



PL201700248

November 15, 2017

Mr. Glen Markegard
Planning Manager
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55437

RE: Kraus-Anderson / Southtown Shopping Center

Dear Mr. Markegard:

We represent Kraus-Anderson, Incorporated, the Owner of Southtown Shopping Center, located generally at 7803 Penn Avenue South ("Southtown"). This letter and the accompanying documents serve as an application for the informal Development Review Committee.

Southtown is zoned Freeway Commercial Center (C-3) District and the Planned Development (PD) District and is an existing shopping center. Kraus-Anderson proposes to demolish approximately 45,000 square feet of existing retail structure, which formerly housed the Toys R Us, and construct a new 80,000 square-foot building (the "Addition") in approximately the same location. The proposed use of the Addition will be a flooring retail store. A portion of the existing parking lot will be modified to accommodate the new structure and loading docks.

The existing Southtown Center has 2,042 parking stalls, with the proposed development, which will include 2 levels of parking above the newly created approximately 80,000 square foot building, we estimate to accommodate an estimated 2,400 vehicles. Kimley-Horn has calculated our Parking Requirement to be 2,297 stalls with the existing Shopping Center plus the expanded area. Therefore, the site will have plenty of available parking without any need to request consideration for a reduced parking requirement due to such factors as time-of-day, transit, co-tenancy shopping habits or the reduced parking ration need by the flooring retail store (which is nearly 1 stall per 1,000 square feet). The main reason for the additional parking structure at this time is to prepare for future re-development and increased density to the site.

Attached please find:

1. Site Plan of the Eastern Re-development area.
2. Plans for the (3) levels of development. One floor Retail and two floors Parking.
3. Proposed storm-water retention area for compliance with the Nile-Mile Creek Watershed District.



KRAUS-ANDERSON®

Kraus-Anderson Realty Company
501 South Eighth Street, Minneapolis, MN 55404

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Please accept this application and add this item to the November 21, 2017 informal DRC meeting agenda.

Sincerely,

KRAUS-ANDERSON REALTY COMPANY

Kenneth M. Vinje, CCIM, SCSM, CRX
Director of Properties and Redevelopment

KMV/ld

Enclosed (3)

CC: Central File