

Plans were posted on the wall and reviewed by the Director of Planning.

Wanda West, 10401 Morgan Avenue, said a petition had been submitted to the City signed by representatives of 32 households in the immediate vicinity of the proposed plat, objecting to the subdivision of the land. She said the objection was based primarily on the fact there was not sufficient frontage for the two lots on Morgan Avenue and a neck lot would be created with a long driveway.

Speaking in support of the application was Mr. Eikaas, who said if he is unable to divide the property and build a smaller retirement home, he will be forced to sell the property and leave the area. He said he would be willing to work with his neighbors in screening the driveway between the two properties.

Following discussion, motion was made by Lindau and seconded by Schuler to deny the preliminary plat of Waleswood Park Second Addition and to request the City Attorney to prepare a resolution of denial. The vote on the motion was ayes, Schuler, Peterson and Lindau, and nays, Mahon, Spies and Blessum, and the motion failed 3-3.

Motion was made by Lindau, seconded by Spies, and all present voting aye, to postpone this plat for one week. Virginia Bowman, 10349 Morgan Avenue South, asked for an explanation of the Council's action. The Mayor explained that according to the Council's rules of procedure when an action fails on a tie vote and there are members of the Council absent, the matter automatically is referred to the next Council meeting at which all of the members present must vote.

Revised Final Site Plan and Building Plans Case 7804A-83 Item 5.5

The Council was requested by L'hotel Sofitel, 5601 West 78th Street, to consider approving revised final site plan and building plans for an addition to the hotel. The addition would provide for shop area, cooking school and bakery and pastry preparation area.

The Planning Commission, at its meeting of September 15, recommended approval of the revised plans based on compliance with the following conditions:

1. landscape plan for area around addition be approved by the Director of Planning,
2. exterior finish of addition match that of existing building,
3. drainage, utility plans and other documentation as required, relating to method of handling the existing sanitary and storm sewer lines in the area of the addition, be submitted to and approved by the Drainage Engineer and Utilities Division prior to application for a building permit,
4. building addition be totally sprinklered as approved by the Fire Marshal,
5. exterior lighting and building security plans be as approved by the Crime Prevention Officer, Bloomington Police Department,
6. fire lanes be posted at locations as approved by the Fire Marshal,
7. handicapped parking be provided with standard handicapped signs as approved by the Director of Planning, and handicapped access be provided to the building,
8. traffic, circulation and parking plans be as approved by the Traffic Engineer,
9. enclosed trash facility be provided,
10. food service be as approved by the Environmental Health Section, Building and Inspection Division.

Following discussion, motion was made by Lindau, seconded by Spies, and all present voting aye, to approve the revised final site plan and building plans for an addition to the hotel, based on compliance with the conditions set forth by the Planning Commission.

Item 7.2

1984 Budget Item 7.4

The Council was requested to consider the 1984 Budget. The City Manager reviewed the various memos and reports that had submitted regarding the budget, noting a special Council meeting for consideration of the budget was scheduled for Tuesday, September 27.

Adjourn Meeting

The meeting was adjourned by the Mayor at 9:52 p.m.

Evelynne Thompson Secretary to the Council

- ~~Item 5 continued~~ 4) ~~rear (east) lot line of Lot 1 be moved 20 feet to the west;~~
 Case 9062A-83 5) neck extending to Morgan Avenue be widened to a minimum of 20 feet;
 6) common access easement for access to properties to the south of Lot 2 be provided over the southerly 20 feet of the westerly 215 feet of Lot 2, Block 1, as approved by the Traffic Engineer;
 7) grading, drainage, utility and erosion control plans be approved by the City Engineer;
 8) park dedication be in cash for one lot;
 9) street address be provided on Morgan Avenue for Lot 2.

~~Motion carried 7-0~~

Item 6 10:05 PM
 Case 7804A-83
 L'Hotel Sofitel
 5601 78th Street
 Revised Final Site
 Plan and Building
 Plans for Addi-
 tion to Hotel

Mr. Grussing reported the applicant proposes constructing a one-story, 3136 square foot addition on the north side of the existing restaurant building to house 770 square feet of shop area, 1050 square feet of cooking school area and 1316 square feet of bakery and pastry preparation area. Exterior finish of the addition will be stucco, the color of which will match the existing building and approximately 23 parking spaces will be eliminated to accommodate the addition itself and provide access/maneuvering area for the adjacent dock facility. Though this would result in less than the 690 minimum parking spaces approved by the City Council, Staff does not feel it will be problematical as the addition will not add to the number of employees or public use.

