

**PL201900210**

**PL2019-210**

Bloomington Redevelopment Co.  
5123 W 98<sup>th</sup> St Suite 142  
Bloomington, MN 55437

City of Bloomington  
Planning Division  
1800 W Old Shakopee Rd  
Bloomington, MN 55431

10/30/2019

RE: Development plan application for 8525 and 8545 Penn Ave S, Bloomington, MN 55420  
PID: **04-027-24-33-0002 and 04-027-24-33-0001**

To whom it concerns:

Bloomington Redevelopment Co. (Developer) seeks to improve the above parcels in effort to maximize the highest and best use. Our proposal seeks to find conformity to the nature of the neighborhood, increase density to supply more housing units and to offer additional affordable home ownership options. Per review with City Planning, a proposed zoning change to RM-12 to be requested of City Council.

The proposal includes razing the existing structure, levelling the site and constructing sixteen attached town home units. Project is to be completed in 3 phases of two-six unit structures and one-four unit structure. The new structures will be two story, accommodate single level living with ADA accessibility potential, 3 bedrooms per unit, with approximately 1800-2400 finished square feet above grade plus garage minimum to accommodate parking for two vehicles.

Impervious surface area to not exceed maximum limits of the site area per city code and a stormwater management plan to be submitted upon rezoning approval. The plan will include connections to either/both terminals of existing stormwater sewer access on 86<sup>th</sup> Street to the east and/or Penn Circle to the north. Any stormwater management plan will adhere to city code, watershed district and the DNR as it relates to Penn Lakes.

Sidewalk, utility, right of way easements to be included in Plat application per city requirements. In regards to traffic engineering, the Developer seeks to access Penn Ave and 86<sup>th</sup> Street. The Penn Ave access desired is a right-in, right-out only with a new center median constructed on Penn Ave. Alternatives exist, but previous discussions with city and county traffic engineering and review with our civil engineer yield this approach as the best solution. Developer will utilize any allowable traffic engineering plan to support the overall site development.

Sewer access and parkland dedication fees to be determined and submitted upon Plat approval.

Developer is advising the property owner of entire process through plan approval to final closing of unit sales.

A townhome association is to be created to govern the management of the site upon completion of construction. The bylaws will have restrictions on unit owners' vehicle storage to limit parking issues, although the site plan includes 3 parking spaces per unit with an additional 7 visitor parking spaces.

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Please see enclosed preliminary site plan, general architectural rendering example and development plan application along with additional supporting documentation.

Please contact me as other information is needed, and thank you,

A handwritten signature in black ink, appearing to read "Steve Furlong".

Steve Furlong, Principal, Bloomington Redevelopment Co  
952-314-6087, [sfurlong@muihomeloans.com](mailto:sfurlong@muihomeloans.com)