinklered and approved by the Fire Marshal,
- 2) fire lane to the north side of the tower be approved by the Fire and Life Safety Committee,
- 3) fire hydrants be provided or relocated as approved by the Fire Marshal,
- 4) lighting plan and security be reviewed and approved by the Crime Prevention Officer, Bloomington Police Department,
- 5) traffic plans be reviewed and approved by the Traffic Engineer,
- 6) handicapped parking facilities be provided with the standard Bloomington handicapped signs,
- 7) one-way fire lane vehicle access be provided to the east and west of the proposed addition.

(PC 10/6/77--final site plan and building plans)

~~Item #6 Adjournment--The meeting adjourned at 5:00 p.m.~~

~~The next meeting of the Fire and Life Safety Committee is October 18, 1977.~~

Lynn M. Larson  
Acting Minutes Secretary

Item #2 Welcome Community Home, Case 8004B-77 (continued)

The Committee suggested that the electrician obtain an electrical permit and that the applicant obtain a building permit for ceiling repairs. The ceiling needs to be a noncombustible material such as one-half-inch gypsum board.

Recommendations of the Committee:

- 1) electrical wiring be brought up to code with the electrician required to obtain an electrical permit and have the job finished in 30 days;
- 2) the applicant secure a building permit and protect underside of first floor joist with one-half-inch gypsum board.

(PC 9/29/77--conditional use permit)

Item #3 Montessori School, 9000 Bloomington Freeway (Case 8314A-77)

Mary Anne Dias is proposing a day care center and montessori school, located in two of the church classrooms which have a total of 315 square feet of floor area. There are eight children presently enrolled in this program.

Recommendation of the Committee:

The building comply with the recommendations of the Fire Marshal as given to the applicant.

(PC 9/29/77--conditional use permit)

✓ Item #4 Rauenhorst Corporation at 3201 and 3400 West 80th Street (Cases 7723C-77 and 6844A-77)

Pat Miesenheimer briefly reviewed the proposal for an addition and a parking lot. MacAllister and Fuecker stated that they made an inspection of the area. Gasterland indicated that a 72-foot turning radius is required for a fire engine.

The Committee suggested that the fire lane be relocated to the north side of the tower and that fire hydrants be provided as approved by the Fire Marshal. Access on the south side would also be necessary and should be left open.

(continued)

✓ Item #4 Rauenhorst Corporation, Cases 7723C-77 and 6844A-77 (continued)

Recommendations of the Committee:

- 1) building be totally sprinklered and approved by the Fire Marshal;
- 2) fire lane to the north side of the tower be approved by the Fire and Life Safety Committee;
- 3) fire hydrants be provided or relocated as approved by the Fire Marshal;
- 4) lighting plan and security be reviewed and approved by the Crime Prevention Officer, Bloomington Police Department;
- 5) traffic plans be reviewed and approved by the Traffic Engineer;
- 6) handicapped parking facilities be provided with the standard Bloomington handicapped signs.

(City Council 9/26/77--conditional use permit for parking lot;  
PC 10/6/77--final site plan and building plans for an addition)

Item #5 Office Building, Two Appletree Square (Case 8317A-77)

Two Appletree Association is proposing to construct a four-story and penthouse office building, 98 surface parking spaces in addition to the existing 1,313 spaces and 35 short term parking spaces to be located adjacent to the proposed office structure. There will be a tunnel connecting the new office building to the existing building. The entire building will not be sprinklered, but it will be equipped with smoke detectors. There will be three exits and three stairwells. The stairwells will have required stand pipes. The floor ceiling assembly will consist of metal decks with concrete on top. There will be a steel framework similar to One Appletree Square. Fire lanes will be posted. At the present time, there are insufficient fire hydrants located on 34th Avenue. There is a fire hydrant located on the east corner of the building.

Recommendations of the Committee:

- 1) fire lanes be posted as approved by the Fire Marshal;
- 2) fire hydrants be provided and approved by the Fire Marshal;
- 3) exterior lighting plan and security be reviewed and approved by the Crime Prevention Officer, Bloomington Police Department;
- 4) traffic plans be reviewed and approved by the Traffic Engineer;
- 5) handicapped parking facilities be provided with the standard Bloomington handicapped signs.

(PC 10/6/77--revised preliminary and final development plans,  
final site plan and building plans)

City of Bloomington, Minnesota

**FIRE AND LIFE SAFETY COMMITTEE**

September 13, 1977 / 3:00 p.m.

PRESENT: Arlo Hasse  
Mike Bissonnette  
Richard Braun  
Fred Fuecker  
Dick MacAllister  
Virgil Segerstrom  
Lyle Berg  
Robert Webster (ex-officio)  
Herb Freye (ex-officio)

ABSENT: Robert A. Mood  
Jan Gasterland  
Dick Nelson  
Mike Goettsche  
Rollie Rueger  
Richard Carlquist (alternate)  
Bob Seitz  
Bill Lloyd (alternate)  
Wayne Enney

GUESTS: Bob Worthington, Rauenhorst Corporation (Item 1)  
Pat Miesenheimer, Rauenhorst Corporation (Item 1)  
Dick Wolsfeld (Item 1)  
Joe Vano (Item 1)

Item #1 Rauenhorst Corporation at 3201 and 3400 West 80th Street  
(Cases 7723C-77 and 6844A-77)

Previous discussion: September 6, 1977

Hasse reviewed the proposal and problems concerning this parcel that should be resolved;

- 1) access to the 24-story tower for emergency vehicles;
- 2) access through a 120-foot corridor;
- 3) pedestrian access across West 80th Street from the proposed parking lot; and
- 4) the building be totally sprinklered and alarm system installed.

Joe Vano stated that Rauenhorst Corporation studied the site to find the best possible location for this addition at this square footage, traffic patterns and circulation in and around the facility. He said a traffic consultant reviewed their plans.

Fuecker suggested that a street be put in instead of a plaza, which would be posted as a fire lane. Bob Worthington stated that he would prefer that the Committee left the plans as submitted and let the plaza function as a fire lane.

Mr. Vano suggested that a cul-de-sac be put in through the plaza area and extend to the south. Bissonnette suggested that he check with the Fire Marshal for turnaround measurements.

Mr. Worthington suggested that the Committee explore the site so that any possible problems could be resolved, and Rauenhorst would have time available for changes.

Item #1    Rauenhorst Corporation, Cases 7723C-77 and 6844A-77 (continued)

It was mentioned that fire hydrants are no problems because they can be relocated and there is an existing four-inch Siamese Post on the island. It was stated that the entire building should be sprinklered and an alarm system be installed.

Seegerstrom informed the Committee that there are three entries to the proposed addition, one each on the south, east and west sides. Hasse stated that the access doors should be the same size as the main entrance doors on main floor.

The Committee was concerned about the traffic circulation in and around the facility. At the present time there is one new curb cut proposed on the south and the curb cut on the east is proposed to be both for entrance and exit.

Lyle Berg suggested that the curb cut on the south side be closed, which would allow a smoother flow of traffic. The Fire Marshal felt this curb cut was necessary for access. Berg stated that he would yield to their request. Dick Wolsfeld stated that a survey was taken regarding the bank customers that use the 80th Street entrance and, after reviewing the survey, it was found that 7 out of 100 customers come from the west.

Tentative recommendations of the Committee:

- 1) building be totally sprinklered and approved by the Fire Marshal; and
- 2) fire access be approved by the Fire and Life Safety Committee prior to issuance of a building permit.

The Committee decided that further review is necessary at the next meeting.

(PC 9/15/77--conditional use permit and revised final site and building plans)

Item #2    Adjournment    The meeting adjourned at 4:40 p.m.

The next meeting of the Fire and Life Safety Committee is September 20, 1977.

Cindy Holter  
Minutes Secretary

# CASE FILE COPY

City of Bloomington, Minnesota

## FIRE AND LIFE SAFETY COMMITTEE

September 6, 1977 / 3:00 p.m.

PRESENT: Arlo Hasse  
Mike Bissonnette  
Richard Braun  
Fred Fuecker  
Dick MacAllister  
Virgil Segerstrom  
Wayne Enney

ABSENT: Robert A. Mood  
Jan Gasterland  
Dick Nelson  
Mike Goettsche  
Rollie Rueger  
Richard Carlquist (alternate)  
Bob Seitz  
Bill Lloyd (alternate)  
Lyle Berg  
Robert J. Webster (ex-officio)  
Herb Freye (ex-officio)

GUESTS: Ross Swanson, Frantz Klodt and Son, Inc. (Item 4)

✓  
Items 1 & 2 Rauenhorst Corporation at 3201 and 3400 West 80th Street  
(Cases 7723C-77 and 6844A-77)

The Rauenhorst Corporation is proposing to construct a five-story, 108,000 square foot addition to the existing twenty-four-story and three-story office building (Northwestern Financial Center). A walkway is proposed to connect the new structure to the existing buildings.

The Committee briefly reviewed the proposal and recommended that the applicant attend a special meeting on September 13, 1977 to explain the plans.

(PC 9/15/77--conditional use permit and revised final site plan and building plans)

~~Item #2 Dr. Jack Shepard at 3309 West 90th Street (Case 8039A-77)~~

~~Dr. Shepard is proposing a dental clinic in a single-family home.~~

~~The Committee recommended further review at the time of final site plan and building plans consideration.~~

~~(PC 9/15/77--conditional use permit)~~

Item #3 continued  
Case 82712-77

- 8) no parking be permitted on public streets, circulation drives and fire lanes;
- 9) all approved parking spaces shall be designated with white surface markings;
- 10) 10-foot sidewalk and bikeway easement be provided along Collegeview Road;
- 11) sidewalk be constructed at developer's expense;
- 12) all foundations be faced with materials matching the structural exterior or adequately landscaped to blend in with the buildings;
- 13) fencing be installed between the public park area and the structures;
- 14) tennis courts shall not be lighted.

Motion carried 7-0.

Mr. Anderson suggested that sufficient plantings and trees be incorporated around the fencing of the tennis courts to completely obscure them from the single-family area.

Item #4  
Rauenhorst Corporation  
Case 6844A-77  
3400 West 80th Street  
Final site plan and building  
plans for an addition to an  
office building

9:27 p.m.

Mr. Bissonnette said the applicant is proposing a four-story addition to the existing Northwestern Financial Center and a three-level parking ramp to the south of the present building. He noted the recommendations of the Fire and Life Safety Committee concerning fire lanes and placement of mountable curbs. He pointed out that 124 of the proposed new parking spaces are undesirable, as existing green areas would be removed, therefore, the staff recommends that the parking ramp be constructed so that two additional levels could be added in the future. He said the staff recommends conditions should the Planning Commission wish to recommend approval.

Mr. Bissonnette read a memorandum from Lyle Berg, Traffic Engineer, emphasizing that details of access, certain interior circulation features and other issues need additional study.

Chairman Reiter asked if the Northwestern Financial Center complex was originally approved as a planned development. Mr. Bissonnette replied that the use is a permitted use in the FD-1 zone. He noted that approval of the final site plan and building plans was a condition of approval of the conditional use permit for a restaurant in the FD-1 zone.

Mrs. Houle noted that there are no findings which the Planning Commission must review and asked what a recommendation of denial would be based upon. Mr. Bissonnette replied that a recommendation of denial must be based on the merits of the request and whether the

applicant has sufficiently demonstrated a need for the proposed addition.

Mr. Robert Worthington, Rauenhurst Corporation, noted that the proposal meets all ordinance requirements. He briefly reviewed the proposed parking and noted that the City Code allows a reduction in green space to increase the amount of parking. He added that the drive to West 80th Street, which was previously proposed, will be removed if desired by the Planning Commission.

Mrs. Houle asked when West 80th Street will be widened and a residential service drive constructed along the south side of the street. Mr. Don Elvrum, Engineering Division, replied that if Federal Aide Urban Funding is approved, the work can be accomplished within one summer. If the City does not obtain the Federal Aide Urban funds, he said, the work could be done with other funding.

Chairman Reiter asked if the proposed building will match the existing office structure. Mr. Worthington said the new building will be architecturally compatible with the existing structure. The proposed addition will be constructed of masonry and glass. The proposed building has been reduced from five stories to four stories due to parking considerations.

Mr. Bartels asked how much additional development is anticipated for this site. Mr. Worthington stated that they have no current plans to expand on this site. He pointed out that none of the footings in the addition will be sized for additional construction; additional levels can be added only to the parking ramp.

