



<b>Case number:</b>	10825E-09
<b>Address:</b>	5501 American Blvd W
<b>Application type:</b>	Final Development Plan for a 257-room hotel development
<b>Applicant:</b>	The North Central Group

**This file will contain the following items as they become available:**

1. Agenda information
2. Staff report
3. Location map

**Additional information**

To receive copies of submitted development applications, supplemental documents, and (in some cases) building and site plans please contact the Planning Division at 952-563-8920 or [planning@ci.bloomington.mn.us](mailto:planning@ci.bloomington.mn.us).

**Your comments are important!**

If you wish to communicate to the Planning Commission about this agenda item, please include:

- Your name
- E-mail address
- Full mailing address (number, street name, city, state, ZIP)
- Daytime telephone number
- Case file number
- Date of hearing

You may not receive a detailed response to your e-mail, but your comments, if received in time, will be presented to the Planning Commission.

If you wish to send comments via e-mail, write to [planning@ci.bloomington.mn.us](mailto:planning@ci.bloomington.mn.us). Anonymous e-mails will not be forwarded.

Originator <b>Community Development</b>	Item <b>Final Development Plan</b>	#	
Agenda Section <b>HEARINGS/PUBLIC INPUT Development Business</b>	By <b>JEF</b>	Approved	Date

Item 1B

Case 10825E-09

## GENERAL INFORMATION

Applicant: Normandale Lake Holdings, LLC (United Properties, LLC) and Bloomington Lodging Investors, LLC (North Central Group)

Location: 5501 American Boulevard West

Request: Final Development Plan for a hotel and associated parking.

Existing Land Use and Zoning: Undeveloped; zoned C-4 Freeway Office

Surrounding Land Use and Zoning: North – Office (Norman Pointe); zoned C-4 (PD)  
East – Office/Hotel; zoned C-4 (PD)  
West – Multi-family residential; zoned RO-24  
South – Office; zoned C-4 (PD)

Comprehensive Plan: OFC - Office

## PROPOSAL

The applicants (United Properties and the North Central Group) propose to develop a 10-story, 257 room hotel and associated parking at 5501 American Boulevard. The hotel and associated surface parking is considered Phase I of a two phase planned development; the subject of a separate development application (Case#10825BCD-09).

As a planned development, flexibility from the C-4 district development standards are proposed. Deviations proposed include hotel setbacks from American Boulevard and surface parking setbacks from American Boulevard. Deviations are also proposed to the off-street parking requirement of 283 spaces.

Parking for Phase I is proposed to include 80 surface parking spaces located on the hotel site (Lot 1), 177 surface parking spaces on the abutting Outlot A (future location of parking ramp), and proof of parking for an additional 26 spaces on Outlot A. Parking in the proposed parking ramp (Phase II) will be shared by the office and hotel. The ramp will initially include 943 spaces, with 154 designated for the hotel. The ramp will be designed to accommodate another level of parking to provide an additional 171 spaces if needed in the future.

**Council Action**

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ to \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The hotel (North Central Group) will enter into a parking easement agreement with United Properties to formalize the shared parking arrangement.

Primary access to the hotel is proposed from Norman Center Drive at the intersection with American Boulevard. This access drive is also used as the primary exit from the 8200 Tower parking ramp. A second access will be provided off American Boulevard along the north side of the property.

Water is available by connecting to existing service lines. The existing sanitary sewer capacity is insufficient to accommodate this development as well as other recently approved and future planned developments in the area. To address this, the City proposes to construct a reliever sewer line under Normandale Lake Boulevard. Stormwater management would be provided by a combination of approaches including providing underground storage and treatment and low impact development (LID) techniques.

**APPLICABLE REGULATIONS**

Section 19.38.01 Planned Development Overlay Districts  
Section 21.205.04 Freeway Office District  
Section 21.301.03 Structure Design  
Section 21.301.06 Parking and Loading

**REQUIRED FINDINGS**

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

**CHRONOLOGY**

Planning Commission Agenda: 6/18/09 – Public Hearing scheduled

**DEADLINE FOR AGENCY ACTION**

Application Date: 4/29/09  
60 Days: 6/27/09  
Extension Letter Mailed: Yes  
120 Days: 8/26/09

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
Edward A. Farr

Date \_\_\_\_\_ Reg. No. 16362  
Project Manager

XXX  
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NEW SIDEWALK TO BE CONSTRUCTED AS PART OF PHASE I HOTEL DEV. FOR CONTINUITY TO NORMAN LAKE BLVD. SIDEWALK.