10:05 PM

Staff has some concerns about placement of the addition over existing sanitary and storm sewer lines but the applicant has agreed to provide a lift to accommodate storm water collection in the docking area. Various methods of dealing with the sanitary sewer have been suggested by the Utilities Division and this matter will have to be resolved before building permits are issued.

The southern portion of the addition's roof could be an extension of the existing patio on the north side of the restaurant, while the northern portion will contain mechanical equipment which will be screened in the same manner as on the existing building.

Staff recommends approval of the revised final site and building plans.

Addressing Mrs. Connor's question, Mr. Grussing explained that original plans for the hotel exceeded minimum parking requirements so the loss now, of only 23 spaces, will not pose a problem.

Marshall Levin, Baker Associates Architects, explained that the finish on the existing structure has not proven satisfactory so the hotel chose to utilize another material (stucco) which will match the color of the original building.

Mr. Levin said overcrowding in the existing facility prompted plans for the addition which will be used solely by current employees. He noted there are no plans for dining on the roof of

Item 6 continued
Case 7804A-83

the addition and the shop area referred to is a repair shop for hotel furniture and equipment, not a public shopping area. Mr. Grussing explained that the only part of the addition which would be used by the general public would be the emergency exit across the roof.

M/Gerard S/Kelly to close the hearing. Motion carried 7-0

M/Gerard S/Kelly in Case 7804A-83 to recommend approval of revised final site plan and building plans for an addition to the hotel with the following conditions:

- 1) landscape plan for area around addition be approved by the Director of Planning;
- 2) exterior finish of addition match that of existing building;
- 3) drainage, utility plans and other documentation as required, relating to method of handling the existing sanitary and storm sewer lines in the area of the addition, be submitted to and approved by the Drainage Engineer and Utilities Division prior to application for a building permit;
- 4) building addition be totally sprinklered as approved by the Fire Marshal;
- 5) exterior lighting and building security plans be as approved by the Crime Prevention Officer, Bloomington Police Department;
- 6) fire lanes be posted at locations as approved by the Fire Marshal;
- 7) handicapped parking be provided with standard handicapped signs as approved by the Director of Planning, and handicapped access be provided to the building;
- 8) traffic, circulation and parking plans be as approved by the Traffic Engineer;
- 9) enclosed trash facility be provided;
- 10) food service be as approved by the Environmental Health Section, Building and Inspection Division.

Motion carried 7-0

~~Recess The meeting recessed at 10:20 PM and reconvened at 10:25 PM~~

~~Tax Increment Financing continued~~

~~VI. Each and any tax increment financing proposal will be reviewed by the County and School District prior to implementation.~~

~~Mr. Grussing said each tax increment financing project will be reviewed by these agencies and because the County and the School District are two of the biggest tax users, it is good to have their approval.~~

~~Referring again to V(B), Mr. Kempf asked if tax increment financing could be backed by the full faith and credit of the City, provided those conditions are met. Mr. Grussing said he thought A. was too strong to coincide with B.~~

~~Tax Increment Support to Economic Development Projects Sub-Policy~~

~~I. It is hereby determined that it may be possible or desirable~~

September 15, 1983

Item 6

GENERAL INFORMATION

Applicant: L'Hotel Sofitel (Case 7804A-83)

Location: 5601 West 78th Street

Request: Revised Final Site Plan and Building
Plans for an Addition to an Existing Hotel

PROPOSAL

The applicant proposes to construct a one-story, 3136 square foot addition on the north side of the existing restaurant building. The 56'4" by 56' addition would set at grade so the roof could serve as a deck/patio for the restaurant area. Facilities provided in the addition include 770 square feet of shop area (service), 1050 square feet for a cooking school and 1316 square feet for a bakery and pastry preparation area. Exterior finish of the addition would be stucco over block with color to match the existing building.

Approximately 23 parking spaces will be removed to provide for the addition itself and access/maneuvering area for the adjacent dock facility.