Mr. Craig Oberland, Rauenhurst Corporation, stated that the property on the east side of the Northwestern Financial Center complex is controlled by a long-term lease with the bank. He expressed his opinion that the present tenants would be opposed to further construction to the east on the site.

Mr. Ben Pedersen, 3300 West 81st Street, said the neighbors are concerned about the impact of the high density development proposed from environmental and traffic standpoints. He said he feels this proposal will set a precedent for development of the properties to the east and west. He expressed his opinion that additional traffic cannot be accommodated if other large developments are constructed in the area.

Mr. Pedersen said he objects to the piecemeal development of this site and feels the existing building is unattractive and the proposed addition will not improve the site. He added that the developer should be required to exceed the City's minimum requirements.

Mr. Kurt Laughinghouse, 3100 West 82nd Street, said he feels that the Planning Commission has the authority to make a recommendation of denial, without basing the recommendation on findings. He suggested that the City review the FD zoning requirements, as he does not feel there are sufficient restrictions concerning density. Mrs. Houle pointed out that FD zoning includes a considerable number of limitations.

Mr. Laughinghouse pointed out that some of the parking spaces will be rented to tenants and will not be available to the public. He suggested a moratorium on large developments in this area to allow review of the impact of intense development on the area.

Mr. Ken Mahal, 3000 West 82nd Street, said the neighbors have not had an opportunity to review the latest plans as the applicant had not submitted them until the day of the meeting. He noted that some other developments have allowed only about one-third of the site for development. This development, with its increased parking area, encourages greater use of automobiles.

Mr. Mahal commented on the traffic problems in the area and on the site. He expressed his opinion that a moratorium on high-density office development would be a good idea. He noted additions which could be made to the site which could further increase the density. He asked the ratio of parking to the square footage of office space. Mr. Bissonnette replied that the applicant meets the City's leasable area. He added that the staff is recommending that this amount be reduced for additional green space.

Mr. Mahal objected to a reduction in parking space, even if additional green space would result. Mrs. Houle pointed out that, in some cases, the City has determined that the City may allow a developer to provide additional green space with the intent that the space be used for additional parking if necessary.

Mrs. John Oberstar, 8256 Abbott Avenue, expressed her opinion that this area of the City receives little consideration. She stated that there is currently a lack of parking on the site and traffic in the area is a problem. She requested that further development in the area be denied.

Mr. Gene Clemens, 3308 West 81st Street, said the developer was originally required to provide green space around the perimeter of the parking lot. He questioned if the proposal is reasonable.

Mrs. Houle asked what type of green space was originally required. Mr. Bissonnette said the green space included in the original landscape plan also met or exceeded the landscape requirements.

Mr. Clemens said he is concerned that the green space originally required of the applicant will not be eliminated for parking.

Mr. Pedersen noted that, previously, the neighbors had input into the landscaping, but it was not accomplished as proposed at that time.

Mr. Mahal stated that he is most concerned that this proposal may set a precedent for future development in the City.

Mrs. Oberstar said she is concerned about the lack of parking on the site and the effect the addition will have on the parking situation.

Mrs. Houle noted that if a more intense use on this parcel is allowed, the City should consider the effect the intensity will have on nearby vacant sites. She pointed out that the commercial use will continue to exist; the question to determine is how intense the use will be. She added that she is not yet comfortable with the traffic plan.

Mr. Anderson asked when the existing 80th Street was constructed. Mr. Elvrum said construction of the street took place in 1971 and 1972 and the street was continued to France Avenue in 1974.

Mrs. Houle said she is concerned about the impact on the residential area of this increased intensity use combined with development on the two adjacent properties

Mr. Bartels said he has objections to the intensity of the proposed development, particularly with the amount of surface parking to be constructed. Mr. Fillbrandt said he is concerned about the parking areas and does not feel there will be adequate parking on the site.

Mrs. Kohlstedt said she has problems with the traffic, density and aesthetics of the proposal.

Chairman Reiter questioned what right the Planning Commission has to recommend denial. He noted that the Planning Commission must consider land use, traffic and intensity.

Mr. Andruss noted the traffic problem on West 80th Street. He expressed his opinion that the Planning Commission can recommend denial because of the traffic situation.

M/Bartels, S/Andruss, to close the hearing. Motion carried 6-1, with Houle opposed.

M/Anderson, S/Andruss, in Case 6844A-77, to recommend approval of the final site plan and building plans with the following conditions:

- 1) landscape plan showing existing and proposed landscape elements for the entire complex be approved by the Director of Planning;
- 2) parking ramp be constructed to allow vertical expansion so that parking requirements could be met at a later date;
- 3) new parking areas proposed be omitted except the 12-space area east of the proposed new four-story addition so that adequate landscaping can be retained in those areas;
- 4) mountable curbs be provided on the south and north sides of the tower and approved by the Fire Marshal;
- 5) handicapped parking facilities be provided with the standard Bloomington handicapped signs;
- 6) parking and circulation be reviewed and approved by the Traffic Engineer;
- 7) lighting and security plan be reviewed and approved by the Crime Prevention Officer of the Bloomington Police Department;
- 8) fire hydrants be provided or relocated as approved by the Fire Marshal;
- 9) fire lane be to the north and south sides of the buildings and be approved by the Fire Marshal;
- 10) building be totally sprinklered and approved by the Fire Marshal;
- 11) this be the final construction to take place on the property;
- 12) no building permit be issued until funding for improvement of 80th Street is obtained.

Motion carried 3-3-1, with Fillbrandt abstaining and Kohlstedt, Houle and Reiter opposed. Mr. Bartels stated that he supported the motion because he doubts there is other recourse in the City Code when consideration is given to other developments.

Mr. Fillbrandt said he is concerned that the applicant be required to meet the City's parking requirements at this time.

Item #4 continued  
Case 6844A-77

M/Fillbrandt, S/Andruss, in Case 6844A-77, to add a condition specifying that the parking ramp contain four levels. Motion carried 3-1-3, with Houle abstaining and Anderson, Bartels and Reiter opposed. Mrs. Houle said she abstained as she does not feel there is adequate information available.

M/Bartels, S/Kohlstedt, in Case 6844A-77, to forward the item to the City Council with no recommendation. Motion carried 5-2, with Andruss and Anderson opposed.

Adjournment

M/Anderson, S/Kohlstedt, to adjourn. Motion carried 7-0 and meeting adjourned at 11:30 p.m.

# REQUEST FOR COUNCIL ACTION

AGENDA SECTION: NO. <b>DEVELOPMENT BUSINESS</b>	ORIGINATING DEPARTMENT: <b>COMMUNITY DEVELOPMENT          PLANNING DIVISION</b> By: GD	DATE  Approved For Agenda By:
ITEM:        Rezoning, Preliminary and NO.            Final Development Plan		

Item 3

Case 7532A-92

## GENERAL INFORMATION

Applicant:	Zeller-Minnesota Limited Partnership
Location:	3400 West 80th Street and 7900 Xerxes Avenue
Request:	Rezone from CO-1 to CO-1(PD), Preliminary Development Plan and Final Development Plan and Uniform Sign Design for Norwest Financial Center
Existing Land Use and Zoning:	Office and financial institution and drive-through bank; zoned CO-1
Surrounding Land Use and Zoning:	North--Interstate Highway 494 and Edina; zoned CO-1 East--Retail and office; zoned CR-1 and CS-1 South--Multiple-family residential and public; zoned RM-24(PD) and R-1 West--Office; zoned CO-1
Comprehensive Plan:	The Comprehensive Land Use Plan recommends Mixed Use land use for the properties.

## PROPOSAL

The applicant requests a rezoning, Preliminary and Final Development for the two parcel development in order to achieve a new uniform sign design. The existing business signs will be removed and replaced by a new package that will provide improved site, entry and tenant business identification and a uniform set of directional signs. The proposed sign package consists of four types of signs: 1) five project identification signs (four monument and one wall) totaling 355 square feet; 2) directional signage ranging from 6 to 19 square feet in area; 3) Norwest business signage consisting of five wall signs totaling 492 square feet and the existing four-sided pylon sign with 100 square feet per face; and three tenant wall signs of 100 square feet per sign. Total business sign area for the development would total 1,547 square feet (counting all four sides of the existing pylon sign).

Project sign locations would be one single-faced 180 square-foot sign at the corner of Xerxes Avenue and Southtown Drive, two single-faced 48 square-foot signs at the main entrance on West 80th Street, one single-faced 48 square-foot sign in the northwest corner of the development at the Xerxes Avenue and Southtown Drive intersection and a 21 square-foot wall sign on the west facing entrance canopy from the parking deck.

COUNCIL ACTION:    Motion by \_\_\_\_\_ Second by \_\_\_\_\_ to \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Directional signage consists of all the "B" signs and C5.1, C5.2 and C6 signs with all of the signs being custom designed and 12 square feet or less in area except one sign. The signs conform to the character and placement requirements of the Code for directional signage.

Norwest signs will consist of two existing individual letter wall signs of 190 square feet each placed on the north and south faces of the three-story building, the existing 40-foot high pylon sign in the northeast part of the site with four 100 square-foot faces, a existing 28 and 39 square-foot wall signs on the east face of the east building and an existing 45 square-foot wall sign on the auto bank.

Proposed additional tenant signage would be for three tenants having over 20,000 square feet of floor area and would consist of three 100 square-foot wall signs on the north elevation of the east building.

The Planned Development is for the primary purpose of consolidating the package of sign variances and approvals that were approved under the Freeway Development FD-1 zoning and remain in effect into a coordinated and uniform package for administration under the current zoning. No additional site development is proposed as part of this application.

### APPLICABLE REGULATIONS

Section 19.38.01(f) and (g), Section 19.40.08(i) and Section 19.66(d)(19)

### REQUIRED FINDINGS

Section 19.38.01(e)(5)(A),(B),(C),(D),(E),(F) < (G) and (H)

### HISTORY

City Council Action: October 18, 1971--Approved a variance to allow a tower sign more than 20 feet from the building (Case 7532B-71).

City Council Action: October 18, 1971--Approved a variance to allow a second sign more than 20 feet from the building (Case 7532C-71).

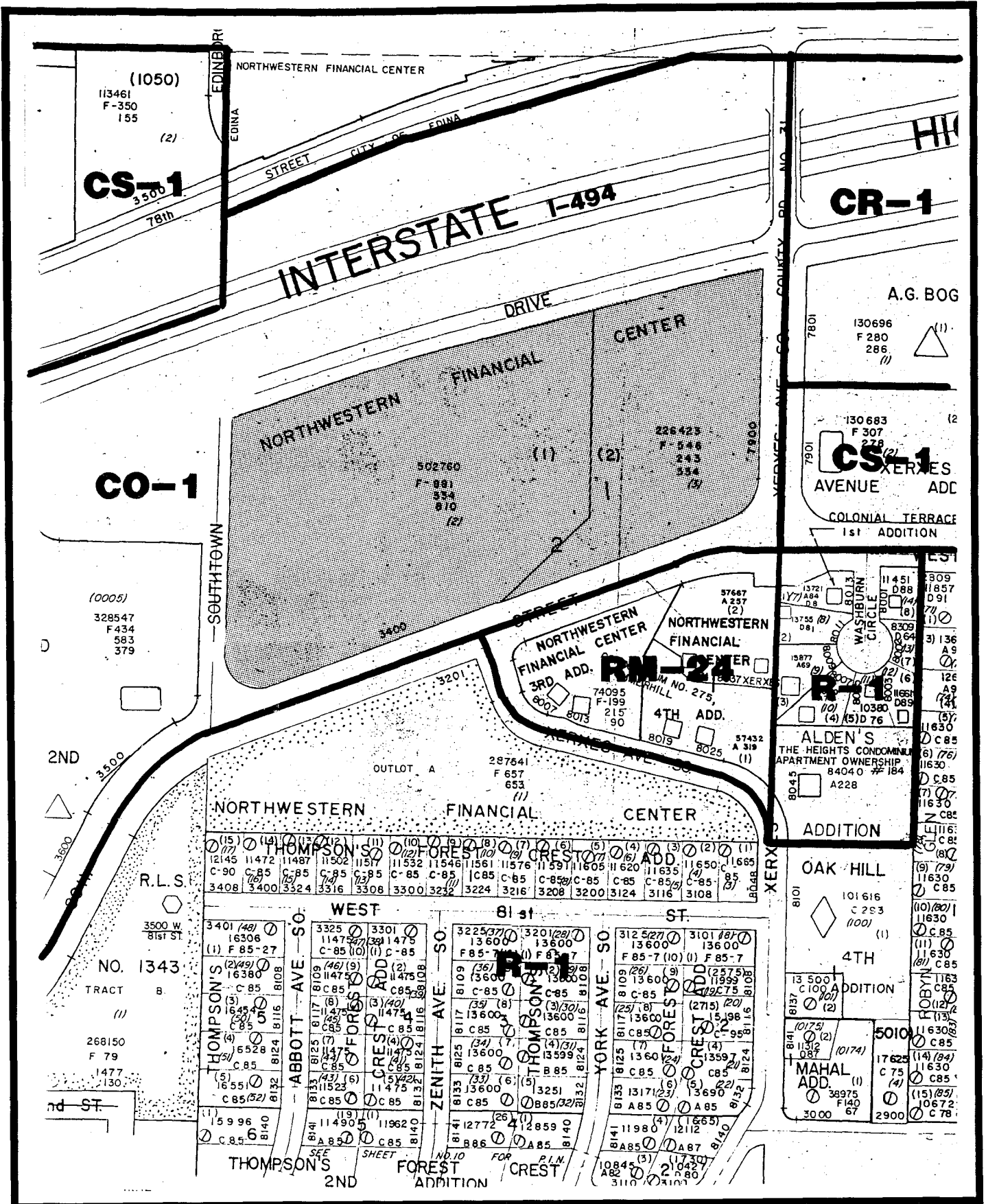
City Council Action: July 5, 1977--Approved a variance to allow an additional sign (Case 7532E-77).

