



Narrative

Tax Parcel Combination

L A N D F O R M

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Luther Acura/Subaru

Bloomington, MN

L A N D F O R M

October 14, 2019

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Introduction

On behalf of The Luther Company, LLLP., Landform is pleased to submit this application for a tax parcel combination to consolidate four existing lots into a single lot, as allowed by City Code. The lot consolidation is requested as part of the construction of a new Subaru Dealership building at 511 78th Street West, 515 78th Street West, 500 American Boulevard West and 7801 Lyndale Avenue South. The consolidation of the four existing lots into a single lot will result in a site plan where all setback and performance standards will be met and no variances will be required or requested. We are excited about the improvements proposed for this site.

Background

The site includes four parcels that are used by the existing Acura and Subaru Dealerships and Key Collision. The redevelopment plan, approved through final site and building plan and a conditional use permit amendment, includes removal of the former Forklift and Key collision buildings, construction of a new building for the Subaru dealership, parking lot improvements and expansion, landscape improvements and stormwater improvements.

Tax Parcel Combination

The proposed tax parcel combination will comply with the applicable standards of §22.11.1 (Tax Parcel Combination or Split) of the Bloomington City Code. Specifically,

A tax parcel combination application must include written documentation addressing the following:

(A) Explaining the proposed tax parcel combination or split;

The lot combination, as allowed by City Code, will allow for the combination of four contiguous parcels that are being simultaneously redeveloped as part of an overall site redevelopment that will result in a new building housing a Subaru dealership, parking lot improvements and expansion, landscape improvements and stormwater improvements. The applicant has already sought approval for final site and building plan and a conditional use permit amendment to allow construction of the new Subaru Dealership building.

(B) Acknowledging that the tax parcel combination or split is for tax purposes only and that the legal property boundaries will remain as is unless modified through other means; and

The applicant acknowledges that the tax parcel combination is for tax purposes only and that the legal property boundaries will remain as is unless modified through other means.

(C) In the case of tax parcel combinations, acknowledging that the city will not approve a future tax parcel split unless the split tax parcels each meet all applicable requirements of the city code for individual parcels (including but not limited to lot size, lot width, building setbacks, impervious surface coverage, street adjacency and the like);

The applicant acknowledges that the city will not approve a future tax parcel split unless the split tax parcels each meet all applicable requirements of the city code for individual parcels.

Further, a tax parcel combination or split must meet the following standards found in § 22.11.1 of the Bloomington City Code. Specifically,

- (1) *A tax parcel split must not be approved unless the resulting tax parcels are each platted lots and each meet all applicable requirements of the city code for individual parcels (including but not limited to lot size, lot width, building setbacks, impervious surface coverage, street adjacency and the like).*

The subject application is for a tax parcel combination; this standard does not apply.

- (2) *All parcels within a tax parcel combination or split must be contiguous.*

All parcels within the tax parcel combination are contiguous.

- (3) *All parcels must have identical ownership.*

All parcels are owned by The Luther Company, LLLC.

- (4) *All parcels must be within the same unique taxing jurisdiction (city, school district, watershed district and the like).*

All parcels are located within the same unique taxing jurisdiction, being the City of Bloomington, School District #271, Bloomington Public Schools and the Nine Mile Creek Watershed District.

- (5) *All parties with property interest, including mortgage companies, must consent to the combination or split.*

The Luther Company, LLLP. consents to the tax parcel combination. There are no other parties with property interest in the four parcels and there are no mortgages on the four properties.

Summary

We respectfully request approval of a tax parcel combination at 511 78th Street West, 515 78th Street West, 500 American Boulevard West and 7801 Lyndale Avenue South (PID 0302724220028, 0302724220029, 0302724220031 and 0302724220038) as part of overall site redevelopment and the construction of a new Subaru building.

Contact Information

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