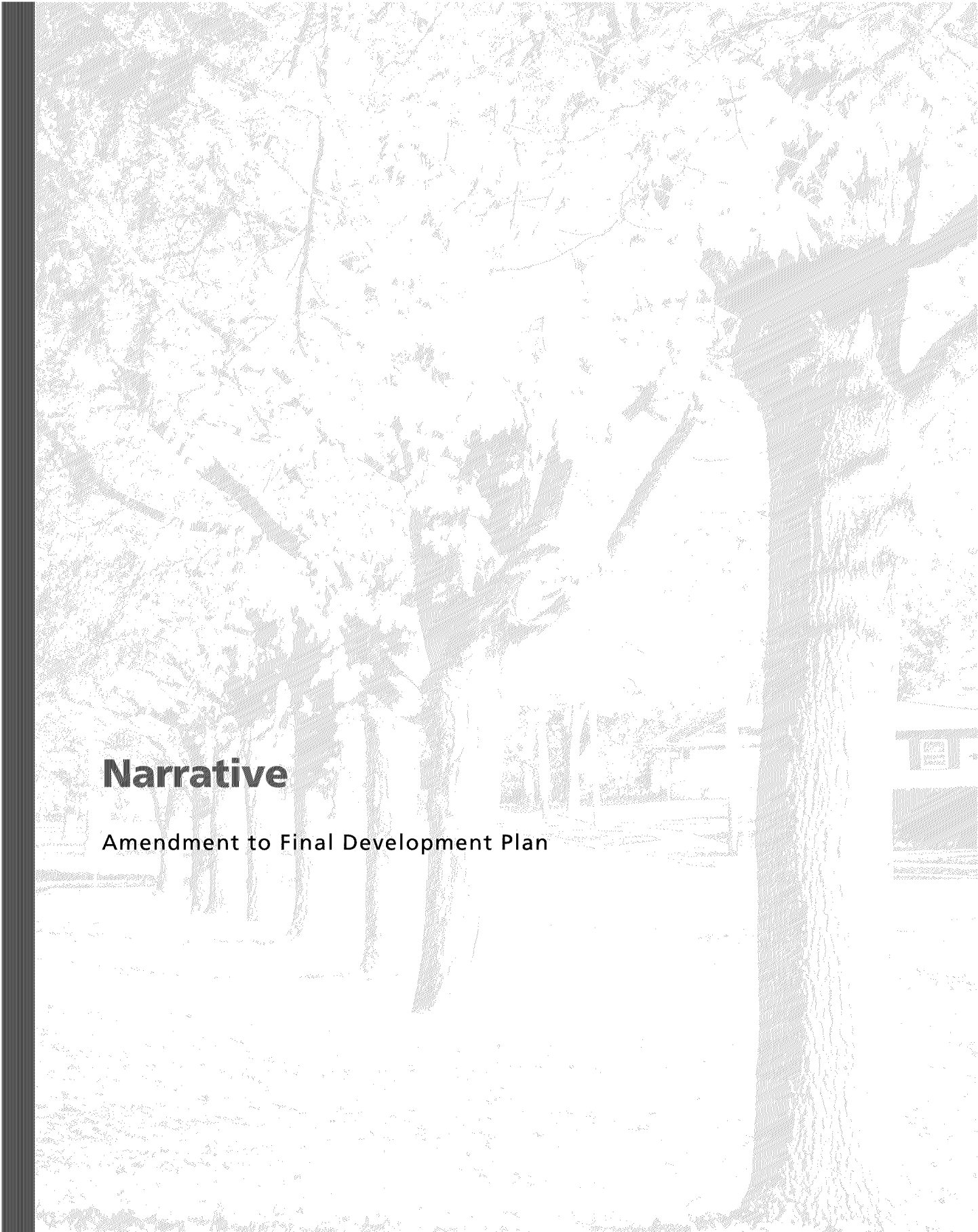




Narrative

Amendment to Final Development Plan

L A N D F O R M

Narrative

McDonalds in Southtown Bloomington
Bloomington, MN

L A N D F O R M

August 21, 2017

TABLE OF CONTENTS

Introduction	2
Site Plan.....	2
Contact Information	2

Introduction

On behalf of McDonald's USA LLC ("McDonald's"), Landform is pleased to submit this application for an amendment to a final development plan to update the building façade, and interior ADA improvements at 7997 Southtown Center. We are excited about the upgrades proposed for this site.

Site Plan

McDonalds will be making limited changes to the site that will improve the overall appearance of the building and improve accessibility. The improvements will not impact site layout, circulation, parking, or impervious surfaces. In 1995, the City approved the location of the existing drive through and in 2005 administratively approved changes to the drive through.

Building Façade Improvements

McDonalds will be updating the façade of the building to create an attractive and inviting storefront. The building materials include brick, aluminum paneling, and large windows. The proposed improvements are consistent with Section 63.08 (c) of the Zoning Code which requires exterior surfaces be faced with glass, stucco, brick, architectural concrete, or metal.

Interior Improvements

McDonalds will be updating the interior of the building in the customer service and restroom areas. These areas will be updated to comply with ADA standards, as well as receiving finish improvements.

We respectfully request administrative approval of the proposed changes to update the existing exterior and interior of the building.

Contact Information

This document was prepared by:
Kevin Shay
Landform
105 South Fifth Street, Suite 513
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Kevin Shay at kshay@landform.net or 612.638.0228