

**ITEM 3**  
6:29 p.m.

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<b>CASE:</b>	10966ABC-15
<b>APPLICANT:</b>	Metropolitan Airports Commission (owner) The Orlean Company (developer)
<b>LOCATION:</b>	8001 28 <sup>th</sup> Avenue
<b>REQUEST:</b>	<ol style="list-style-type: none"> <li>1) Rezone from CO-1(PD)(AR-17), Commercial Office (Planned Development)(Airport Runway) to LX (PD)(AR-17), Lindau Mixed Use (Planned Development)(Airport Runway);</li> <li>2) Major revision to Preliminary Development Plan for a 164 room, five story hotel with hotel restaurant and banquet space, and a separate 7,400 square foot restaurant/coffee shop; and</li> <li>3) Final Development Plan for a 64 room, five story hotel with hotel restaurant and banquet space</li> </ol>

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**SPEAKING FOR THE APPLICANT:**

Stu Friedman, Birchwood, OH

**PUBLIC HEARING DISCUSSION:**

Centinario presented the location of the proposed hotel and the surrounding areas. The site is in the middle of the South Loop District. He displayed photos of the existing conditions. The parking area immediately to the south is owned by Metro Transit. The South Loop District Plan recommends revised zoning in the area, which is LX(PD)(AR-17), Lindau Mixed Use(Planned Development)(Airport Runway). He compared the existing zoning of CO-1(PD)(AR-17), Commercial Office (Planned Development)(Airport Runway) to the proposed zoning of LX (PD)(AR-17), Lindau Mixed Use (Planned Development)(Airport Runway). He presented the massing for the building. Using mixed-use design standards in the zoning code, 28<sup>th</sup> Avenue South is a primary street and East American Blvd is a secondary street. The design focus is predominantly along 28<sup>th</sup> Avenue South. He showed the building elevations which include materials such as glass, stone masonry and metal panels. The applicant has stated they will meet or exceed the metal materials standards. He presented the site plan and zoomed in on the footprint of the hotel. The proposed hotel will be part of Phase I. Phase II would include a restaurant and a corridor connecting the restaurant and hotel. There is a connection to the 28<sup>th</sup> Avenue South sidewalk. They are proposing a driveway connection to the Metro Transit parking lot that gives the site multiple access points. Metro Transit consented to the application. There are minor changes that staff is recommending. East American Blvd has a 30% frontage requirement and the applicant will need to expand their building footprint. The landscaping plan meets code requirements for plant material, but more is needed to define public right-of-way and development edges. The Lindau Mixed Use Zoning District calls for vertical elements that frame the right-of-way. He showed a photograph of the street frontage. In the LX Zoning

District, there are maximum setback requirements. The applicant is proposing a 40 foot setback because a 40 foot underground utility easement already exists along East American Blvd. For that reason, Staff supports the setback deviation. He showed the floor plan which consists of a restaurant, banquet space, indoor pool, fitness facility, and lobby area. Typically, Bloomington allows a percentage of restaurant and meeting/banquet parking to be reduced due to “internal capture.” Internal capture is the concept where some of the restaurant and banquet/meeting area customers will also be hotel guests, and therefore would not increase overall parking demand for the facility. The City’s approach for past reviews has assumed that 25 percent of the Code required parking need for the banquet facility and 33 percent of the parking need for the restaurant *within the hotel* would be satisfied through internal capture. For the future restaurant outside the hotel, staff does not want to apply internal capture until a plan is brought forward. The overall site parking deviation is 13.8% with only 80 seats proposed, although staff believes a future restaurant of this size would propose much more than 80 seats. Staff is recommending approval for a restaurant up to 91 seats (15% parking reduction). Additional seats would require approval of a parking study justifying a further parking deviation.

Stu Friedman said the site holds approximately 164 rooms and 4,000 square feet of banquet space. He does not know what Phase II will look like but will work with the City to come up with a plan that works for all parties. They are aware of the parking challenges and Metro Transit is open to a parking or access easement agreement. They will continue to research additional parking.

Fischer asked if the market in the South Loop is strong enough to suit the planned hotel supply.

Friedman said the Mall of America will draw in activity to the hotels. The hotel investment is very specific in the South Loop District. The banquet space will drive the demand as well.

Goodrum stated he does not like the Phase II space left vacant and asked how the applicant will use landscaping to screen the open space.

Friedman noted they are willing to make landscaping revisions. Part of the landscaping plan is heavily influenced by the underground easement. They are open to enhancing the landscaping. With regards to timing, they would like to break ground in early spring of 2016, with the hotel opening in the spring of 2017. The publicity of Phase I will help kick off marketing for Phase II. He assured the Planning Commission that there will be a Phase II.