City Council Action: March 16, 1987--Approved variances to allow two monument signs along West 80th Street (Case 7532A-86).

### CHRONOLOGY

Planning Commission Agenda: November 12, 1992--Public hearing scheduled.

a7532a.dd



**CASE  
7532A-92**

SCALE: One inch equals 300 feet



Findings Required for  
the Approval of

Rezoning to a Planned Development Overlay District,  
Preliminary Development Plan, or  
Final Development Plan

**The Planning Commission and the City Council shall find the following prior to the approval of preliminary development plans or final development building plans:**

- (A) The planned development is not in conflict with the Comprehensive Plan.
- (B) The planned development is not in conflict with any adopted district plan.
- (C) The planned development is not in conflict with the intent of the primary zoning district.
- (D) The planned development is not in conflict with other applicable provisions of the City Code, subject to the provisions of Section 19.38(c).
- (E) The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit.
- (F) The planned development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.
- (G) The planned development will not have an undue and adverse impact on the reasonable enjoyment of neighborhood property.
- (H) That any variation from strict application of the primary zoning district provisions in the planned development are not in conflict with the intent of the Planned Development Overlay District and are justified by the design of the proposed development.

Approve Purchase of Greens  
Mowers for Golf Course  
Item 6.12

The Council was requested to review the quotation to authorize the purchase of two  
greens mowers for Dwan Golf Course to replace two 1976 Toro mowers which are being  
offered as trade-in units. Quotations were received as follows:

	Price Each Minus Trade-In	Total Cost
R. L. Gould & Company	\$6,475.00	\$12,950.00
MTI Distributing	6,770.00	13,540.00
Twin Cities Turf	10,000.00	20,000.00

Following discussion, motion was made by Mahon, seconded by Lindau, and all voting eye,  
to accept the low quotation of R. L. Gould & Company for \$12,950 and to award the  
contract to that firm.

Set 1987 Board of Review  
Date  
Item 6.13

The Council was requested to set the date of the annual Board of Review. Staff  
recommendation was to set this meeting for 7 p.m. Wednesday, May 13, to comply with the  
timing as required by State statutes for the completion of the Board's work, which is 20  
days from the time of convening. Following discussion, motion was made by Mahon,  
seconded by Lindau, and all voting eye, to set the date of the Board of Review for 7 p.m.  
Wednesday, May 13, in the Council Chambers.

Approve Specifications for  
Rebuilding of Fire Pumper  
Trucks  
Item 6.14

The Council was requested to review the specifications and to authorize the call for bids  
for a contract to rebuild two 1976 General/Ford pumper trucks. The schedule was proposed  
as follows:

March 16	Council approve specifications
March 18	Advertise for bids
April 20	Receive and open bids
April 27	Council consider bid award

Following discussion, motion was made by Mahon, seconded by Lindau, and all voting eye,  
to approve the specifications and to authorize the call for bids in accordance with the  
above schedule.

Variances for Additional  
Sign and Increase in  
Allowed Signage -  
7901 34th Avenue  
Case 9301AB-87  
Item 6.15  
R-87-29

The Council was requested by Embassy Suites Hotel, 7901 34th Avenue, to consider  
approving variances to allow an additional sign and to increase the allowed signage by 17  
square feet.

The Planning Commission, at its meeting of March 5, recommended approval of the variances  
based on making the required City Code findings in Section 2.98.01(b)(3)(A)(E)(i)(I)(II)  
(III), 2.98.01(b)(3)(E)(iii) and 2.98.01(b)(3)(A)(B) with the following condition:

1. additional signage not exceed 17 square feet.

Following discussion, motion was made by Mahon, seconded by Lindau, and all voting eye,  
to adopt a resolution granting the variances based on compliance with the condition set  
forth by the Planning Commission.

Variances for Two Additional  
Signs and Reduction of Sign  
Setback - 3400 West 80th  
Street and 7900 Xerxes  
Avenue  
Case 7532AB-86  
Item 6.16  
R-87-28

The Council was requested by Normandale Properties, 3400 West 80th Street and 7900 Xerxes  
Avenue, to consider approving variances to allow two additional signs and to allow a one-  
foot setback for Sign A and a 12-foot setback for Sign B.

The Planning Commission, at its meeting of March 5, recommended approval of the variances  
based on making the required City Code findings in Section 2.98.01(b)(3)(E)(ii)(I)(II)  
(III)(IV), Section 2.98.01(b)(3)(iii), and Section 2.98.01(b)(3)(A)(B) with the following  
conditions:

1. six signs be eliminated from the site prior to issuance of sign permits for the new  
ground signs.

2. overall sign plan be submitted detailing; signs to remain and the two new ground signs prior to the issuance of any permits for the new ground signs.
3. maximum height above grade not exceed six feet and sign size be limited to 30 square feet per face.
4. replacement auto bank directional signs not exceed six square feet each and the locations be approved by the City Traffic Engineer.
5. a detailed location plan, at a scale of 1" = 10 feet, showing parking structures, parking lots, curbs, sidewalks, property lines and existing landscaping be approved by the Director of Planning prior to the issuance of any permits.

Following discussion, motion was made by Mahon, seconded by Lindau, and all voting aye, to adopt a resolution granting the variances based on compliance with the conditions set forth by the Planning Commission.

~~Set Schedule for 1987-1~~

~~Street and Utility  
Improvement Project  
Item 6.18~~

~~The Council was requested to set the schedule for the 1987-1 Street and Utility Improvement Project which includes improvements for various proposed and approved developments throughout the City of Bloomington including the necessary improvements around the Fashion Mall of America. The schedule was proposed as follows:~~

Mail notices to property owners	March 26
Advertise in newspaper	March 25 & April 1
Informational meeting	March 31 - 7:30 p.m.
Public hearing before Council	April 6 - 8:30 p.m.

~~Following discussion, motion was made by Mahon, seconded by Lindau, and all voting aye, to approve the schedule as proposed.~~

~~Authorize Expenditure for  
Park Shelter Replacement  
Doors  
Item 6.20~~

~~The Council was requested to consider the quotations received for the furnishing and installing of double steel doors at Westwood Park and Bryant Park. Quotations were received as follows:~~

Wheeler Hardware Company	\$6,700.00
Hauenschein & Burmeister	\$7,879.00

~~Following discussion, motion was made by Mahon, seconded by Lindau, and all voting aye, to accept the low quotation of Wheeler Hardware Company for \$6,700 and to award the contract to that firm.~~

~~Convention & Visitors Bureau  
Billing  
Item 6.21~~

~~The Council was requested to consider approving the billing submitted by the Bloomington Convention and Visitors Bureau per the listing on file with the official records. Mahon questioned the amount of \$28,768.83 for both Graham for advertising. The Director of Staff Services listed the individual amounts which were included in this amount. Following discussion, motion was made by Mahon, seconded by Lindau, and all voting aye, to approve the billing as submitted.~~

~~Plans and Specifications and  
Schedule for Traffic Signal  
Project 1986-0191  
Item 6.22~~

~~The Council was requested to approve the plans and specifications and to set the schedule for Traffic Signal Project 1986-0191 which includes the traffic signal system at France Avenue (County Highway 17) and Minnesota Drive (West 77th Street). The project is also identified as S.A.P. 120-171-01 and 120-020-21 for the City of Edina and project HCP No. 8614 and S.A.P. 27-617-15 for Hennepin County. The schedule was proposed as follows:~~

First advertisement	March 18
Open bids	April 9
Council consider bids	April 13

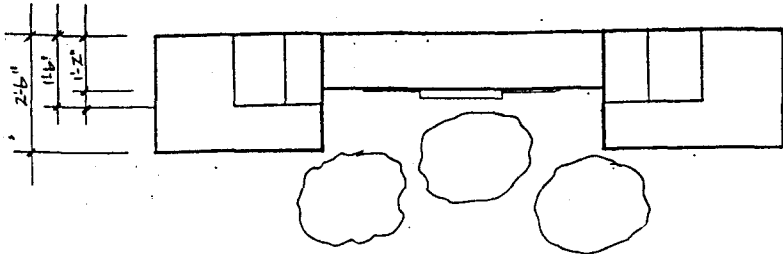
~~Following discussion, motion was made by Mahon, seconded by Lindau, and all voting aye, to approve the plans and specifications and to authorize the call for bids in accordance with the above schedule.~~



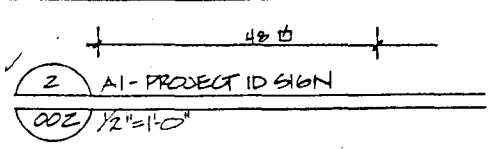
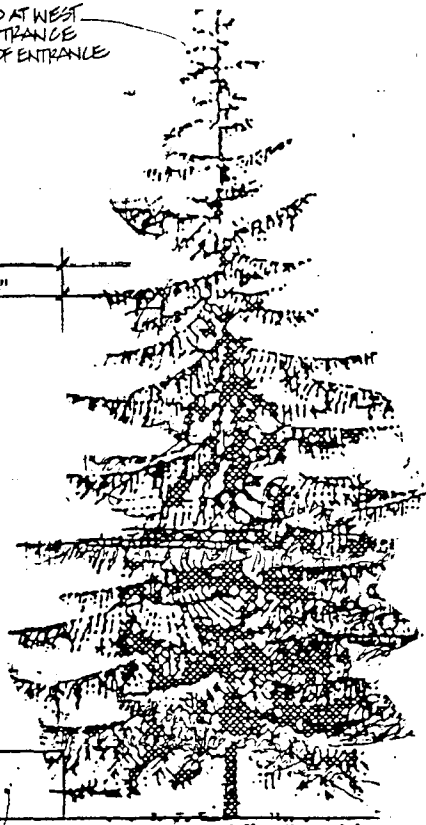
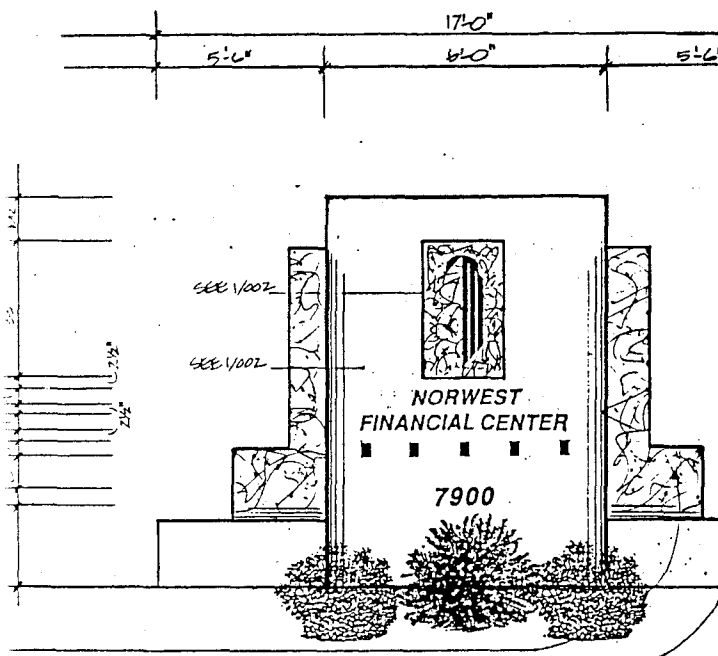
VISUAL  
Communications

2 2 3  
Ivy League Place  
475 Cleveland  
Avenue North  
Saint Paul  
Minnesota  
5 5 1 0 4

A sign design &  
consulting group



TREE LOCATED AT WEST  
SOUTH ST. ENTRANCE  
WEST SIDE OF ENTRANCE  
ONLY.



