

PLANNING COMMISSION RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR REMOTE AIRPORT PARKING WITHIN THE MALL OF AMERICA EAST RAMP LOCATED AT 8100 24TH AVE SOUTH IN THE CITY OF BLOOMINGTON, MINNESOTA

WHEREAS, the Bloomington Planning Commission (“Planning Commission”) is empowered under State Law and the Bloomington City Code to act upon certain types of conditional use permits; and

WHEREAS, a MOAC Mall Holdings, LLC (“Applicant”) has submitted an application for a Conditional Use Permit for remote airport parking to be applied to a parcel it owns at 8100 24th Avenue in the City of Bloomington, Minnesota (hereinafter the “Property”), and legally described as:

LOT 1, BLOCK 1, MALL OF AMERICA 8TH ADDITION, HENNEPIN COUNTY, MINNESOTA

WHEREAS, the Planning Commission has reviewed said request at duly called public meeting, with public hearing, on January 22, 2026 and has considered the report of the City staff, all information provided in the agenda materials, any comments of persons speaking regarding the proposed Conditional Use Permit, and the requirements in Bloomington City Code; and

WHEREAS, per City Code Section 21.201.04(e), a conditional use permit may be approved when all of the following findings are made:

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made – Utilizing excess parking capacity within an existing parking structure for remote airport parking is not in conflict with the High Intensity Mixed Use land use designation. The Mall of America is a major draw for the travelling public, and the remote airport parking would be an extension of that draw.

Required Finding	Finding Outcome/Discussion
(2) The proposed use is not in conflict with any adopted district plan for the area.	Finding Made – The property is located within the area subject to the South Loop District Plan, which acknowledges that demand for remote airport parking within the District is high and will continue to be so for the foreseeable future. The Plan calls for limiting the impacts and proliferation of the use in the District. The remote airport parking facility proposed within the existing east parking structure at the Mall of America allows for this use in a narrow and subordinate manner without compromising the core function of the destination retail facility, negatively impacting the District, or driving a proliferation of surface parking lots.
(3) The proposed use is not in conflict with city code provisions.	Finding Made – Subject to compliance with the attached conditions of approval, the remote airport parking facility would not conflict with City Code provisions.
(4) The proposed use will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding Made – The remote airport parking use would utilize existing infrastructure and is not anticipated to create an excessive burden on public facilities. Roadways serving the Mall of American east ramp are arterial roads with adequate capacity and traffic control.
(5) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The remote airport parking facility expands the services available to Mall of America guests. Through effective access and traffic control, it is not anticipated to cause injury to the surrounding neighborhood or harm the public health, safety, or welfare.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BLOOMINGTON IN REGULAR MEETING ASSEMBLED:

- A. That the affirmative findings of the City Staff, contained in the Recitals herein, are adopted by the Planning Commission and incorporated herein;
- B. That the conditional use permit shall expire if not used or applied in accordance with the provisions of City Code Section 21.501.04(g);
- C. That the conditional use permit may be suspended or revoked in accordance with the provisions of City Code Section 21.501.04(h);
- D. That the requested conditional use permit is approved, subject to the following conditions of approval:
 - 1. Prior to C/O Gate control devices for emergency vehicles will be reviewed during the permit process and field tested for compliance.
 - 2. Ongoing Remote airport parking reservation systems must reduce airport parking supply in accordance with demand trends outlined in the Walker Consultants and SRF reports attached to the development application.
 - 3. Ongoing Remote airport parking is limited to the east parking ramp level P7. Remote airport parking may not be expanded beyond P7 without Conditional Use Permit approval.
 - 4. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code. Signs necessitating building permits must procure permits prior to installation.

5. Ongoing Parking lot and site security lighting must satisfy and maintain the minimum requirements. See §21.301.07.
6. Ongoing Minimum 11 foot clear width and 7 foot clear height to be maintained through the gate system.

Passed and adopted this 22nd day of January, 2026.

The three day period to appeal the Planning Commission's decision to the City Council expired on January 27, 2026.

- An appeal was not received and the conditional use permit is now in effect.
- An appeal was received and the final decision on the conditional use permit will therefore be made by the Bloomington City Council.

Planning Commission Chair

Date

ATTEST:

Planning Commission Secretary

Date