



August 3, 2021

Mr. William Griffith
Larkin Hoffman Attorneys
8300 Norman Center Drive, Suite 1000
Bloomington, MN 55437

RE: Case # PL202100129
3700 American Blvd. E. – Park N Fly Remote Airport Parking

Mr. Griffith:

At its regular meeting of August 2, 2021, the City Council approved an amendment to development milestones established as conditions of interim use permit approval for remote airport parking and a one-year final plat approval extension for property located at 3700 American Boulevard East (Case # PL202100129).

The approval is subject to 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. Failure to meet any of the milestones identified in the Project Description dated June 10, 2021 will result in termination of this interim use permit for remote airport parking, provided the City makes available sufficient sewer infrastructure capacity to be available. In any event, termination of this interim use permit is subject to Applicant's right to cure an event of default or otherwise undertake corrective measures. In no case may the use of the Property for remote airport parking extend beyond July 1, 2024, unless a subsequent interim use permit is issued; and
2. The conditions attached to this approval of an Interim Use Permit for remote airport parking (Case PL2021-129) replace and supersede all previous conditions of approval related to the remote airport parking use on the Property; and
3. The Applicant must sign a new Site Development Agreement relating to the remote airport parking use with the City that incorporates all conditions of approval attached to Case PL2021-129 and confirms the interim nature of the use; and
4. Upon Interim Use Permit expiration (Case PL2021-129), the physical surface parking lot and the physical parking ramp may remain on site and be used in support of uses allowed in the base zoning district, however, the use of the site for remote airport parking must cease; and
5. The remote airport parking use is limited to 1,063 vehicles; and
6. Any physical changes to the site must follow the relevant approval process outlined in the City Code; and
7. Motor vehicles must be parked at all times in a manner allowing Fire Department access; and

8. Landscaping and required screening must be maintained in the current state during the term of the interim use permit; and
9. No maintenance or cleaning of customer or employee vehicles is allowed; and
10. All trash and recyclable materials be stored inside the principal building. (Sec. 21.301.17); and
11. Fire lanes be posted as approved by the Fire Marshal (Uniform Fire Code Sec. 901.4).

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Glen Markegard".

Glen Markegard, AICP
Planning Manager