TOTAL \*  
2 AT SOUTH ST. ENTRANCE  
1 AT XELLEX ENTRANCE (OPTIONAL)  
SEE LOCATION PLAN 001

Project:  
**NFC  
NORWEST  
FINANCIAL  
CENTER**  
Client:  
**ZELLER  
REALTY  
CORPORATION**

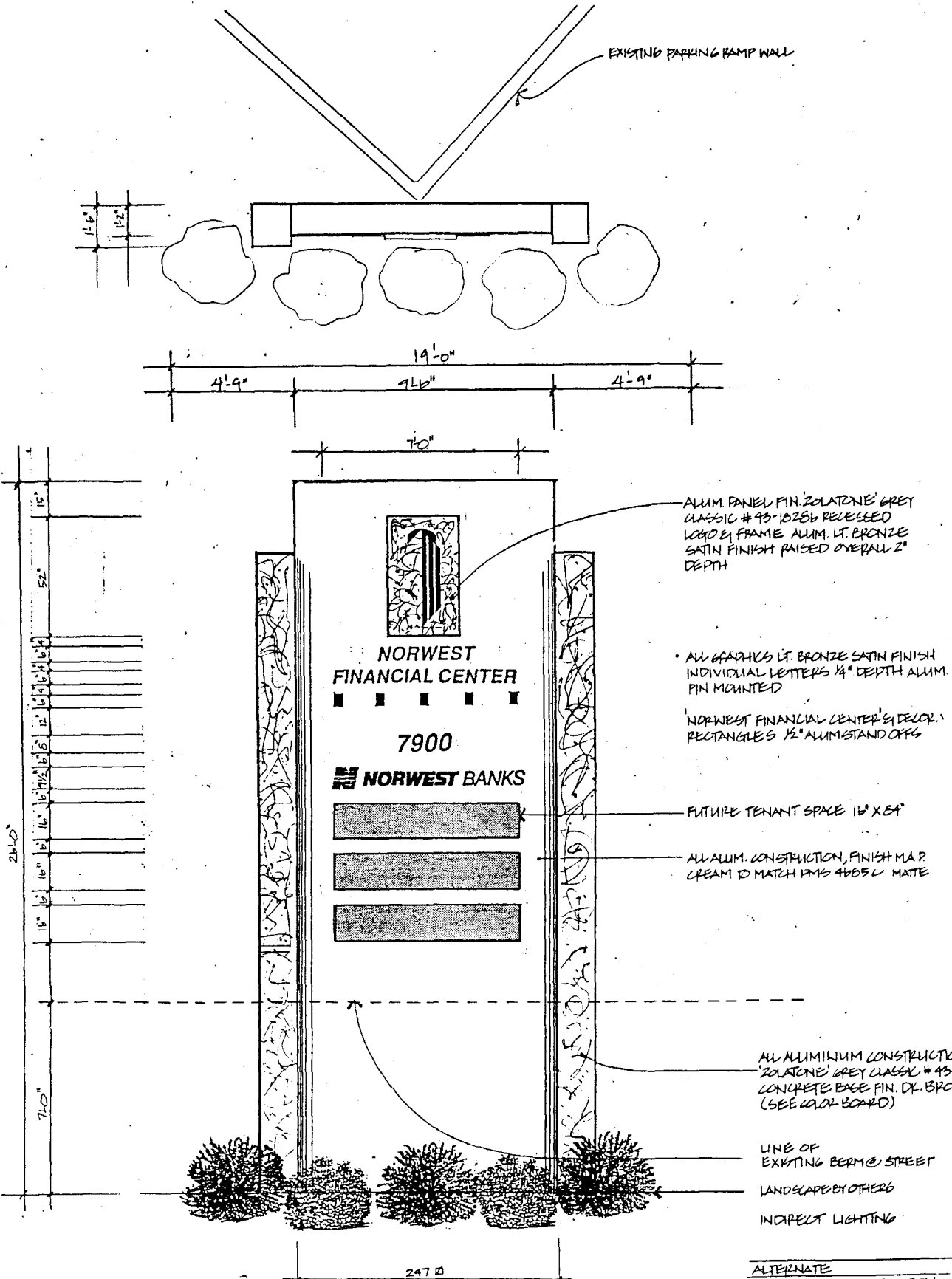
Drawn by: *CMH*  
Checked by:  
Project No. 91-802  
Date: 11 Oct. 1991  
Revised: 13 NOV 91  
22 JAN 92  
19 MAR 92  
23 APRIL 92  
24 AUG 92

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NORTH

Sheet No. **2**

7532 A 92



EXISTING PARKING RAMP WALL

ALUM. PANEL FIN. ZOLATONE GREY CLASSIC # 45-15256 RECESSED LOGO & FRAME ALUM. LT. BRONZE SATIN FINISH RAISED OVERALL 2" DEPTH

ALL GRAPHICS LT. BRONZE SATIN FINISH INDIVIDUAL LETTERS 1/4" DEPTH ALUM. PIN MOUNTED

NORWEST FINANCIAL CENTER'S DECOR. RECTANGLES 1/2" ALUM. STAND OFFS

FUTURE TENANT SPACE 16" X 54"

ALL ALUM. CONSTRUCTION, FINISH MAP CREAM ID MATCH DMS 4855 L MATTE

ALL ALUMINIUM CONSTRUCTION, FIN. ZOLATONE GREY CLASSIC # 45-15256 CONCRETE BASE FIN. DL. BRONZE (SEE COLOR BOARD)

LINE OF EXISTING BERM @ STREET

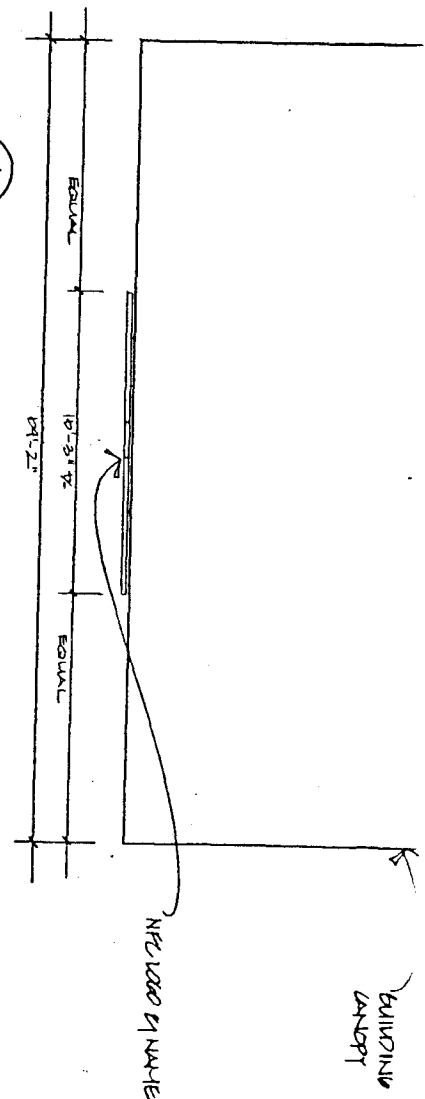
LANDSCAPED BY OTHERS

INDIRECT LIGHTING

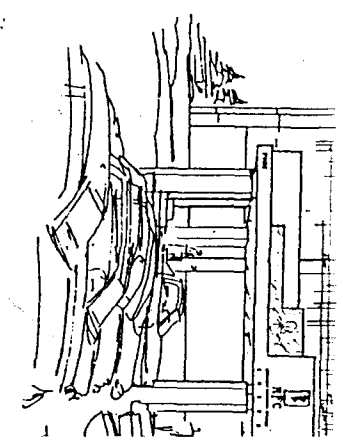
**ALTERNATE**  
ALL ALUM. CONSTRUCTION INTERNALLY ILLUMINATED ROUTED GRAPHICS BACKED W/ TRANSLUCENT ACRYLIC COLORS T.B.D.

1 AT SOUTHTOWN DRIVE & WEST 80TH STREET

1 A2-PROJECT ID W/TENANTS SIGN

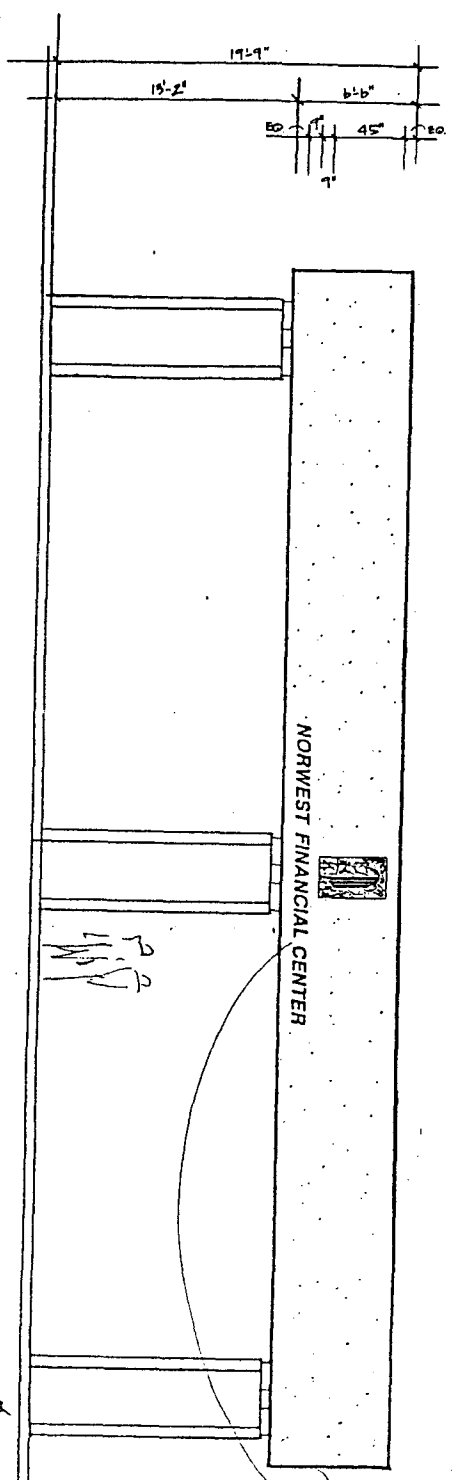
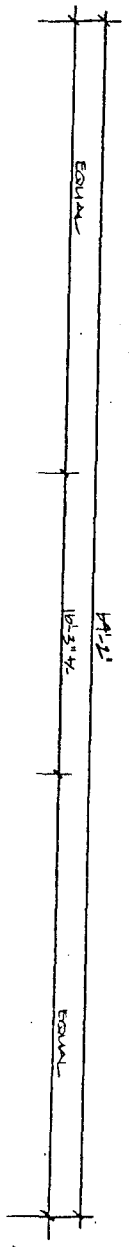


