

**GENERAL INFORMATION**

Applicant: Airport Construction of Minnesota, Inc. DBA Park 'N Go  
(Owner and User)

Location: 7901 International Drive

Request: Interim use permit for remote airport parking

Existing Land Use and Zoning: Parking Lot; zoned HX-R, High Intensity Mixed Use with Residential

Surrounding Land Use and Zoning: North – I-494 and MSP Airport  
South – Apartment building; zoned HX-R(PD)  
West – Office and hotel; zoned C-4  
East – Hotel; zoned HX-R

Comprehensive Plan Designation: South Loop Mixed Use

**HISTORY**

City Council Action: 09/09/2024 – Adopted a resolution denying a five-year interim use permit for remote airport parking at the Park N Go remote airport parking facility (Case #PL2024-137).

City Council Action: 12/07/2020 – Approved modifications to previously approved development milestones adopted as part of an interim use permit for remote airport parking (Case #PL2020-194).

City Council Action: 09/09/2019 – Approved a five-year interim use permit for remote airport parking with redevelopment milestones at 7901 International Drive (Case #PL2019-134).

City Council Action: 10/13/2014 – Approved a five-year interim use permit for a remote airport parking facility (Case #8962B-14).

City Council Action: 10/19/2009 – Approved a five-year interim use permit for a remote airport parking facility (Case #8962A-09).

City Council Action: 09/22/2008 – Approved a three-year interim use permit for a remote airport parking facility (Case #8962A-08).

- City Council Action: 04/25/2005 – Approved rezoning from CS-1 to HX-R (Case #10000B-05).
- City Council Action: 04/07/2003 – Approved a temporary conditional use permit for a remote airport parking facility (Case #8962B-03).
- City Council Action: 4/20/1998 – Approved a temporary conditional use permit for a remote airport parking facility (Case #8962A-98).
- City Council Action: 05/16/1994 – Approved a temporary conditional use permit for a remote airport parking facility (Case #8962A-94).
- City Council Action: 04/15/1991 – Approved a temporary conditional use permit for a remote airport parking facility (Case #8962A-91).

**CHRONOLOGY**

Planning Commission 11/20/2025 – Public hearing scheduled

**DEADLINE FOR AGENCY ACTION**

Application Date: 10/08/2025  
 60 Days: 12/07/2025  
 120 Days: 02/05/2026  
**Applicable Deadline: 12/07/2025**

**STAFF CONTACT**

Mike Centinario, Planning Supervisor  
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**PROPOSAL**

The applicant is requesting an interim use permit (IUP) for remote airport parking for the existing Park ‘N Go remote airport parking facility located at 7901 International Drive. The previous interim use permit expired October 13, 2024. The proposed interim use permit would allow Park ‘N Go to continue operating their facility until August 8, 2027, which aligns with the interim use permit expiration for the Park N Fly remote airport parking facility (3700 and 3750 American Blvd. E.). City Code Section 21.302.41 dictates IUPs for existing remote airport parking facilities may not be

extended beyond August 8, 2027. The timeline for IUP allowance in Code was directed by City Council action on Ordinance No. 2025-19 that was adopted on September 29, 2025, at the conclusion of the Airport Parking Study project.

## **ANALYSIS**

Remote airport parking facilities have been in operation within the City of Bloomington for over 35 years. Always intended to be a temporary, holding use until demand for permanent development increased, temporary conditional use permits and interim use permits were approved multiple times for the Park 'N Go and Park N Fly remote airport parking facilities. In 2019, as demand for development in the South Loop District increased, interim use permits were again approved, but subject to development milestones intended to accomplish a phased elimination of remote airport parking through permanent development on the property. Each remote airport parking facility was required to implement an initial phase of permanent development by the end of their IUP period.

Development milestones were extended in 2020 for a variety of reasons. The COVID-19 pandemic greatly impacted the economy and development market for multiple sectors. While actively engaging with potential development partners, the applicant did not proceed in seeking development approvals.

The City began an Airport Parking Study in late 2024 to evaluate a range of zoning alternatives related to remote airport parking. Staff studied existing regulatory options for existing remote airport parking facilities, *new* remote airport parking facilities, and hotel airport parking. That study process culminated in an ordinance that amended airport parking use allowances in City Code, which was adopted by the City Council on September 29, 2025 (Ordinance No. 2025-19).

