



April 16, 2019

Mr. William Griffith
Larkin Hoffman Attorneys
8300 Norman Center Drive, Suite 1000
Bloomington, MN 55437

RE: Case # PL2019-11
3700 American Blvd. E.

Mr. Griffith:

At its regular meeting of April 15, 2019, the City Council approved a five-year interim use permit for remote airport parking with phased redevelopment at the Park 'N Fly property located at 3700 American Blvd. E. (Case # PL2019-11).

The approval is subject to conditions. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Ongoing Failure to meet any of the milestones identified in Exhibit C will result in termination of this interim use permit for remote airport parking, provided the City makes available sufficient sewer infrastructure capacity. In any event, termination of this interim use permit is subject to Applicant's right to cure an event of default or otherwise undertake corrective measures. In no case may the use of the Property for remote airport parking extend beyond July 1, 2024, unless a subsequent interim use permit is issued.
2. Ongoing The conditions attached to this approval of an Interim Use Permit for remote airport parking (Case PL2019-11) replace and supersede all previous conditions of approval related to the remote airport parking use on the Property.
3. Ongoing The Applicant must sign a new Site Development Agreement relating to the remote airport parking use with the City that incorporates all conditions of approval attached to Case PL2019-11 and confirms the interim nature of the use.
4. Ongoing Upon expiration of the Interim Use Permit (Case PL2019-11), the physical surface parking lot and the physical parking ramp may remain on site and be used in support of uses allowed in the base zoning district, however, the use of the site for remote airport parking must cease.
5. Ongoing The remote airport parking use is limited to 1,063 vehicles.
6. Ongoing Any physical changes to the site must follow the relevant approval process outlined in the City Code.

7. Ongoing Motor vehicles must be parked at all times in a manner that allows Fire Department access.
8. Ongoing Landscaping and required screening must be maintained in the current state during the term of the interim use permit.
9. Ongoing No maintenance or cleaning of customer or employee vehicles is allowed.
10. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
11. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,

A handwritten signature in cursive script, reading "Glen Markegard".

Glen Markegard, AICP
Planning Manager