



February 03, 2026

CTC Software
ATTN: Saeid Berenjian
8101 34th Ave South, Suite #300
Bloomington, MN 55425

RE: Case # PL202500203 – FDP for parking flexibility for a retail use
8101 34th Avenue South

Dear Saeid Berenjian:

At its regular meeting of February 02, 2026, the Council approved a major revision to Final Development Plans (FDP) to reduce off-street parking requirements for a retail use located at 8101 34th Avenue South (Case # PL202500203).

The approval is subject to conditions that must be satisfied before issuing a Building Permit. 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 Access, circulation and parking plans must be approved by the City Engineer. All parking stalls must meet dimensional requirements in City Code.
3. Prior to Permit Per the recommendations of the parking study, a plan for internal traffic, wayfinding, and parking signage must be approved by the City Engineer. Updates to signage must be completed prior to occupancy.
4. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements. See §21.301.07.
5. Prior to C/O All necessary State and local licenses must be in obtained and valid prior to the dispensary becoming operational.
6. Prior to C/O A sidewalk must be provided to link the primary entrance of the retail space with the public sidewalk network. See §21.301.04(g).
7. Ongoing Retail use is limited to floor areas as shown on the approved plans in Case File #PL202500203.

Should you have any questions regarding this decision, please contact Elizabeth O'Day, Planner, at (952) 563-8919 or eoday@BloomingtonMN.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nick Johnson', with a stylized, cursive script.

Nick Johnson
Planning Manager