1 CANOPY TOP VIEW  
004 1/8" = 1'-0"



2 PERSPECTIVE  
004 NTS  
LIMIT

9/3

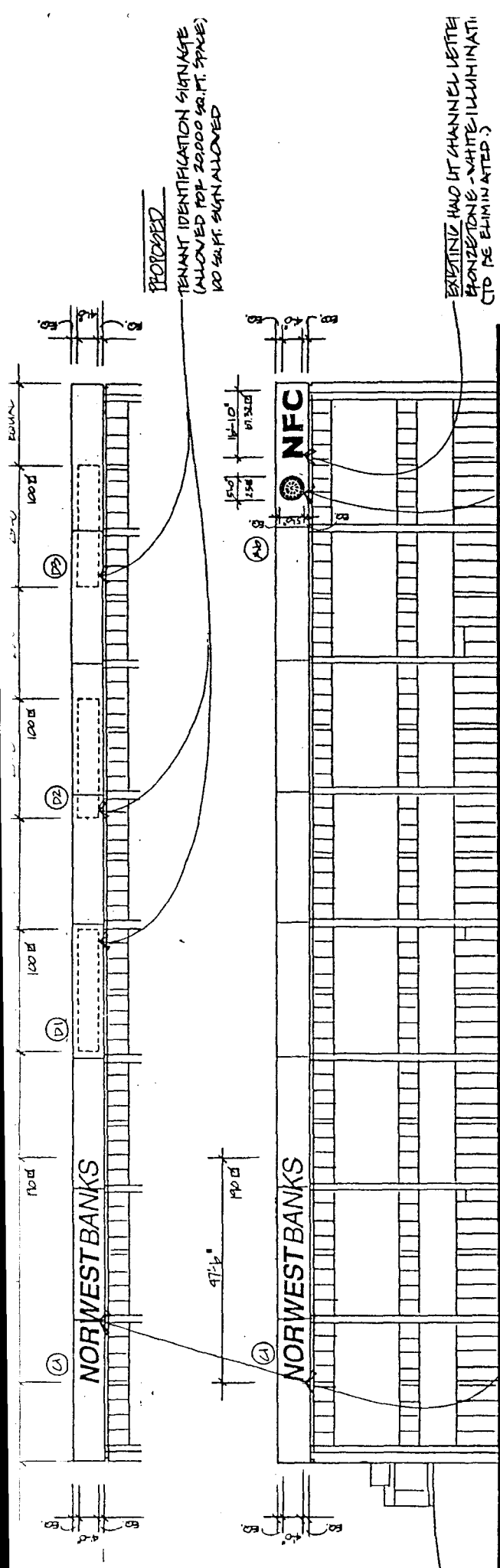


3 AS PROJECT ID ON CANOPY  
004 1/16" = 1'-0"

OPTION 1

ZONA D COPY AREA

EXISTING FACIA  
OF WHITE STUCCO  
INDIVIDUAL HAND UP LETTERS OF ALUM.  
IF EXPOSED FINISH BY WHITE  
NEON ILLUMINATION FOR A TRUCK.  
LOAD HANDS IN FACE UP ALUM CONST. FIN. W/RETC.  
'24000000 45-10200, LOAD  
PAINTED BY SWEET BY WHITE RUSH TRAIL  
TRANSPARENT FLEXIGLAS,  
WHITE NEON, ROMA TRANSPARENT  
IF EXPOSED SATIN FINISHED FEAMING  
DEPTH TO BE DETERMINED



PROPOSED

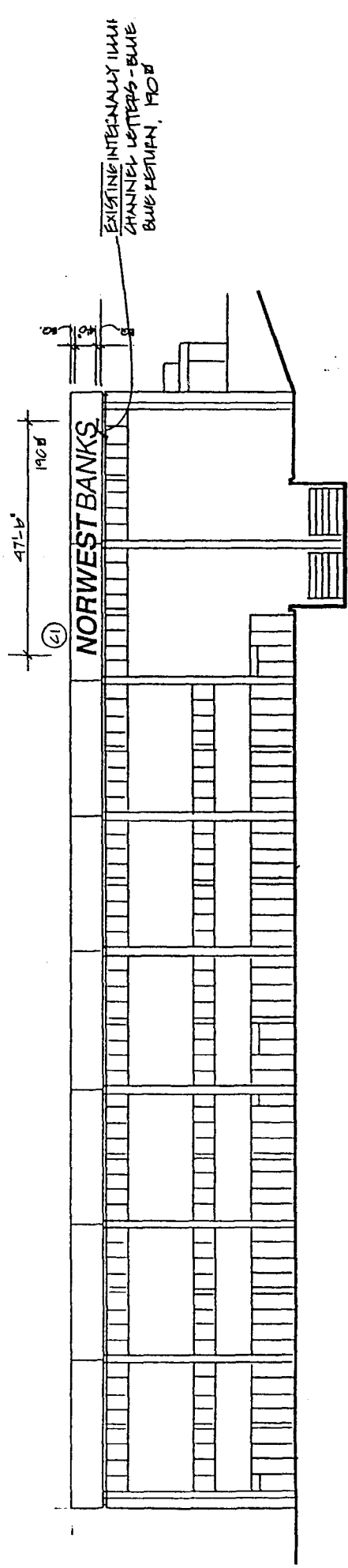
TENANT IDENTIFICATION SIGNAGE  
(ALLOWED FOR 2000 SQ. FT. SPACE)  
100 SQ. FT. SIGN ALLOWED

EXISTING HAO LT CHANNEL LETTER  
BRONZE TONE - WHITE ILLUMINATI  
CTO BE ELIMINATED

EXISTING INT. ILLUM. CHANNEL LOGO  
BRONZE TONE & WHITE FACE, BRONZ  
TONE RETURNS (TO BE ELIMINAT)  
TOTAL SQ. FT. 92.32

EXISTING INTERNALLY ILLUMINATED  
CHANNEL LETTERS - BLUE FACE  
BLUE RETURN - 190 B

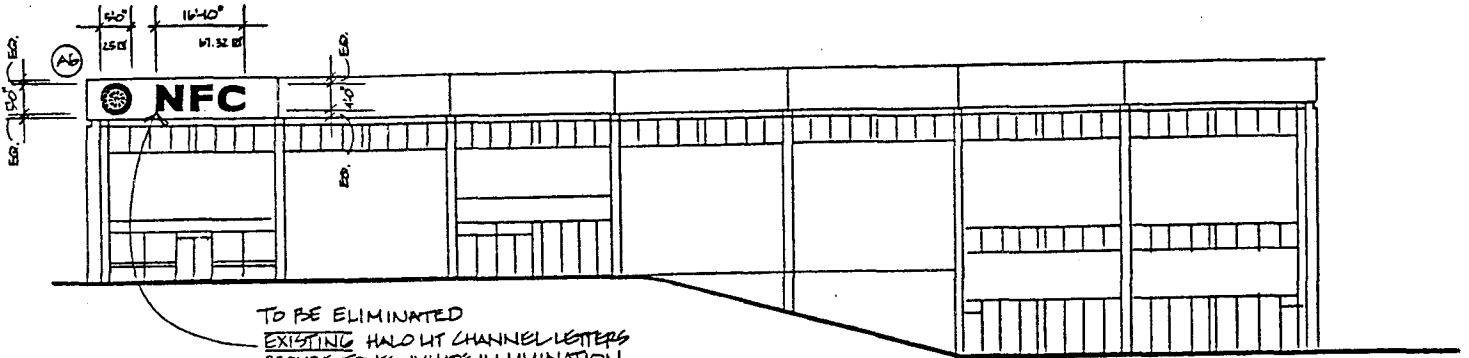
1 NORTH ELEVATION EXISTING & PROPOSED SIGNAGE C1, D1, D2, D3, A2 @ PLAZA  
007 1/16" = 1'-0"



EXISTING INTERNALLY ILLUM  
CHANNEL LETTERS - BLUE  
BLUE RETURN, 190 B

2 SOUTH ELEVATION EXISTING SIGNAGE C1 @ PLAZA  
007 1/16" = 1'-0"

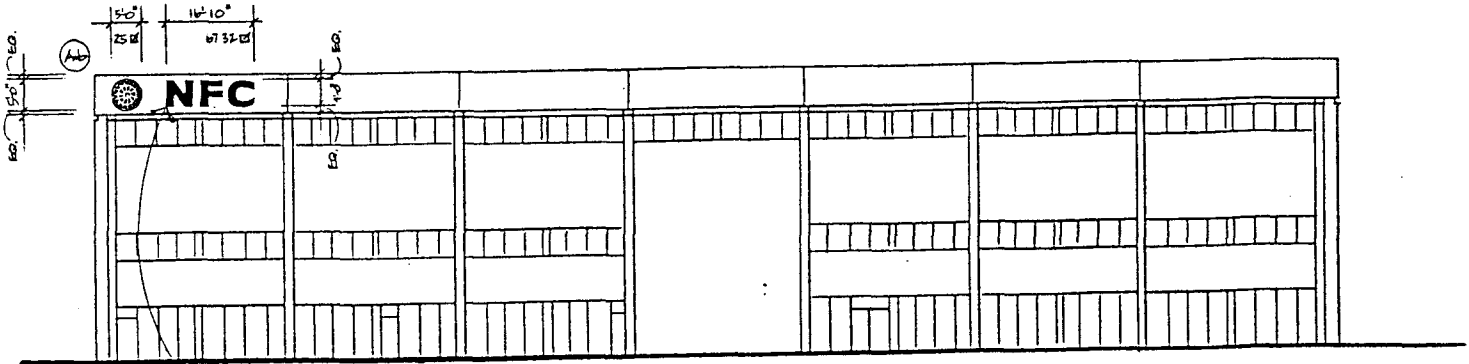
TOTAL SQ. FT.



TO BE ELIMINATED  
EXISTING HALO LT CHANNEL LETTERS  
BRONZE TONE - WHITE ILLUMINATION  
EXISTING INTERNALLY ILLUMINATED  
BRONZE TONE & WHITE FACE - BRONZE  
TONE RETURNS  
TOTAL SQ. FT. 92.32

1 EAST ELEVATION - AB

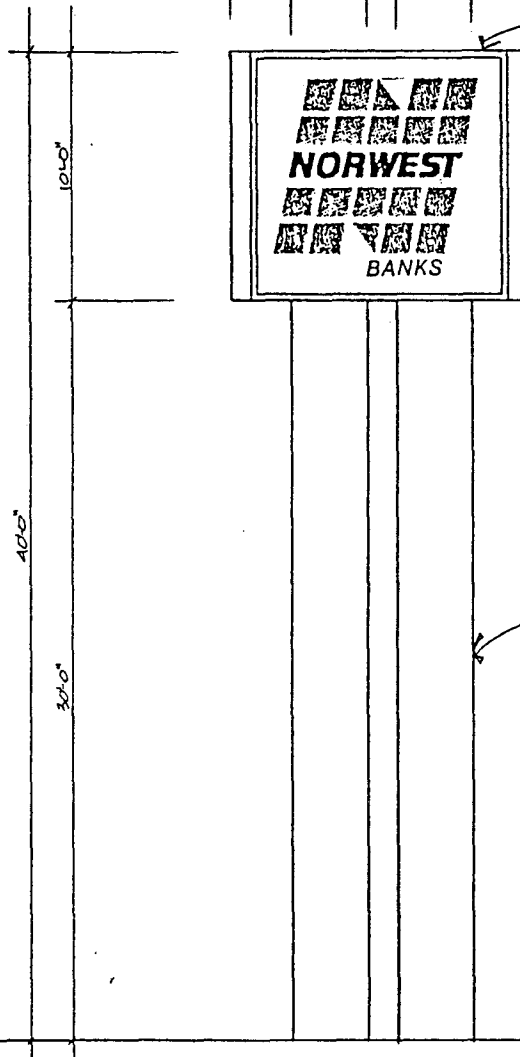
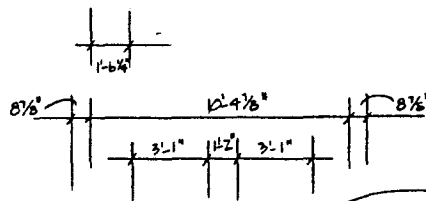
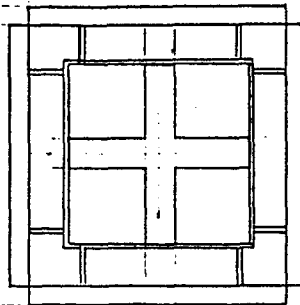
005 1/16" = 1'-0"



SEE 1/005 ABOVE  
EXISTING - TO BE ELIMINATED

2 WEST ELEVATION - AB

005 1/16" = 1'-0"



(EXISTING)  
SIGN CABINET 4 SIDED  
INTERNALLY ILLUMINATED  
CABINET - DARK BLUE  
LOGO - GREEN  
NORWEST - WHITE  
BANKS - WHITE

