



Luther Kia Concept Site Plan

Prepared for:
The Luther Company, LLLP

February 7, 2024

SUBMITTED TO
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431



PREPARED BY
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Introduction

On behalf of The Luther Company, LLLP (Luther), Landform is pleased to submit this concept site plan for informal Development Review Committee review and comments. The proposed project will redevelop the site, located at 1701 American Boulevard West, demolishing the existing buildings to allow for the construction of a new dealership and service building. The site is 5.67-acres in size and comprises four parcels (PIDs 0402724240030, 0402724240034, 0402724240029 and 0402724240032).

Concept Site Plan

The proposed development will significantly improve the appearance of the site with a new building and redesigned parking lot throughout the site. The existing Luther Kia buildings will be demolished and a new 56,026 square foot dealership building will be constructed on site. The proposed development more than doubles the existing floor area ratio (FAR) from 0.09 to 0.22. Although the intent is to comply with the requirements of the C-5 zoning and Penn American District standards, we anticipate a planned development amendment will be necessary to address the 0.6 FAR standard and building enclosure requirements.

The dealership building is designed with consideration for the required setbacks. The facade of the building extends 154 feet along American Boulevard and 212 feet along the Knox Avenue at the build-to setback line.

The new dealership building includes 24,995 square feet of sales space and 30,048 square feet of service space. A car wash is included with the new building. This is not a commercial car wash and will be used for maintenance of vehicle inventory and vehicles being serviced.

The revised parking layout provides 382 stalls and improves traffic circulation throughout the site. Landscape parking islands are provided at the end of each row of parking stalls.

Summary

We respectfully request comments from the Development Review Committee in preparation for submittal of a formal application to redevelop the Luther Kia site.

Contact Information

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