



Date: June 27, 2018

To: Liz O'Day
Planning Technician, City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: Proposed Parking Lot Expansion
Cedar Business Center - 1701 and 1801 American Boulevard East
Bloomington, MN

Ms. O'Day,

We are seeking approval to construct 21 new parking stalls for a multi-tenant business park at 1701 & 1801 American Blvd (Cedar Business Center).

This proposed project has been considered previously by the City of Bloomington, as part of a Variance request (Case # PL2018-113) to encroach on a setback from a future / planned right-of-way along American Boulevard. The City Council approved the Variance request on May 7, 2018, subject to conditions.

This memo is part of an application for Final Site Plan Review, one of the conditions of the Variance approval. A Development application, updated project drawings, and application fee – have all been submitted to the City under separate cover.

Note that one of the conditions for Variance approval is the establishment of an easement just north of the proposed parking stalls, running east/west across the property for a bike path. We have been in contact with City of Bloomington Engineering staff – and are working with them to get all required documentation for the easement completed / approved.

To confirm the general scope and intent of the proposed project: The current parking stalls on the north side of the lot were built in compliance with the original required setback. The proposed / new parking stalls will be constructed in alignment with the existing stalls, and at the same distance from the current lot line.

Details for the proposed construction, landscaping, and associated improvements are as described in the Construction Document drawing package, prepared by Calyx, and submitted as part of the Final Site Plan application.

The site is currently zoned FD-1 (Freeway Development) and is in AR-22 (Airport Runway District Overlay Zone).

The buildings on site are currently occupied by multiple commercial tenants – with a mix of office and storage / light industrial uses. Based on the gross footprint of 54,280 SF for the 1701 building; and 65,636 SF for the 1801 building – there is a total of 119,916 square feet of enclosed space in the development.

There are currently 443 total parking spaces combined on the subject properties. Once the 21 stalls currently proposed are completed - the total number of stalls would increase to 464.

Thank you for considering this matter. Please contact me directly with any questions – or if you need additional information.

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