

Stu Friedman
Sterling Development Consultants
6000 Nob Hill Drive #205
Chagrin Falls, Oh 44022

January 11, 2018

Glen Markegard | Manager
Planning Division | City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: 8001 28th Avenue South – Final Development Approval Revision Request

Dear Mr. Markegard,

Pursuant to Section 21.501.03(d) of the City Code, a Revision to the final development plans are considered minor if:

- 1) There is no increase to the proposed number of dwelling units;
- 2) Any proposed increase in the floor area of structures on site does not exceed five percent or a total of 10,000 square feet;
- 3) All proposed revisions comply with City Code requirements;
- 4) There is no alteration to any condition of approval previously attached by the City Council; and
- 5) There is no alteration to a plan modification previously required by the City Council.

For the above referenced property, City Council at its regular meeting on December 21, 2015 approved a Final Development Plan for the proposed Cambria Suites and Hotel to be located there. That plan was for 164 Rooms. However, as those conceptual development plans turned into construction drawings, structural engineering utilizing steel framing, indicated a slightly different floor play layout. So, room types were changed and the result was an increase from 164 to 170 rooms, all within the same exact building envelope that was approved at the December 21, 2015 meeting. There is no change in square footage and all proposed revisions comply with City Code requirements. Further, there are no alterations to City Council approved conditions nor plan modifications.

Therefore, the applicant respectfully requests a Revision to the previously approved Final Development Plan. Additionally, the due to the expiration of the Airport Zoning Permit granted to this development, the applicant has sought a re-approval from the Airport Commission and we will forward the new FAA 7460 Determination letter upon receipt which is expected this month. Please re-approve the Airport Zoning Permit subject to FAA approval.

Regards,



Stuart A. Friedman
Principal, Sterling Development Consultants

Cc: Mike Centenario