The Planning Commission and staff recommended allowing permanent remote airport parking through a conditional use permit, subject to several performance standards. Ultimately, the City Council did not adopt the staff and Planning Commission-recommended approach. Instead, the City Council established an August 8, 2027 expiration date for remote airport parking interim use permits and directed staff to continue working with the existing operators on a permanent solution beneficial to all parties. August 8, 2027 is the expiration for the Park N Fly interim use permit; the City Council wanted both remote airport parking facilities to have the same expiration timeline while discussions continue between the operators and the City. The proposed interim use permit would allow Park 'N Go to continue to operate until August 8, 2027.

### **Status of Enforcement Orders**

There are no open enforcement orders at the subject property. Enforcement related to development milestones has been stayed by the City Council as part of the Airport Parking Study and subsequent ordinance adoption.

**Outreach/Notification**

- Mailed Notice (10-day notice – 500-foot buffer)
- Newspaper Notice (10-day notice – 11/06/2025 Sun Current)
- Public hearing notice online

**FINDINGS**

**Required Interim Use Permit Findings - Section 21.501.05(e)(1-6)**

<b>Required Finding</b>	<b>Finding Outcome/Discussion</b>
(1) The use will not delay permanent development of the site;	<b>Finding Made</b> – The permanent existence of remote airport parking on the entirety of this site would delay permanent development of the site. However, an August 8, 2027 expiration for remote airport parking is established in City Code.
(2) The proposed use will not adversely impact implementation of the Comprehensive Plan or adopted district plan for the area;	<b>Finding Made</b> – The Comprehensive Plan’s and South Loop District Plan’s long-term vision for the site and surrounding area is to create a high-density, mixed-use, pedestrian oriented development. Permanent remote airport parking across the full extent of the site would preclude implementation of the Comprehensive Plan and South Loop District Plan’s vision for the District. The proposed interim use permit affords additional time for the City and operators to work towards a permanent solution that more closely implements that vision.
(3) The proposed use is not in conflict with City Code provisions on an ongoing basis;	<b>Finding Made</b> – Remote airport parking operated in the HX-R zoning district pursuant to a valid interim use permit is not in conflict with City Code.
(4) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare;	<b>Finding Made</b> – While the use negatively impacts the surrounding neighborhood by bringing regional trips and emissions onto City streets, these impacts do not currently rise to the level of being injurious.
(5) The date or event that will terminate the use has been identified with certainty;	<b>Finding Made</b> – The applicant proposes an August 8, 2027 expiration.

Required Finding	Finding Outcome/Discussion
(6) The property on which the use is situated has no open enforcement orders and there are no nuisance characteristics associated with the property or its current use.	<b>Finding Made</b> – Enforcement related to interim use permit conditions (development milestones) was stayed by the City Council.

**RECOMMENDATION**

**Note the Planning Commission has final approval authority on this interim use permit application unless an appeal to the City Council is received by 4:30 p.m. on November 25<sup>th</sup>, 2025.**

Staff recommends approval of the interim use permit using the following motion:

Having been able to make the required findings, I move to approve an interim use permit for remote airport parking at 7901 International Drive with an August 8, 2027 expiration date, subject to the conditions in the staff report.

## RECOMMENDED CONDITIONS OF APPROVAL

Case PL202500158

**Project Description:** Interim Use Permit for Remote Airport Parking at Park N Go Located at 7901 International Drive.

**Address:** 7901 INTERNATIONAL DR

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Ongoing In no case may the use of the Property for remote airport parking extend beyond August 8, 2027 unless the City Code is amended by the City Council and remote airport parking is approved by a subsequent application.
2. Ongoing The remote airport parking use is limited to 1,281 vehicles on surface parking spaces.
3. Ongoing Any physical changes to the site must follow the relevant approval process outlined in the City Code.
4. Ongoing Motor vehicles must be parked at all times in a manner that allows Fire Department access.
5. Ongoing Landscaping and required screening must be maintained to meet City Code requirements during the term of the interim use permit.
6. Ongoing No maintenance or cleaning of customer or employee vehicles is allowed.
7. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
8. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).