



NOTICE OF PUBLIC HEARING

By the Planning Commission

WHY YOU ARE RECEIVING THIS NOTICE:

State Statute and/or City Code require notice to be given to surrounding property owners prior to consideration of certain applications. This notice provides information so that you may attend a public hearing or otherwise express your views regarding the proposal.

CASE FILE NUMBER:

PI2019-40

APPLICANT:

Knox & American I LLC (owner)
Bloomington H.R.A. (owner)

PROPERTY ADDRESS:

8000 Knox Avenue South

PROPOSAL:

Variances to reduce the lot size and lot width of the proposed parcel at 8000 Knox Avenue South from 80,000 square feet to 78,691 square feet and from 250 feet to 191.7 feet respectively

DATE, LOCATION, AND TIME OF HEARING:

05/09/19, 6:05 PM
City Council Chambers - Bloomington City Hall
1800 West Old Shakopee Road
Bloomington, MN 55431

**HOW YOU CAN PARTICIPATE:
(Please include Case File number
above when corresponding)**

1. Review application materials at www.blm.mn/plcase and enter "PL201900040" into the search box;
2. Submit a letter or e-mail to the contact below expressing your views;
3. Attend the hearing and give testimony about the proposal; and/or
4. Contact the Planning Division using the information below.

FURTHER INFORMATION:

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

PROVIDING NOTICE TO TENANTS: If you are the registered owner or taxpayer of a property affected by this notice, and you lease or rent all or part of the property to other persons or businesses, the City Code requires you to notify each tenant or lessee. You may either post this Notice in a conspicuous place within the building or notify each tenant or lessee individually.

PROVIDING NOTICE TO OWNERS: If you are a tenant in a property affected by this Notice, please inform the owner or property manager that you have received this Notice of Hearing.

TENNESSEN WARNING: Please take notice that any written or email correspondence received by the City in relation to this case file will be classified as government data pursuant to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. Under the Data Practices Act, some or all of the data included in your correspondence is classified as public data, including your name, address, email address, phone number, and other personal information provided by you. Public data is available to anyone requesting it and consists of all data furnished in the correspondence. Please be advised that the correspondence will be added to the public case file, and to the public agenda materials for the Planning Commission and/or the City Council. These materials are available to the public and are posted on the City's website. The purpose and intended use of the information contained in your correspondence is to assist the Planning Commission and/or City Council in reaching a decision on the case file presented.



NOTICE OF PUBLIC HEARING

By the Planning Commission

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CASE FILE NUMBER:

PL2019-40

APPLICANT:

Knox & American I LLC (owner)
Bloomington H.R.A. (owner)

PROPERTY ADDRESSES:

1901 and 1951 American Boulevard West;
8049 Morgan Circle; and
8000 Knox Avenue South

PROPOSAL:

An application to consider Case File PL2019-40:

- 1) Rezoning 1901 and 1951 American Blvd W., and 8049 Morgan Circle from C-5 to C-5(PD);
- 2) Preliminary Development Plans for two four-story multiple-family residential buildings and an existing restaurant; and Final Development Plans for two four-story multiple-family residential buildings totaling 248 units;
- 3) Variance to reduce the lot size of the proposed parcel at 8000 Knox Ave S. from 80,000 square feet to 78,691 square feet; and
- 4) Platting Variance to defer payment of park dedication fees for future development phases

DATE, LOCATION, AND TIME OF HEARING:

04/25/2019, 6:10 PM
City Council Chambers - Bloomington City Hall
1800 West Old Shakopee Road
Bloomington, MN 55431

HOW YOU CAN PARTICIPATE:
(Please include Case File number above when corresponding)

1. Review application materials at www.blm.mn/plcase and enter "PL201900040" into the search box;
2. Submit a letter or e-mail to the contact below expressing your views;
3. Attend the hearing and give testimony about the proposal; and/or
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FURTHER INFORMATION:

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NOTICE OF PUBLIC HEARING

By the Planning Commission

The Bloomington Planning Commission will hold a public hearing on May 9, 2019, at 6:05 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, Minnesota, 55431 to consider an application by Knox & American I LLC and the Bloomington Housing and Redevelopment Authority for variances to reduce the lot size and lot width of the proposed parcel at 8000 Knox Avenue South from 80,000 square feet to 78,691 square feet and from 250 feet to 191.7 feet respectively.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

(Publish 04/25/19)



