



January 28, 2026

Holly Burley
901 North Third Street, Suite #135
Minneapolis, MN 55401

RE: Case # PL202500204 – CUP for existing vacant auto repair facility
9200 Lyndale Avenue South

Dear Holly Burley:

At its regular meeting of January 22, 2026, the Planning Commission approved a Conditional Use Permit to allow for an existing vacant auto repair facility at 9200 Lyndale Ave. S. (Case #PL202500204).

The approval is subject to conditions that must be satisfied before issuing a Building Permit or occupancy for a new tenant. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements (see § 21.301.07).
3. Prior to C/O Landscaping must be planted and maintained in accordance with approved landscaping plan.
4. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
5. Prior to C/O Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code. A sign permit is needed to bring the existing sign into conformance.
6. Ongoing All loading and unloading must occur on site and off public streets.
7. Ongoing Prior to operation of underground storage tanks and pumps, provide documentation for Fire Marshal review and receive Fire Marshal approval that the flammable waste trap and separators have been tested and are in working order.
8. Ongoing No long-term storage of vehicles or storage of damaged vehicles is allowed.
9. Ongoing The auto repair use is limited to as shown on the approved plans in Case File #PL202500204.

Should you have any questions regarding this decision, please contact Dylan Palmer, Planner, at (952) 563-8918 or dpalmer@BloomingtonMN.gov.

Sincerely,



Nick Johnson
Planning Manager