



<b>Case number:</b>	10824A-10
<b>Address:</b>	3 and 4 Appletree Square
<b>Application type:</b>	Revised Final Development Plan to allow EIFS as the primary exterior building material
<b>Applicant:</b>	TB Bloomington LLC

**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.

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Anonymous e-mails will not be forwarded.

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

Item 2

Case 10824A-10

## GENERAL INFORMATION

Applicant: TB Bloomington, LLC

Location: 3 and 4 Appletree Square

Request: Revised Final Development Plan for Exterior Insulation Finish System (E.F.I.S.) as the primary exterior building material

Existing Land Use and Zoning: Hotel; zoned CS-1(PD)

Surrounding Land Use and Zoning: West – Parking ramp; zoned CO-1(PD)  
East – Vacant land; zoned HX-R (PD)  
North – Vacant land / hotel; zoned HX-R  
South – Office; zoned CO-1(PD)

Comprehensive Plan: The Comprehensive Land Use Plan recommends Office land use for the property.

## PROPOSAL

The applicant proposes covering the existing brick on the 10-story structure with E.F.I.S in an effort to resolve water infiltration issues and change the color to match the new color scheme for the user. The original building was constructed in 1979. The property was rezoned to a Planned Development in 1985 as part of a six building, mixed use development. The application added 130 suite type guest rooms onto the existing 308 room hotel.

A majority of the E.F.I.S would be extending from the second floor to the roof with the first two floors remaining as constructed. The windows will not be removed or replaced as part of this application.

## APPLICABLE REGULATIONS

Section 19.38.01

**Council Action**

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

\_\_\_\_\_

\_\_\_\_\_

**REQUIRED FINDINGS**

Section 21.501.03(e)(1), (2), (3), (4), (5), (6), and (7)

**HISTORY**

City Council Action: 03/26/79 – Approved Final Site and Building Plans for a hotel subject to 15 conditions

City Council Action: 04/08/85 – Approved a Preliminary and Final Development Plan for an addition onto an existing hotel subject to 5 conditions and 8 code requirements

**CHRONOLOGY**

Planning Commission Agenda: 02/18/10 - Public Hearing scheduled

**DEADLINE FOR AGENCY ACTION**

Application Date: 01/07/10  
60 Days: 03/07/10  
Extension Letter Mailed: No  
120 Days: 05/06/10