



August 25, 2021

Opus Development Company, LLC  
ATTN: Joe Mahoney  
10350 Bren Road West  
Minnetonka, MN 55343

**RE: Case #PL2018-191 – Opus Senior Living Project – 6701 West 78<sup>th</sup> Street  
Final Development Plan Approval Expired**

Mr. Mahoney:

On July 23, 2018, Opus Preliminary and Final Development Plans for a four-story, 186-unit residential care and senior living facility with a 100-person day care was approved by the City Council (Case #PL2018-191 – see attached decision notice). According to section 21.501.03(f) of the City Code, the approval of Final Development Plans expires two years after approval if no building permit is issued for the approved development within that timeframe. The City Code does allow the landowner or applicant to request a one-year extension of the approval timeline, which Opus did request. On July 20, 2020, the Community Development Director approved a one-year extension of the approval timeline from July 23, 2020 to July 23, 2021 (Case #PL2020-117 – see attached decision notice). No building permit for the approved development was issued prior to July 23, 2021. I am sending this correspondence as an official notification that the Final Development Plans approval associated with Case #PL2018-191 is officially expired and no longer valid.

If you have any questions about this letter, please contact me at (952) 563-8925 or [nmjohnson@bloomingtonmn.gov](mailto:nmjohnson@bloomingtonmn.gov).

Respectfully,

A handwritten signature in black ink, appearing to read "Nick Johnson", is written over a light gray horizontal line.

Nick Johnson, Planner  
Planning Division | Community Development  
City of Bloomington  
[nmjohnson@bloomingtonmn.gov](mailto:nmjohnson@bloomingtonmn.gov) | (952) 563-8925