



CITY OF
BLOOMINGTON
MINNESOTA

CASE #PL2021-42

Development Application

Case no. PL 202100042

Type of application

- ☒ Standard ☐ Staff approval ☐ Hearing Examiner ☐ Plan Revision ☐ Amended ☐ Reapplication
- ☒ Rezoning ☐ Conditional Use Permit ☐ Variance ☐ Ordinance Amendment
☒ Preliminary Development Plan ☐ Interim Use Permit ☒ Comprehensive Plan Amendment ☒ Subdivision
☒ Final Development Plan ☐ Final Site and Building Plan ☐ Other

Site location ■ Additional addresses on back ■ Legal description attached

Property address 4401 & 4217 American Boulevard West		Common name Walser Toyota/former Sencer's Restaurant	
Business address 4401 American Boulevard West			
PIN	Lot 1 (both)	Block 1 (both)	Plat name PaWalser Addn & France 494 4th Addn

Proposal Full documentation must accompany application

Comprehensive Plan amendment from Community Commercial to Regional Commercial; Rezone (4217) from CS-0.5 (PD) to C-1(PD); Preliminary and Final Development plan to expand an existing automobile dealership with new dealership and three story parking ramp; and a Preliminary and Final Plat to combine two lots into one lot at 4401 & 4217 American Boulevard West.

Complete all applicable sections — Select only ONE person as primary contact

Fee property owner

☐ Primary contact	Owner name per property title Walser Real Estate IV (both lots) / Walser Automotive Group		E-mail jbrennan@walser.com	
	Mailing address 7700 France Ave South, Suite 410 N	City Edina	State MN	Zip
☐ Additional owners on Back	Business address Same		State	Zip
	Daytime phone 952-653-3575	Cell phone 612-382-0376	FAX	
John R. Brennan Typed/printed name		John R. Brennan Signature		Senior Vice President Title

User/occupant

☒ Primary contact	Business name/name Walser Toyota / Walser Automotive Group		E-mail jbrennan@walser.com	
	Mailing address 7700 France Ave South, Suite 410N	City Edina	State MN	Zip 55435
☐ Additional owners on Back	Business address 4401 American Boulevard West		State MN	Zip 55437
	Daytime phone 612-616-2571	Cell phone 612-616-2571	FAX	
John R. Brennan Typed/printed name		John R. Brennan Signature		Senior VP Title

NOTE: Applications only accepted with ALL required support documents. See Instructions.

Deadline for agency action

60 Days: _____ 120 Days: _____
 Planner: _____ DRC: _____

Shaded areas are for office use only

Received:	Date	By
Reviewed:	Date	By ☐ PC ☐ CC ☐ HE
Fee paid:	Date	\$
☐ Admin. approval:	Date	By
☐ Comm. Dev't Dir. ☐ Planning Div. Manager		
☐ Other		

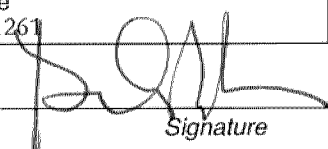
Community Development

Planning and Economic Dev.
1800 W. Old Shakopee Road
Bloomington MN 55431-3027

PH 952-563-8920
FAX 952-563-8949
TTY 952-563-8740

E-MAIL planning@ci.bloomington.mn.us
www.ci.bloomington.mn.us

Development ApplicationCase no. PL 202100042**Complete all applicable sections — Select only ONE person as primary contact****Additional parties**

☒ Primary contact	Business name/name PHILLIPS Architects & Contractors, Ltd.		E-mail dphillips@phillipsarchitects.com	
	Mailing address 401 North Third Street, Suite 450		City Minneapolis	State MN
	Zip 55401			
	Business address same		City	State
	Zip			
	Daytime phone 612-868-1261		Cell phone 612-868-1261	FAX
David A Phillips				President
Typed/printed name		Signature		Title

Additional fee property owners and addresses

Business name/name		E-mail	
Mailing address		City	State
Zip			
Business address		City	State
Zip			
Daytime phone		Cell phone	FAX
Typed/printed name		Signature	
Title			
Business name/name		E-mail	
Mailing address		City	State
Zip			
Business address		City	State
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Daytime phone		Cell phone	FAX
Typed/printed name		Signature	
Title			

Use additional sheets or copy form for additional properties