REPAINT (EXISTING) STILLO  
COLUMN TO MATCH CREAM  
PMS 4005 C MATTE

100 SQ. FT. REPSIDE

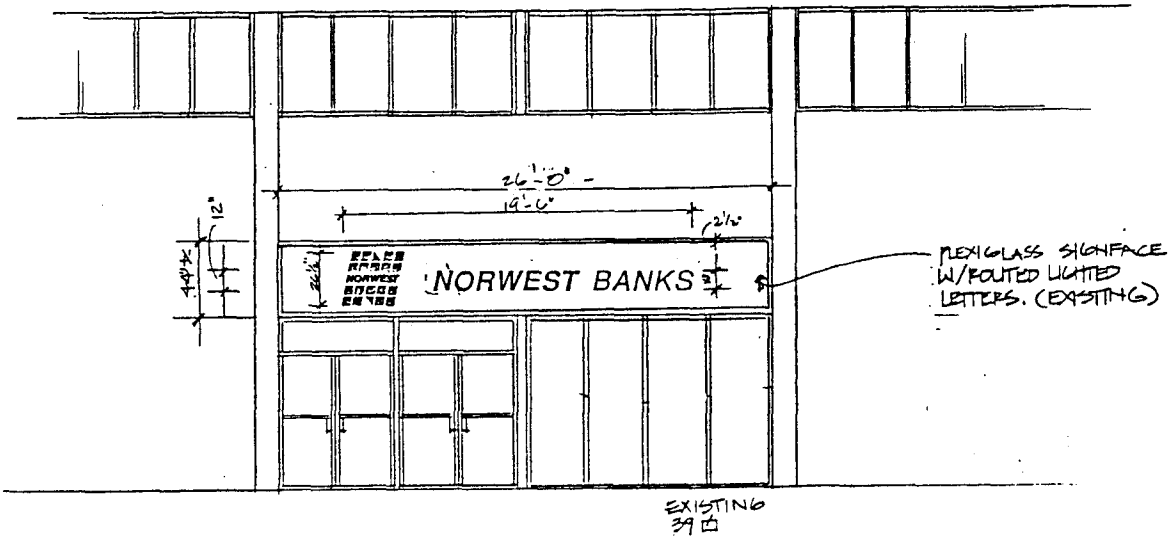
1 C1.1 4 SIDED EXISTING PYLON SIGN  
210 1/4"=110"



V I S U A L  
Communications


2 2 3  
Ivy League Place  
475 Cleveland  
Avenue North  
Saint Paul  
Minnesota  
5 5 1 0 4

A sign design &  
consulting group



3 NORWEST BANK ID/NFC ENTRANCE SIGN-02  
 000 NTS

Project  
**NFC**  
**NORWEST**  
**FINANCIAL**  
**CENTER**  
 Client  
**ZELLER**  
**REALTY**  
**CORPORATION**

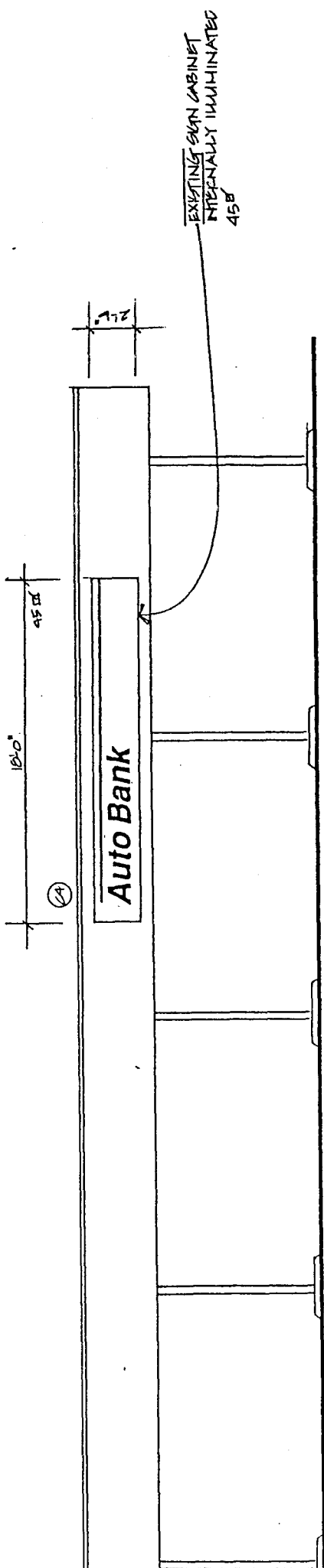
Drawn by:   
 Checked by:  
 Project No. 91-802  
 Date: 11 Oct. 1991  
 Revised: 15 NOV. 1991  
 22 JAN. 1992  
 19 MAR. 1992  
 30 APRIL 92

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 the property of VISUAL  
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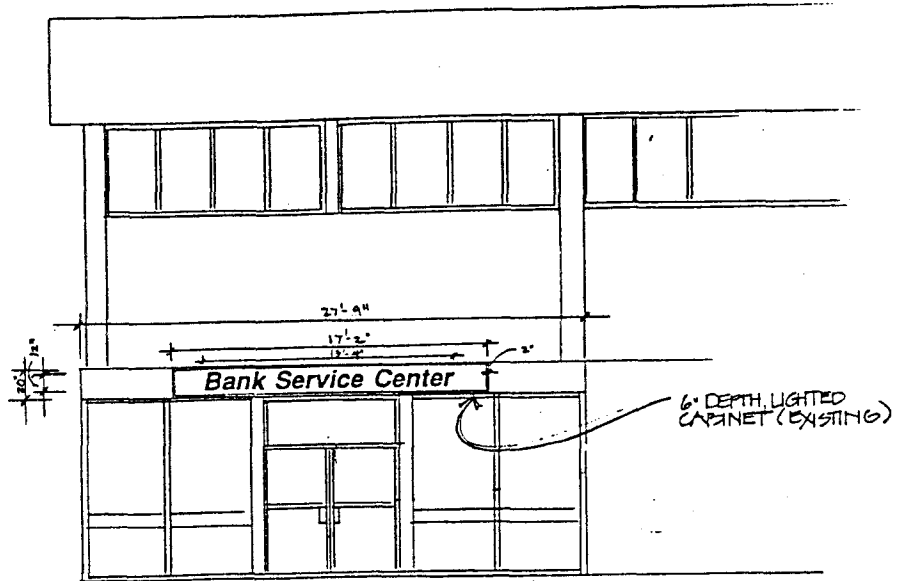
NORTH

Sheet No. **6**  
 B/3  
 of 11 Shts.

03



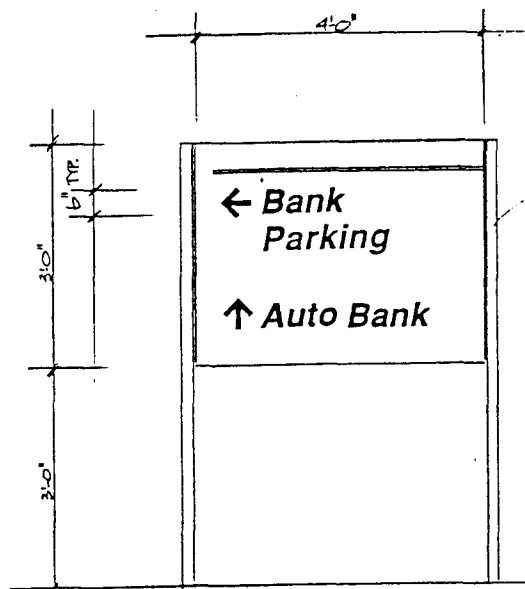
1 AUTO BANK - CA  
 009 1/4" = 1'-0"



28' EXISTING

1 SPECIAL USE SIGNAGE - C3

00B NTS



TYPICAL 'NOWEST'  
 POST & PANEL DIRECTIONAL  
 SIGN - ILLUMINATED INTERNALLY



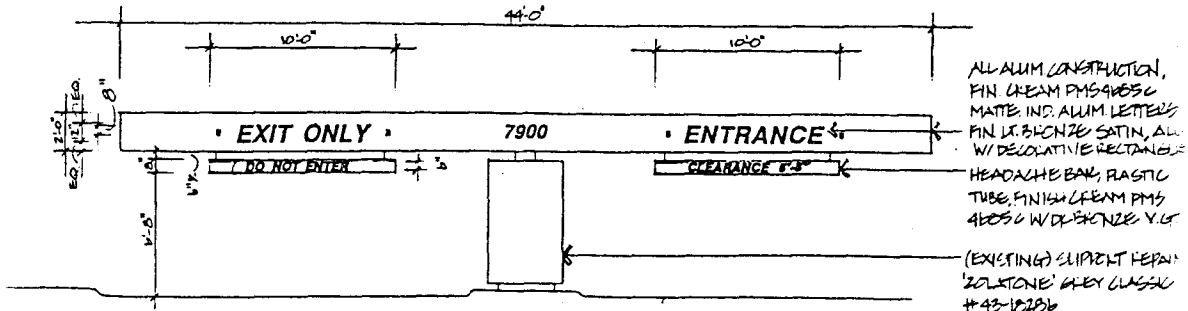
PROPOSED AS OPTION  
 FOR NOWEST TO  
 REPLACE EXISTING -  
 EXISTING SIGN MAY  
 REMAIN AS IS.

2 LOCATIONS EXISTING C5  
 (5'-6 1/2" HT. X 9'-2" WIDTH -  
 LEGS ARE 9'-2" ABOVE GRADE.)  
 44' EXISTING

12'

2 DIRECTIONAL SIGN C5.1 & C5.2 (PER. TO MESS. SIGNED.)

00B 1/2" = 1'-0"

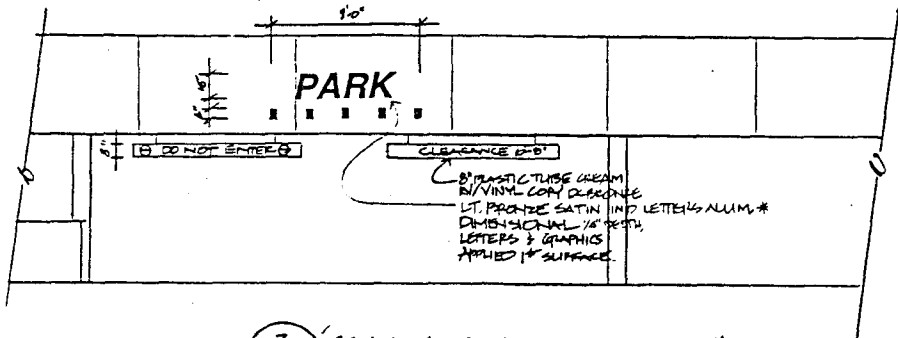


ALL ALUM. CONSTRUCTION,  
 FIN. CREAM PMS 485C &  
 MATTE IND. ALUM. LETTERS;  
 FIN. LT. BRONZE SATIN, ALL  
 W/ DECORATIVE RECTANGLES;  
 HEADACHE BAR, PLASTIC  
 TUBE, FINISH CREAM PMS  
 485C & W/ DECORATIVE V. LT.

