



March 29, 2022

Walser Real Estate IV, LLC
ATTN: John Brennan
7700 France Avenue South, Suite #410N
Edina, MN 55435

RE: Case # PL202200031 – Change in Condition in Case #PL2021-42 related to interim automobile parking and storage associated with a class I motor vehicle sales use 4401 American Boulevard West

Mr. Brennan:

At its regular meeting of March 28, 2022, the City Council approved a Change in Condition in Case #PL2021-42 to modify condition of approval #33 related to interim parking and storage of motor vehicles accessory to a class I motor vehicle sales facility use located at 4401 American Boulevard West (Case #PL2022-31). Condition of approval #33 in Case #PL2021-42 is hereby revised as shown in the attached resolution and as follows:

33. Ongoing The interim use for up to two years of Lot 1, Block 1, France 494 4th Addition, as it may be replatted, for motor vehicle sales, including accessory parking and storage whether on the surface or in a structured facility along with the City's issuance of a certificate of occupancy ("CO") for Phase I ("Parking Structure") shall be contingent on 1) issuance of a piling and foundation permit for a dealership/office building consistent with plans approved in Case File #2021-42; 2) receipt of proof of a deposit on major structural elements for the dealership/office building; and 3) continued interim use upon issuance of a full building permit for a dealership/office building by August 1, 2022. Permanent use of Lot 1, Block 1, France 494 4th Addition, as it may be replatted, for motor vehicle sales, including accessory parking and storage, is allowed only after issuance of a certificate of occupancy ("CO") for a dealership/office building consistent with the plans approved in Case File #PL2021-42. The Community Development Director may, at her reasonable discretion, extend the interim use period beyond two years in the event of unforeseen circumstances provided substantial progress is being made on the construction of the dealership/office building.

The approval of the Change in Condition in Case #PL2022-31 is subject to the following condition of approval:

1. Prior to C/O A revised or amended site development agreement for Case #PL2021-42 must be recorded prior to occupancy of the three-story parking ramp.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager