



January 26, 2018

Mr. Stu Friedman  
Sterling Development Consultants  
6000 Nob Hill #205  
Chagrin Falls, OH 44022

RE: Case # PL2018-13 – Minor Revision to Final Development Plan  
8001 28th Avenue South

Mr. Friedman:

As set forth in City Code Section City Code Section 21.503.01(c)(1), I have administratively approved a minor revision to the Cambria Suites Hotel final development plan to increase the room count from 164 to 170, with no increase in building footprint or gross floor area (Case # PL2018-13).

The approval is subject to two conditions. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Ongoing Due to the increase in room count without increase in parking supply, the Phase II development is limited to 75 restaurant seats, or equivalent parking requirement for non-restaurant development, as determined by Section 21.301.06 of the City Code, unless parking flexibility is approved by the City Council.
2. Ongoing All previously approved conditions in Case 10966ABC-15 continue to apply.

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

Sincerely,

Glen Markegard, AICP  
Planning Manager