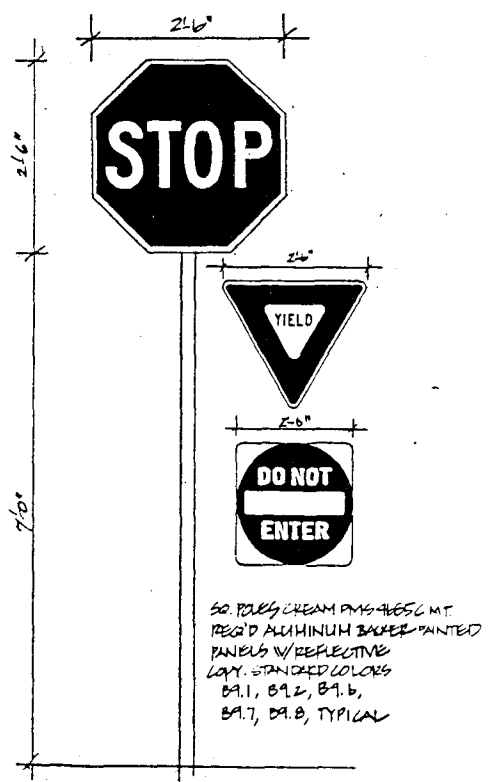
(EXISTING) SUPPORT POST  
 'ROXTONE' GREY CLASSIC  
 # 43-10286

\* SIGN COMPANY TO SUPPLY  
 LT. BRONZE METALLIC  
 PAINT SAMPLE FOR  
 APPROVAL

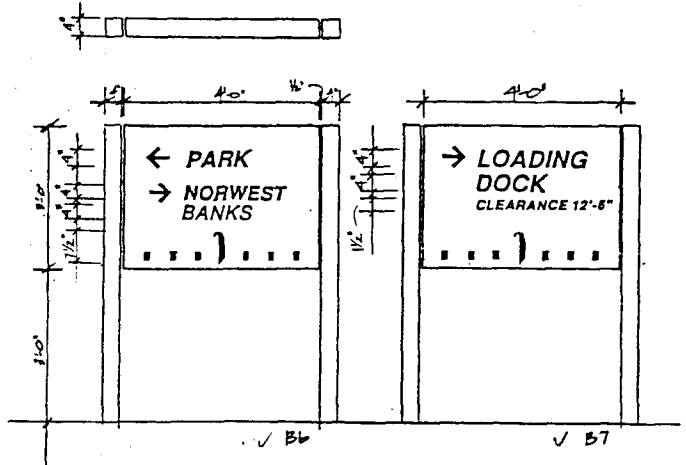
1 BI PARKING DECK ENTRANCE - HEADACHE BAR  
 011 3/16" = 1'-0"



2 B2 L.I. ENTRANCE TO PARKING DECK  
 011 NTS



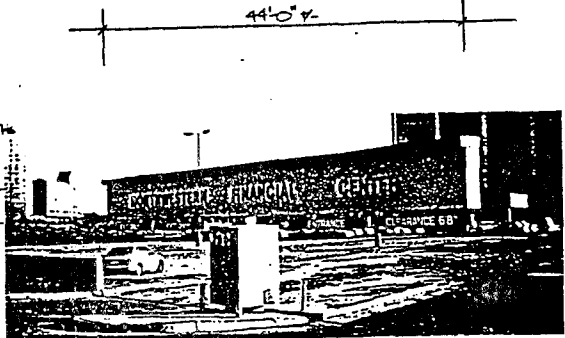
3 REGULATORY/DIRECTIONAL SIGNAGE  
 011 3/4" = 1'-0"



5 B6 & B7 FREESTANDING DIRECTIONAL  
 011 1/2" = 1'-0"

AL ALUM. CONSTRUCTION,  
FIN. CREAM PMS 4050  
MATTE. IND. ALUM. LETTERS, 1/4" DEPTH  
FIN. LT. BRONZE SATIN, ALUM.  
W/ DECORATIVE RECTANGLES  
HEADACHE BAR, PLASTIC  
TUBE, FINISH CREAM PMS  
4050 W/ BRONZE V.G.  
  
(EXISTING) CURB MOUNT  
'ZOLSTONE' GLEY CLASSIC  
#43-10206

\* SIGN COMPANY TO SUPPLY  
LT. BRONZE METALLIC  
PAINT SAMPLE FOR  
APPROVAL

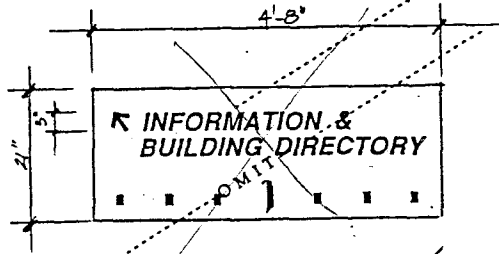
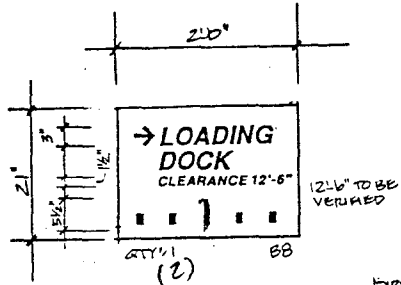


(EXISTING) 27.5 SQ. FT. COPY AREA  
REMOVE TOP SIGNAGE PANEL  
REPLACE W/ NEW PANEL & HEADACHE BARS



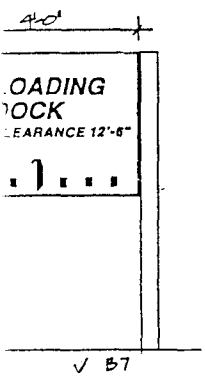
ALUM. PAN SIGN 1" DEPTH - FINISH CREAM PMS 4050  
MATTE. CEILING ATTACHMENT, DR BRONZE V.G., LOGO  
LT BRONZE SATIN VINYL

4 - B22 - PROJECT ID - DIRECTIONAL  
011 HTS OMIT

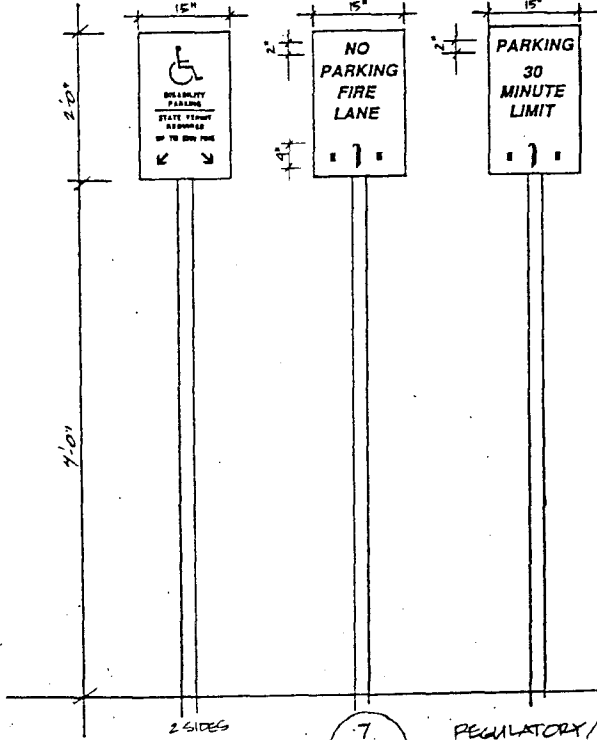


DIRECTIONAL SIGNAGE (TYPICAL B10, B9.14, B8)  
ALUMINUM FACE W/ CREAM FIN. & DR BRONZE GRAPHICS  
PROTR. SQUARE DECORATIVE

6 WALL MOUNT SIGN B10, B9.14, B8  
011 3/4" = 140"



CONSTRUCTION  
BRONZE  
BRONZE VINYL



\* ALUM. PANEL W/ ALUM.  
SLOT TYPE CURB MOUNT  
\* LOGO SEE 5101

{ COPY SIZE VARIES }

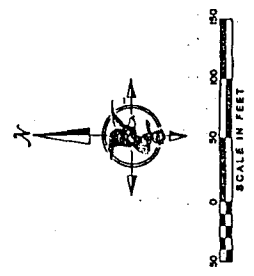
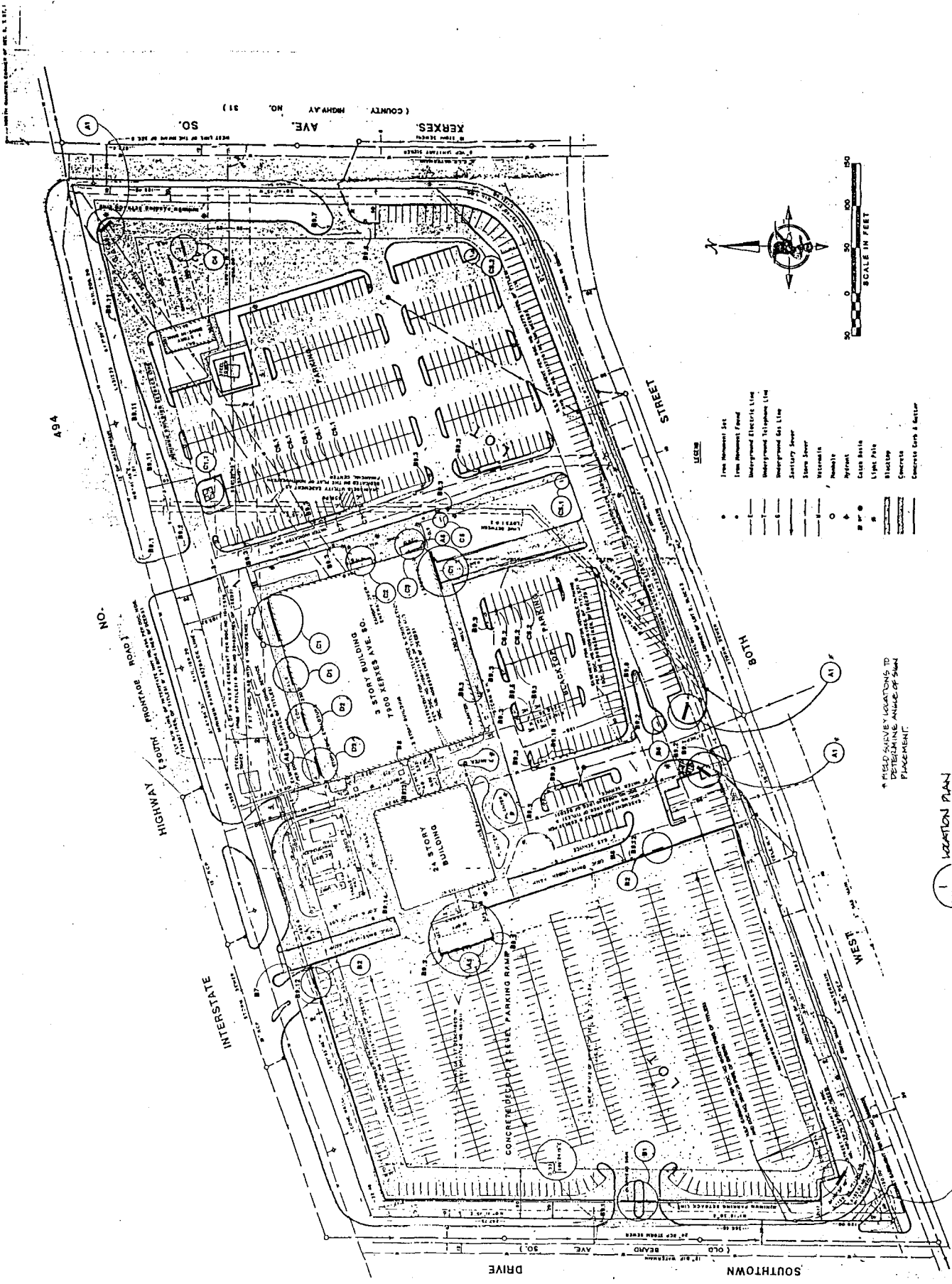
TYPICALS  
B7, B9.3, B9.4,  
B9.5, B9.9, B9.10,  
B9.11, B9.12, B9.13, B9.17  
C6.1, C6.2,

7 REGULATORY / DIRECTIONAL SIGNAGE  
011 3/4" = 140"

17/3

7532 A

92



- LEGEND**
- Iron Monument Set
  - Iron Monument Found
  - Underground Electric Line
  - Underground Telephone Line
  - Underground Gas Line
  - Sanitary Sewer
  - Storm Sewer
  - Manhole
  - Apprent
  - Catch Basin
  - Light Pole
  - Structure
  - Concrete
  - Concrete Curb & Sutter

\* FIELD SURVEY LOCATIONS TO DETERMINE ANGLE OF SIGHT PLACEMENT

1 LOCATION PLAN  
001

**NORWEST FINANCIAL CENTER**  
**Bloomington, Minnesota**  
**Exterior Signage/Overview**

The Proposed exterior signage program was developed with four goals:

- To provide clearer identification of the Norwest Financial Center Campus entrances. The project has suffered from an "identity" problem; there is insufficient streetside identification of the project's name or address, creating considerable confusion for visitors, cab drivers, delivery persons, or anyone who does not visit the project on a regular basis. The proposed signage has been designed to direct visitors to the primary entrances on Southtown and 80th Street.
- To address the evolving tenant occupancy structure of the project. The existing twenty year old signage addresses only the primary tenant at that time, Norwest Bank. Currently, both Norwest Bank and Cellular One exceed 40,000 square feet, and we anticipate two additional tenants exceeding 20,000 square feet. As a landlord in a highly competitive leasing environment, we must address the identification requirements of our major tenants.
- To correct deficiencies with secondary directional signage. The existing signage does not provide clear direction from primary entrances to surface, parking ramp, or below grade parking; does not direct deliveries to designated loading zones does not properly channel Norwest Bank Autobank traffic, and otherwise contributes to inefficient and potentially dangerous traffic patterns on the site. The proposed signage corrects these problems.
- To finally resolve the ongoing zoning non compliance issues related to signage as part of our long term commitment to the project.