NOTICE OF PUBLIC HEARING

By the Planning Commission

The Bloomington Planning Commission will hold a public hearing on April 25, 2019 at 6:10 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, MN, 55431 to consider an application by Knox & American I LLC and the Bloomington H.R.A, case file PL2019-40:

- 1) Rezoning 1901 and 1951 American Blvd West., and 8049 Morgan Circle from C-5 to C-5(PD);
- 2) Preliminary Development Plans for two four-story multiple-family residential buildings and an existing restaurant; and Final Development Plans for two four-story multiple-family residential buildings totaling 248 units;
- 3) Variance to reduce the lot size of the proposed parcel at 8000 Knox Ave South from 80,000 square feet to 78,691 square feet; and
- 4) Platting Variance to defer payment of park dedication fees for future development phases

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

(Publish 04/11/19)

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

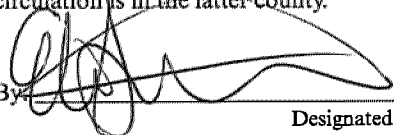
and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 04/11/2019 and the last insertion being on 04/11/2019.

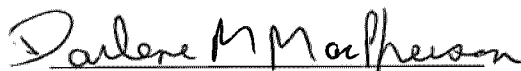
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By 

Designated Agent

Subscribed and sworn to or affirmed before me on 04/11/2019 by Elise Strecker.


Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$34.45 per column inch

Ad ID 923970

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on April 25, 2019 at 6:10 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, MN, 55431 to consider an application by Knox & American I LLC and the Bloomington H.R.A, case file PL2019-40:

1) Rezoning 1901 and 1951 American Blvd West., and 8049 Morgan Circle from C-5 to C-5(PD);

2) Preliminary Development Plans for two four-story multiple-family residential buildings and an existing restaurant; and Final Development Plans for two four-story multiple-family residential buildings totaling 248 units;

3) Variance to reduce the lot size of the proposed parcel at 8000 Knox Ave South from 80,000 square feet to 78,691 square feet; and

4) Platting Variance to defer payment of park dedication fees for future development phases

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Published in the
Sun Current
April 11, 2019
923970

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

with additional circulation in the counties of:

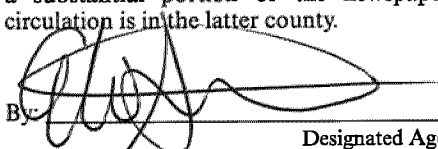
HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 05/09/2019 and the last insertion being on 05/09/2019.

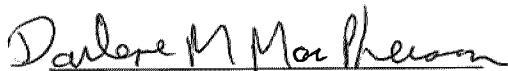
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 

Designated Agent

Subscribed and sworn to or affirmed before me on 05/09/2019 by Elise Strecker.


Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$34.45 per column inch

Ad ID 933735

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL

The Bloomington City Council will hold a public hearing on May 20, 2019 at 7:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, Minnesota, 55431 to consider applications (PL2019-40 and PL2018-255) by Knox & American I LLC and the Bloomington Housing & Redevelopment Authority to:

- 1) Rezone 1901 and 1951 American Blvd West and 8049 Morgan Circle from C-5 to C-5(PD);
- 2) Approve Preliminary and Final Development Plans for two four-story multiple-family residential buildings with an existing restaurant;
- 3) Grant a variance to reduce the lot size and width of the proposed parcel at 8000 Knox Ave South and a platting variance to defer payment of park dedication fees for future development phases; and
- 4) Approve Type III Preliminary and Final Plat to create three lots and four outlots for proposed parcel.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Published in the
Sun Current
May 9, 2019
933735

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

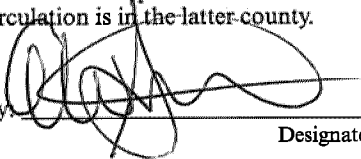
with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 04/25/2019 and the last insertion being on 04/25/2019.

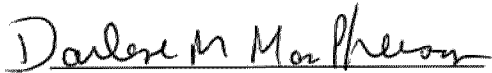
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 

Designated Agent

Subscribed and sworn to or affirmed before me on 04/25/2019 by Elise Strecker.



Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$34.45 per column inch

Ad ID 928519

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on May 9, 2019, at 6:05 PM in the Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road, Bloomington, Minnesota, 55431 to consider an application by Knox & American I LLC and the Bloomington Housing and Redevelopment Authority for variances to reduce the lot size and lot width of the proposed parcel at 8000 Knox Avenue South from 80,000 square feet to 78,691 square feet and from 250 feet to 191.7 feet respectively.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Published in the
Sun Current
April 25, 2019
928519