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PL2019-11

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March 26, 2019

Glen Markegard
Planning Director
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55431

Re: **Revised** - Park 'N Fly Interim Use Permit Applications: 3700 American Boulevard East
Our File #41,912-00

Dear Mr. Markegard:

This firm represents Rosa Development Company, LLLP ("Rosa Development") with regard to the approval of an Interim Use Permit (IUP) application to continue the remote airport parking use ("Remote Parking") on the surface parking lot (the "Lot") located at 3700 American Boulevard East (the "Property") in the City of Bloomington (the "City"). Please accept this letter and the attached materials as formal application ("Application") for an IUP to permit Remote Parking on the Property for a new term of five (5) years.

On February 23, 2015, the City Council approved a new five (5) year IUP for remote airport parking on the surface lot on Parcel A, which is set to expire July 1, 2019. Rosa Development's request is to commence a new IUP term to run from July 1, 2019 to July 1, 2024.

The Property is zoned HX-R High Density Residential and Planned Development (PD). The Property has operated as Remote Parking since 1988 in conjunction with the four-story parking structure constructed in 1994 located at 3750 American Boulevard. Both parcels are used for Remote Parking and provide secure storage of customer vehicles and shuttle service to and from both terminals of the Minneapolis-St. Paul International Airport. Service is provided 24 hours a day, 365 days a year. Park N' Fly is staffed 24 hours a day, every day. At peak times there are approximately 25 employees on staff. Over 50 employees are employed on site. There are 1,063 parking spaces located on the Property. The Property is fenced with curbing, and is improved with two small one-story outbuildings for cashiers/attendants. No physical changes are proposed to the Property in conjunction with this application.

With this application, Rosa Development has submitted milestones for redevelopment of a portion of the Property that includes submittal of concept plans for both 3700 and 3750 American Boulevard. These milestones are attached to this letter and represent our client's commitment to begin planning for redevelopment of the Property upon approval of the IUP.

The Application meets the findings under City Code Section 21.501.05(e) necessary for the approval of an interim use permit as follows:

1. The proposed use will not delay permanent development of the site;

The proposed use of the Property will not delay permanent development of the site under market conditions that would accommodate such permanent development. Rosa Development, the Property owner, is principally a development company and intends to bring a viable development to the Property when the market can accommodate such development within the term of the new IUP. Rosa Development is committed to undertaking redevelopment of the Property on a phased approach.

2. The proposed use will not adversely impact implementation of the Comprehensive Plan or adopted district plan for the area;

The Application will not adversely impact implementation of the Comprehensive Plan or the South Loop District Plan and is consistent with the phased development contemplated in such plans. The Property is located on the northeastern edge of the South Loop District. The Property is guided for development as mixed-use with residential uses in the South Loop District Plan. The Comprehensive Plan, which includes the South Loop District Plan, calls for phased development of the district, which is the proposed approach for the Property. The Application is consistent with the Comprehensive Plan guidance in that it will not preclude the development of the Property, but rather it will allow Rosa Development to phase redevelopment of the Property based on market conditions or subsidies made available by the City.

3. The proposed use will not be in conflict with any provisions of the city code on an ongoing basis;

The Property will continue to be operated in a manner consistent with the applicable provisions of the City Code on an ongoing basis and provides a service to business and personal travelers while Rosa Development processes the necessary development approvals for a phased redevelopment of the Property.

4. The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare;

The Application will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety, or welfare. The existing use of the Property for Remote Parking has been in operation for more than 30 years and will continue to operate as such. Approving the IUP will ensure the ongoing upkeep of Property and provide resources for redevelopment of the Lot as the South Loop District transitions.

5. The date or event that will terminate the use has been identified with certainty; and

Rosa Development's request is for an IUP term to run from July 1, 2019 to July 1, 2024.

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.

Glen Markegard

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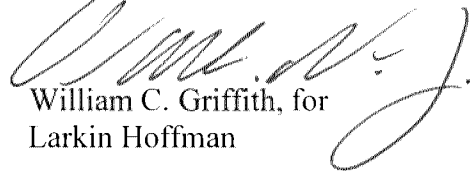
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There are no open enforcement orders or nuisance characteristics associated with the Property or its current use.

Based on the above analysis, the Application meets the required findings under the City Code. If you have any questions about this letter or the attachments, please feel free to contact me.

Sincerely,



William C. Griffith, for
Larkin Hoffman

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Enclosures

cc: Kristin Muir (w/enclosures)

PROJECT MILESTONES

<u>Milestone</u>	<u>Description</u>	<u>Due</u>
Identify Phase I Project Site	Applicant will submit to the City the approximate boundaries of a three to four acre development site within the Property.	August 1, 2019
Amend Alternative Urban Areawide Review (AUAR)	Applicant and City will amend existing AUAR as needed to include the Project within the AUAR.	Concurrent with the City's five year AUAR update due in 2022
Concept Master Plan	Applicant will submit a concept master plan for entire site including 3700 American Blvd and 3750 American Blvd that identifies the proposed major uses, the development square footage projected, phasing, public and private infrastructure and location of structured parking.	October 31, 2019
Project Pro Forma	Applicant will submit a development proforma for the Phase I Project that identifies sources and uses of public and private funds and the need for public support of the Project.	October 31, 2019
Application for Public Financial Assistance	If public financial assistance is desired, Applicant will submit to the City, Port Authority and/or the Housing and Redevelopment Authority, as applicable, a	December 31, 2019

	written request for tax increment financing or other public subsidies requested for the Phase I Project.	
Revised Preliminary and Final Development Plans	Applicant will submit to the City a complete application for major revision to Preliminary Development Plans for the Property and Final Development Plans for the Phase I Project.	December 31, 2019
Preliminary and Final Plat	Applicant will submit an application for preliminary and final plat to subdivide the Property into parcels for phased development of the Project and for continued use of the remnant Property for remote airport parking in the interim or some other approved use. The application may be accompanied by a platting variance request to defer park dedication for future development phases.	March 31, 2020
Building Permit	Applicant will submit a complete application for a building permit for the Phase I Project.	June 1, 2020
Construction Start	Applicant will commence construction of the Phase I Project.	September 1, 2020
Development Concept Plan: Phase II	Applicant will submit a development concept plan for Phase II with projected uses, development scheduled,	July 1, 2022

	projected cost and support requirements from the City.	
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