**Signage Design/Landscaping**

The exterior signage has been designed to complement existing building design and site configuration. Color renderings are available for your review. Signage placement is integrated with existing landscaping. The primary signage monument at the intersection of Southtown and 80th will be framed by two existing mature trees; as the base of this monument is located in a swale adjacent to the existing parking ramp lower level: the base is not visible from the street, and no additional landscaping installed. The two primary signage monuments at the 80th Street entrance will be incorporated into existing flower planting beds which are currently backed with evergreen shrubs and mature trees; these beds are changed seasonally. The primary signage monument to be located at Xerxes and Interstate 494 frontage road will be set against existing evergreen plantings with a flower planting bed to be added next Spring.

**Schedule**

Signage installation will be completed during Spring, 1993 as weather permits. At the time of signage completion, existing temporary leasing signage located along 80th street and along the frontage road will be removed.

Plans For Addition to Existing Building

5:35 PM

M/Napier S/Gussler to close the hearing. Motion carried 6-0

M/Napier S/Gussler, having reviewed the findings in Section 2.98.01(b)(3)(A)-(D),

in Case 4968AB-92 to recommend granting variances to reduce the rear yard setback from 15 to .5 feet and to allow concrete block as exterior building material on the rear elevation of an addition to an existing building at 2100 West Old Shakopee Road.

Motion carried 6-0

M/Napier S/Grady, having reviewed the findings in Section 19.40.12(d)(1)-(5), in Case 4968C-92 to recommend approval of final site and building plans for a 597 square foot addition to an existing building at 2100 West Old Shakopee Road subject to the following conditions:

- 1) Exterior building materials be approved by the Director of Planning;
- 2) A SAC questionnaire be completed and submitted to the Department of Public Works;
- 3) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
- 4) Erosion control measures be in place prior to issuance of grading permits;

Motion carried 6-0

Ms. Grady withdrew from the meeting.

Item 3  
Case 7532A-92  
Zeller-Minnesota  
Limited Partnership  
7900 Xerxes Avenue  
3400 West 80th Street  
Rezone From CO-1 to  
CO-1 (PD), Preliminary  
and Final Development  
Plan, Uniform Sign  
Design for Norwest  
Financial Center

5:45 PM

Mr. Doyle presented the Staff Report and noted Staff recommends rezoning 3400 West 80th Street and 7900 Xerxes Avenue from CO-1 to CO-1 (PD) Commercial Office (Planned Development), and approval of the final development plan and Uniform Sign Design for the Norwest Financial Center, subject to seven conditions. Responding to Mr. Gussler's questions, Mr. Doyle explained Planned Development zoning standards permit 100 square feet of signage for tenants with floor space of 20,000 square feet or more but in this sign package, only three such signs will be permitted; not the five which would be permitted under Planned Development standards.

Janice Goldsmith, representing the applicant, said they are pleased with the Staff Report and wish to thank Staff for its assistance with this application.

M/Gussler S/Napier to close the hearing. Motion carried 5-0-1 with Grady abstaining

M/Gussler S/Schneider, having reviewed the findings in Section 19.38.01(e)(5)(A)-(H), in Case 7532A-92 to recommend rezoning property at 7900 Xerxes Avenue and 3400 West 80th Street from CO-1 to CO-1 (PD) and approving the preliminary and final development plan and the Uniform Sign Design for Norwest Financial Center subject to the following conditions:

- 1) The existing property development, as previously approved by the City in accordance with the requirements of the City Code, shall be accepted on an "as built" basis for the Final Development Plan;
- 2) All monument signs shall have at least a 20-foot setback from a property line abutting a public street;
- 3) The category listing of proposed business and directional signs shall be corrected as approved by the Director of Planning and attached to the modified "exterior signage criteria" which shall be signed by the Director of Planning as the Uniform Sign Design Criteria for the development;

Item 3 continued  
Case 7532A-92

- 4) Tenant signage changes shall be allowed through sign permit application when in compliance with the approved Uniform Sign Design;
- 5) Changes to location and increase in number and/or size of any business sign shall require City Council approval of a revised Uniform Sign Design;
- 6) Changes to number and location of directional signs shall be approved by the City Traffic Engineer and the Director of Planning and shall be recorded in the approved Uniform Sign Design; and
- 7) Permits shall be obtained for all approved new business and directional signs prior to their installation.

Motion carried 5-0-1 with Grady abstaining

Ms. Grady returned to the meeting.

Item 4  
Case 5463A-92  
Thane Hawkins'  
2151 West 80th Street  
Conditional Use Permit  
Final Site and Building  
Plans for Expanding  
Existing Auto Dealership

Mr. Doyle presented the Staff Report and noted Staff recommends approval of a conditional use permit and final site and building plans for expansion of an existing auto dealership by converting a former car wash to a used car sales office and body shop subject to 17 conditions.

5:50 PM

Michael Klein, representing the applicant, said they concur with the Staff Report and the conditions suggested with the exception of Condition 8 which they would like more clearly defined to restrict access across the Penn Avenue property. Should the applicant sell the 80th Street property he would not want an agreement on record which permitted access across the Penn Avenue property, nor would he want access across the Penn Avenue property when the business is closed for the night. Mr. Hawbaker indicated the concern here is future limited access to 80th Street but Condition 8 can be changed to limit access as requested by the applicant when the agreement is entered into.

M/Napier S/Thorson to close the hearing. Motion carried 6-0

M/Thorson S/Napier, having reviewed the findings in Sections 19.22(2)A)(B)(C)(H)(I) and 19.40.12(d)(1)-(5), in Case 5463A-92 to recommend approval of a conditional use permit and final site and building plans for expansion of an existing auto dealership by converting a former car wash to a used car sales office and body shop subject to satisfaction of the following conditions prior to the issuance of any grading or building permits:

- 1) Exterior building materials match the existing building or be approved by the Director of Planning;
- 2) The overhead garage doors and the roof top screening shall be painted to have a low contrast to the color of the exterior brick on the building as approved by the Director of Planning;
- 3) Trash storage be provided in a designated area within the building as approved by the Fire Marshal and the Director of Planning;
- 4) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
- 5) A SAC questionnaire be completed and submitted to the Department of Public Works;
- 6) Erosion control measures be in place prior to issuance of grading permits;
- 7) A 10-foot sidewalk easement be provided by document 50 to 60 feet from centerline along West 80th Street as approved by the City Traffic Engineer;
- 8) Common driveway and access agreement across 2151 West 80th Street favoring 8005 Penn Avenue be provided as approved by the Traffic Engineer, to include the possibility of gaining access to the common driveway to the east of 2151 West 80th Street.

to find that the violation was nonwillful. Motion was made by Andrews, seconded by Mahon, and all voting aye, to close the hearing and to suspend the on-sale 3.2 percent malt liquor license of this establishment for two weeks.

Hearing re Increase in Number of Taxicab Licenses for Airport and Airline Taxi Cab Corporation and for Yellow Taxi Corporation Item 4.3AB

The Council was requested to approve an increase in the number of taxicab licenses for the following applicants:

- |  |   |
|--|---|
| Airport & Airline Taxi Cab Corporation<br>3010 Minnehaha Avenue South<br>Minneapolis, MN 55407 | 10 Additional Taxicabs<br>Expiring 12/31/92 |
| Yellow Taxi Service Corporation<br>500 East 36th Street<br>Minneapolis, MN 55408               | 10 Additional Taxicabs<br>Expiring 12/31/92 |

Notice of the hearing was published and all licensed taxicab companies serving Bloomington were notified of this hearing. Following discussion, motion was made by Spies, seconded by Johnson, and all voting aye, to close the hearing and to approve the increase of 10 in the number of taxicab licenses for Airport & Airline Taxicab Corporation.

Motion was made by Spies, seconded by Johnson, and all voting aye, to close the hearing and to approve an increase of 10 in the number of taxicab licenses for Yellow Taxi Service Corporation.

Ordinance Rezoning Property, Preliminary and Final Development Plan and Uniform Sign Design.  
Case 7532A-92  
Item 4.4  
0-92-64

The Council was requested by Zeller-Minnesota Limited Partnership, 3400 West 80th Street and 7900 Xerxes Avenue, to adopt an ordinance rezoning their property from CO-1 to CO-1(PD), to approve the preliminary and final development plans and a Uniform Sign Design for Norwest Financial Center.

The Planning Commission, at its meeting of November 12, recommended approval of the rezoning, the preliminary and final development plans, and Uniform Sign Design subject to the following conditions:

1. the existing property development, as previously approved by the City in accordance with the requirements of the City Code, shall be accepted on an "as built" basis for the final development plan,
2. all monument signs shall have at least a 20-foot setback from a property line abutting a public street,
3. the category listing of proposed business and directional signs shall be corrected as approved by the Director of Planning and attached to the modified "exterior signage criteria" which shall be signed by the Director of Planning as the Uniform Sign Design Criteria for the development,
4. tenant signage changes shall be allowed through sign permit application when in compliance with the approved Uniform Sign Design,
5. changes to location and increase in number and/or size of any business sign shall require City Council approval of a revised Uniform Sign Design,
6. changes to number and location of directional signs shall be approved by the City Traffic Engineer and the Director of Planning and shall be recorded in the approved Uniform Sign Design,
7. permits shall be obtained for all approved new business and directional signs prior to their installation.

Following discussion, motion was made by Johnson, seconded by Houle, and all voting aye, to close the hearing, to adopt the ordinance rezoning the property, to approve the

preliminary final development plans and Uniform Standards based on compliance with the conditions set forth by the Planning Commission.

Conditional Use Permit  
for Deposit of Fill in  
Flood Plain and Beach  
Area Improvement  
Case 9946A-2  
Item 4.5

The Council was requested by Judith E. Klein, 8764 Walton Oaks Drive, to approve a conditional use permit for deposit of fill in the floodplain and beach area improvement. The Council was advised by the City Manager that a request has been made by the applicant to allow her to withdraw this item. There was concurrence with the request for withdrawal of the application.

Ordinance Authorizing  
Transfer of Property  
and Construction  
Easement to Hennepin  
County  
Item 4.6  
0-92-63

The Council was requested to adopt an ordinance authorizing the transfer by the City to Hennepin County of a parcel of land legally described as Outlot A, Westwind Bluffs located west of Dred Scott Playfield along the current Old Shakopee Road alignment together with a temporary construction easement over a portion of Outlot N, West Park Hills, to the north of Old Shakopee Road. Both parcels are being transferred to the County for use in the widening of Old Shakopee Road as a part of the Highway 169 bridge project.

The City Attorney explained that the County will pay the City compensation in the amount of \$31,034, which is the amount of assessments the City originally assumed as payment for its acquisition of Outlot A from the developer. The County would be responsible for deed tax and filing fees, together with any outstanding taxes and special assessments, currently none. Following discussion, motion was made by Schuler, seconded by Houle, and all voting aye, to close the hearing and adopt the ordinance.

Ordinance re Stormwater  
Drainage, Wetlands and  
Erosion and Sedimentation  
Control  
Item 4.7  
0-92-65

The Council was requested to adopt an ordinance concerning development that affects wetlands or that exceeds certain thresholds with respect to the creation or reconstruction of impervious surface areas; restricting the issuance of permits in certain cases until information and plans as to wetlands mitigation and stormwater ponding have been provided; setting standards for such plans and for erosion and sedimentation control plans; thereby amending City Code Sections 15.02, 15.13, 19.38.01, 19.40.12, 19.57 and 19.62.01 and adding Sections 16.50-16.56 to the City Code. The proposed ordinance is primarily in response to legislative mandates as well as Metropolitan Council mandates.

In information printed in the agenda the ordinance changes were summarized as follows:

1. Stormwater Drainage - Sections 16.50-.56

- (a) Developments meeting certain thresholds (see Section 16.53) related to the creation or reconstruction of impervious surface areas must submit stormwater drainage plans that provide for the creation of water quality and water quantity ponding designed in accordance with certain described parameters.
- (b) No building permits, parking lot permits, or final site and building plan approvals may be given until such stormwater drainage pond plans have been submitted and approved.
- (c) The ponding must be on-site unless the City approves a cash in lieu payment that will go into a fund used by the City for construction of stormwater control projects within the city generally.
- (d) The ponding plans must be implemented by the developer and thereafter maintained by the property owner.