Nordstrom was amazed that Bloomington has more hotels than Minneapolis and St. Paul combined. Transportation access and the uniqueness of the South Loop district are major factors.

Friedman is happy to be part of the community.

The public hearing was closed via a motion.

Goodrum welcomed another hotel in the area. He would like to see another parking analysis done for Phase II in case there are parking issues. He was nervous about applying the internal capture reductions to Phase II.

He asked if there is a way to add landscaping to the northwest corner to block open space.

Centinario said the applicant is exceeding the code requirement for trees and shrubs, but they can shift and/or add plantings to fill in that corner.

Goodrum asked if the landscaping plan must be approved by staff.

Centinario said the landscape plan must be approved by the Planning Manager and will consider the Commission's guidance. The landscape plan must be approved before the applicant can obtain building permits.

Nordstrom announced the item moves to the City Council on December 21, 2015.

### **ACTIONS OF THE COMMISSION:**

**M/Willette, S/Fischer:** To close the public hearing. Motion carried 6-0.

**M/Fischer, S/Bennett:** In Case 10966A-15, I move to recommend City Council adoption of an ordinance rezoning 8001 28<sup>th</sup> Avenue South from CO-1(PD)(AR-17), Commercial Office (Planned Development)(Airport Runway) to LX(PD)(AR-17), Lindau Mixed Use (Planned Development)(Airport Runway) subject to the conditions listed in the staff report. Motion carried 6-0.

**M/Fischer, S/Goodrum:** In Case 10966BC-15, having been able to make the required findings, I move to recommend City Council approval of a major revision to the Preliminary Development Plan for a 164 room, five story hotel with hotel restaurant and banquet space, and separate attached 7,400 square foot restaurant/coffee shop (Case 10966B-15) and a Final Development Plan for a 164 room, five story hotel with hotel restaurant and banquet space (Case 10966C-15) subject to the conditions listed in the staff report. Motion carried 6-0.

### **RECOMMENDED CONDITIONS OF APPROVAL TO THE CITY COUNCIL:**

The following conditions must be satisfied prior to the issuance of development-related permits:

- 1) A site development agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
- 2) The Grading, Drainage, Utility, Erosion Control, Traffic Control, access, circulation and parking plans must be approved by the City Engineer.
- 3) A Stormwater Management Plan that meets the requirements of the City's Comprehensive Surface Water Management Plan and a stormwater maintenance plan must be signed by the property owner and filed with Hennepin County, with proof of recording submitted to the Engineering Division.
- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided since greater than one acre will be disturbed.

- 5) An Erosion Control Bond must be provided.
- 6) Sewer Availability Charges (SAC) must be satisfied.
- 7) A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from MPCA that this permit is not required must be submitted to the Engineering Division.
- 8) A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH this permit is not required must be submitted to the Engineering Division.
- 9) An external grease interceptor must be provided for the restaurant and food preparation uses on the site. A Maintenance Schedule/Plan for the grease interceptor must be signed by the property owner and filed with the Utilities Division prior to issuance of a utility permit to connect with the sanitary sewer system.
- 10) Plans submitted for building permits must include documentation that construction will provide a Sound Transmission Class (STC) rating of at least 53 for the exterior wall and roof assemblies, STC rating of at least 38 for guest room windows and an STC rating of at least 30 for HVAC equipment and vents passing through guest room walls to the building exterior.
- 11) The applicant must provide plans showing turning radius movements for the appropriate emergency vehicle through the site, in both directions, to be approved by the Fire Marshall.
- 12) Prior to issuance of a building permit, the applicant must provide a construction staging plan to demonstrate future construction may be accommodated once the hotel is operational.
- 13) Sidewalks must be revised to meet City Code and South Loop standards.
- 14) A private common driveway/access agreement with Metro Transit must be recorded at Hennepin County and proof of filing provided to the Engineering Division.

And subject to the following ongoing conditions:

- 15) All construction stockpiling, staging, and parking must take place on-site and off adjacent public streets and public rights-of-way.
- 16) All loading and unloading must occur on site and off public streets.
- 17) Development must comply with the Minnesota State Accessibility Code.
- 18) Alterations to utilities must be at the developer's expense.
- 19) Structures and art elements need to be located outside of the easements.
- 20) The number of seats in the Phase II restaurant is limited to 91 unless the Traffic Engineer determines a higher number of seats can be accommodated without creating overflow parking conditions as documented by an independent traffic study paid for by the applicant.

And, while the use and improvements must comply with all applicable local, state and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) Electronic utility as-builts, per City of Bloomington requirements, must be submitted to the Public Works Department prior to the issuance of the Certificate of Occupancy (17.79(a)).
- 2) A Tier 1 Transportation Demand Management (TDM) Plan must be submitted prior to the issuance of permits and approved by the City Engineer (21.301.09(b)(2)).