ANALYSIS

The applicant has revised the site plan to reflect Staff-suggested changes to the parking/circulation design in the area of the addition since the agenda for this meeting was distributed. Reduced copies of the revised site plan are attached to this report.

The loss of 23 parking spaces as shown would drop total on-site parking below a City Council approved minimum of 690 spaces. This does not pose any particular difficulty to Staff, as the addition itself does not add any increased parking load by number of employees or provision of public space. Also this substantially improves the maneuvering area and site lines for the docking facility by providing greater clearance and curb radii. Staff would note that it may well be possible to add a space back in on the isle north of the loading dock if necessary. Some consideration, by the applicant, may have to be given to controlling or directing access by semis, such as entering from the west rather than the adjacent drive from West 78th Street due to general tightness for maneuvering. Smaller trucks should have no problems.

Engineering had expressed great concern regarding the placement of the addition over existing sanitary and storm sewer lines which were not addressed in submitted plans. Recent meetings between Staff and the engineering consultant for the applicant resulted in verbal agreement as to resolution for the storm sewer--a lift will be provided in the addition to accommodate storm water collection in the loading dock area. A specific method of dealing with the sanitary sewer--relocation, protection or other--has not been selected, although the various acceptable methods have been set forth by the Utilities Division Staff for the applicant. Utilities Staff would like to have a specific commitment prior to any

September 15, 1983

Item 6 continued
Case 7804A-83

application for building permits, so the applicant would be well advised to expedite their decision and provide such documentation as may be required. Staff would also note that a SAC questionnaire will have to be completed by the applicant prior to permit issuance.

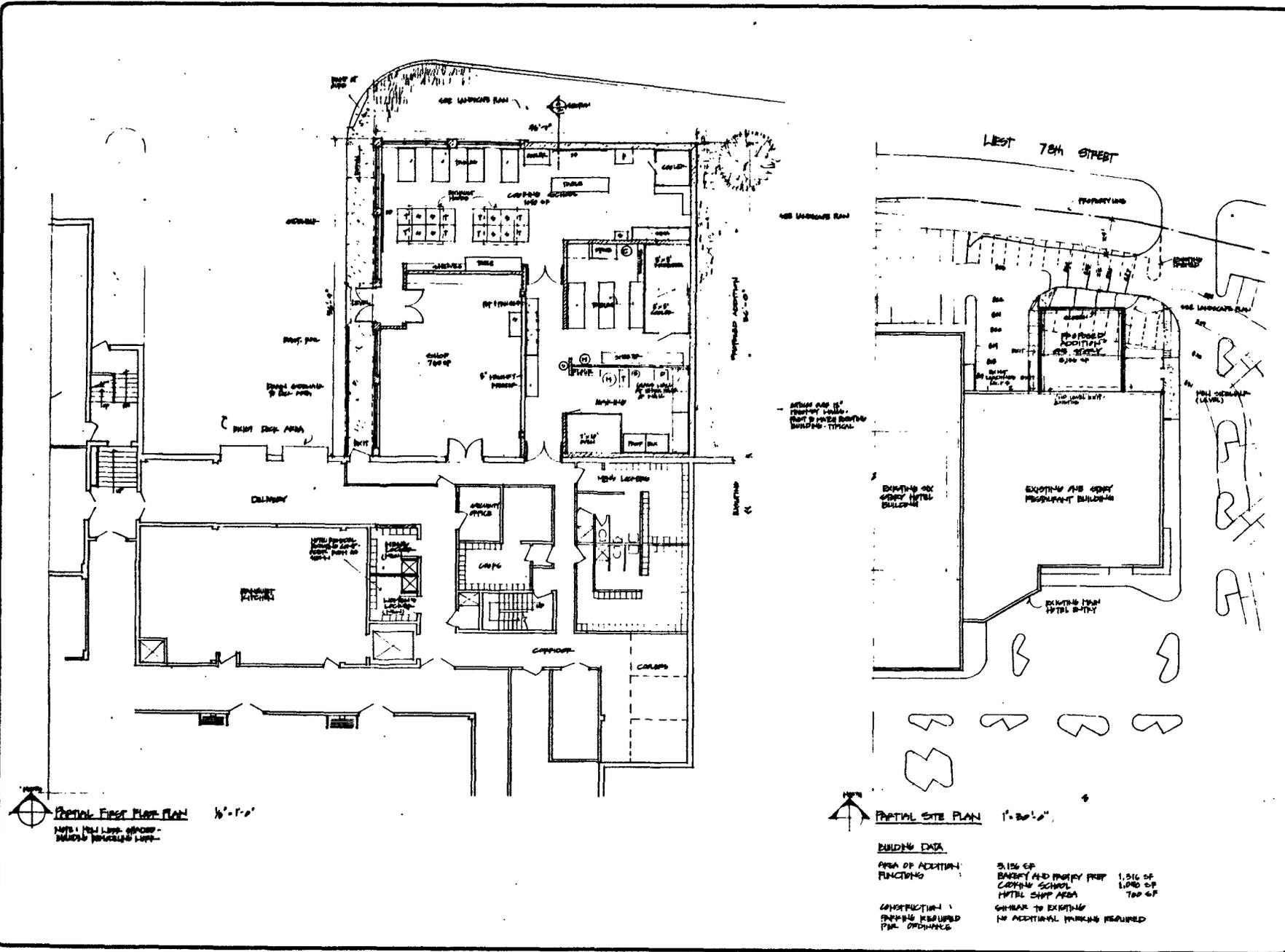
The remaining yard area around the addition will be landscaped and the roof will be at grade with the existing patio on the north side of the restaurant. This would allow the southerly half of the roof to be used as an extension of the existing patio area. The mechanical equipment on the northerly half of the roof of the addition will be screened in the same manner as that of the existing building--metal strips which are staggered front and back.

