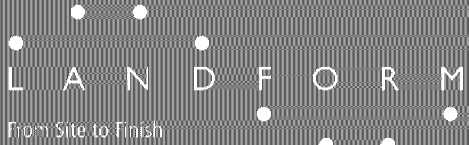


PL202400218

PL2024-218



Narrative
Tax Parcel Combination

Prepared for:
Luther Company, LLLP

November 8, 2024

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



PREPARED BY
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TABLE OF CONTENTS

Introduction 1

Tax Parcel Combination 1

Summary 2

Contact Information..... 2

Introduction

On behalf of the Luther Company, LLLP, Landform is pleased to submit this application for tax parcel combination approval for the Luther Kia site at 1701 American Boulevard West. The site is 5.67-acres in size and comprises four parcels (PIDs 0402724240030, 0402724240034, 0402724240029 and 0402724240032).

Tax Parcel Combination

The proposed tax parcel combination will comply with the applicable standards of §22.11.1 (Tax Parcel Combination or Split) of the Bloomington City Code. Specifically,

A tax parcel combination application must include written documentation addressing the following:

- (A) *Explaining the proposed tax parcel combination or split;*

The lot combination, as allowed by City Code, will allow for the combination of four contiguous parcels that are being simultaneously redeveloped as part of an overall site redevelopment that will result in a new building housing a Kia dealership, parking lot improvements and expansion, landscape improvements and stormwater improvements.

- (B) *Acknowledging that the tax parcel combination or split is for tax purposes only and that the legal property boundaries will remain as is unless modified through other means; and*

The applicant acknowledges that the tax parcel combination is for tax purposes only and that the legal property boundaries will remain as is unless modified through other means.

- (C) *In the case of tax parcel combinations, acknowledging that the city will not approve a future tax parcel split unless the split tax parcels each meet all applicable requirements of the city code for individual parcels (including but not limited to lot size, lot width, building setbacks, impervious surface coverage, street adjacency and the like);*

The applicant acknowledges that the city will not approve a future tax parcel split unless the split tax parcels each meet all applicable requirements of the city code for individual parcels.

Further, a tax parcel combination or split must meet the following standards found in § 22.11.1 of the Bloomington City Code. Specifically,

- (1) *A tax parcel split must not be approved unless the resulting tax parcels are each platted lots and each meet all applicable requirements of the city code for individual parcels (including but not limited to lot size, lot width, building setbacks, impervious surface coverage, street adjacency and the like).*

The subject application is for a tax parcel combination; this standard does not apply.

- (2) *All parcels within a tax parcel combination or split must be contiguous.*

All parcels within the tax parcel combination are contiguous.

- (3) *All parcels must have identical ownership.*

All parcels are owned by The Luther Company, LLLP.

- (4) *All parcels must be within the same unique taxing jurisdiction (city, school district, watershed district and the like).*

All parcels are located within the same unique taxing jurisdiction, being the City of Bloomington, School District #271, Bloomington Public Schools and the Nine Mile Creek Watershed District.

- (5) *All parties with property interest, including mortgage companies, must consent to the combination or split.*

The Luther Company, LLLP consents to the tax parcel combination. There are no other parties with property interest in the four parcels and there are no mortgages on the four properties.

Summary

We respectfully request approval of the tax parcel combination of the four parcels on the Kia site at 1701 American Boulevard West.

Contact Information

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