RIGHT IN/RIGHT OUT CURB CUT RELOCATED APPROX. 30' EAST WHENEVER AMER. BLVD. IMPROVED. NO LATER THAN DURING PHASE II OFFICE DEVELOPMENT. MAINTAIN FULL-ACCESS CURB CUT DURING PHASE I HOTEL DEVELOPMENT

EXISTING AMERICAN BLVD. STREET R.O.W. ALIGNMENT

AMERICAN BOULEVARD WEST (IMPROVED)

GREEN VALLEY ROAD

TRANSFORMER ENCLOSURE

EXIST. RESIDENTIAL DEVELOPMENT

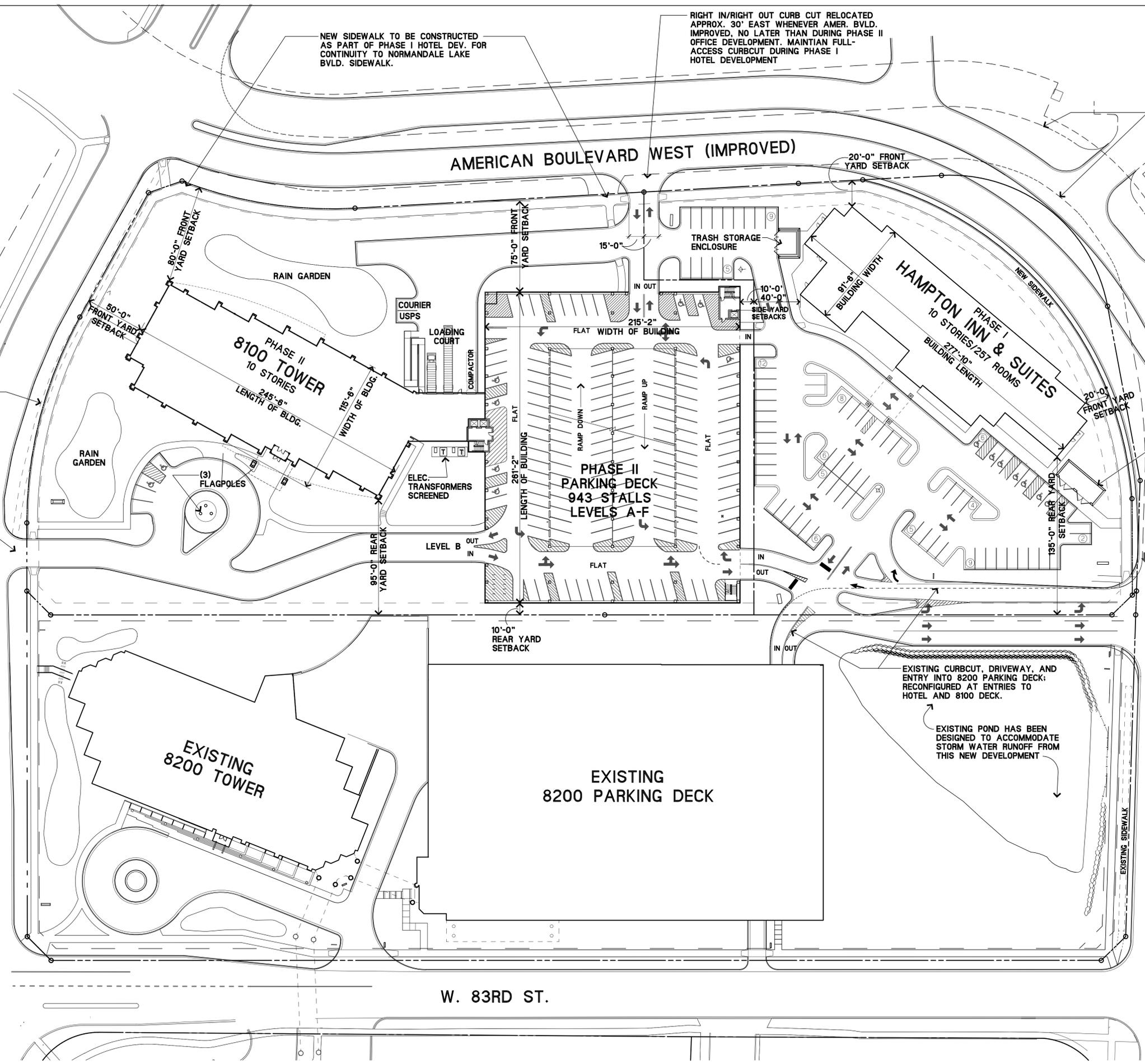
EXIST. SIDEWALK (SHOWN DOTTED) TO REMAIN UNTIL OFFICE DEVELOPMENT RELOCATES NEW SIDEWALK INTO EASEMENT

EXIST. CURB CUT

NORMAN LAKE BLVD.

NORMAN CENTER DRIVE

W. 83RD ST.



**EDWARD FARR ARCHITECTS INC**

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Client  
**UNITED PROPERTIES**

Project  
**NORMAN LAKE OFFICE PARK / 8100 TOWER AND HOTEL P.U.D. PRELIMINARY DEVELOPMENT PLAN**

Location  
**AMERICAN BOULEVARD WEST AND NORMAN LAKE BOULEVARD BLOOMINGTON, MINNESOTA**

Issued For Date  
DBE SUBMITTAL 03/29/2009

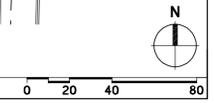
Sheet Title  
**SITE PLAN**

Project Number Sheet Number

**07.061 A1.1**

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1 8100 OFFICE BUILDING AND HOTEL SITE PLAN  
A1.1 SCALE: 1"=40'-0"





EDWARD FARR  
ARCHITECTS INC

 **8100 TOWER** NORMANDALE LAKE  
OFFICE PARK

  
UNITED PROPERTIES



# HAMPTON INN & SUITES

VIEW FROM SOUTH ENTRANCE



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04/29/09 109033-01

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## HAMPTON INN & SUITES

VIEW FROM NORMAN CENTER DRIVE



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