The Fire and Life Safety Committee reviewed the proposal on September 6, 1983 and set forth standard recommendations (see minutes attached).

RECOMMENDATION

In Case 7804A-83, Staff recommends approval of the revised final site plan and building plans for an addition to an existing hotel with the following conditions:

- 1) landscape plan for area around addition be approved by the Director of Planning;
- 2) exterior finish of addition match that of existing building;
- 3) drainage, utility plans and other documentation as required, relating to method of handling the existing sanitary and storm sewer lines in the area of the addition, be submitted to and approved by the Drainage Engineer and Utilities Division prior to application for a building permit;
- 4) building addition be totally sprinklered as approved by the Fire Marshal;
- 5) exterior lighting and building security plans be as approved by the Crime Prevention Officer, Bloomington Police Department;
- 6) fire lanes be posted at locations as approved by the Fire Marshal;
- 7) handicapped parking be provided with standard handicapped signs as approved by the Director of Planning, and handicapped access be provided to the building;
- 8) traffic, circulation and parking plans be as approved by the Traffic Engineer;
- 9) enclosed trash facility be provided;
- 10) food service be as approved by the Environmental Health Section, Building and Inspection Division.



Partial First Floor Plan 1/8" = 1'-0"

PARTIAL SITE PLAN 1" = 200'-0"

BUILDING DATA

AREA OF ADDITIONAL FUNCTIONING

CONSTRUCTION FINISHES REQUIRED PER ORDINANCE

2,156 SF BAKERY AND PANTRY PROP COFFEE SCHOOL HOTEL SHIP AREA

1,516 SF OF LAND OF 700 SF

SIMILAR TO EXISTING NO ADDITIONAL PARKING REQUIRED

3/14/66. FIRST AND FLOOR AND PARTIAL SITE PLAN.
 1.5" = 100' AND 1/8" = 1'-0" SCALE.
 1966 TECHNICAL DRAWING

1 HOTEL SHIP TEL BLDG MINNAPOLIS, MINNESOTA

ADDITION TO SERVICE AREA

BAKER ASSOCIATES, INC. ARCHITECTS A.I.A.
 25 CHAMBER OF COMMERCE BLDG. 1000
 12 SOUTH FIFTH STREET
 MINNEAPOLIS, MN 55402 612-338-0891

I HEREBY CERTIFY THAT THE PLAN SPECIFICATIONS OR REPORT HAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: _____ REG. NO. _____

PLANS

SCALE: SEE PLAN

DATE: 8-18-65

1

COMB. NO. 1501D

