

GENERAL INFORMATION

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

Location: 7901 International Drive

Request: Modification to previously approved development
milestones adopted as part of an 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: 09/09/2019 – 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: 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: 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	11/19/2020 – Recommended City Council approval of development milestone modifications.
City Council	12/07/2020 – Consent Agenda

DEADLINE FOR AGENCY ACTION

Application Date:	10/07/2020
60 Days:	12/06/2020
120 Days:	02/04/2021
Applicable Deadline:	02/04/2021 (Extended by City)
Newspaper Notification:	Confirmed – (11/05/2020 Sun Current – 10 day notice)
Direct Mail Notification:	Confirmed – (500 buffer – 10 day notice)

STAFF CONTACT

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PROPOSAL

The applicant is requesting amendments to development milestones approved as part of a five year interim use permit (IUP) for Park N Fly remote airport parking facility at 7901 International Drive. At this time, the applicant is not proposing an extension of the IUP for remote airport parking itself, which expires on October 13, 2024. Rather, the applicant is seeking revisions to development milestones that set deadlines for first phase of permanent development on the site. The purpose of the new milestone dates is to provide additional time to: update the development pro forma, apply for financial assistance, submit a preliminary development plan (PDP) and Phase I final development plan (FDP) application, submit a preliminary and final plat application, submit building permit applications for Phase I; and commence construction of Phase I. The milestone related to submitting a conceptual plan for Phase II, set for October 12, 2023, is not proposed to change. The COVID-19 pandemic and a changing development environment are cited as the reasons for the request.

ANALYSIS

Remote airport parking facilities have been in operation within the City of Bloomington for about 30 years. Always intended to be a temporary, holding use, temporary conditional use permits and interim use permits were approved and reapproved multiple times for the Park N Go and Park N Fly remote airport parking facilities. In 2019, interim use permits were again reapproved, but subject to development milestones intended to accomplish a phased elimination of remote airport parking. Each remote airport parking facility is required to implement an initial phase of permanent development by the end of their IUP period.

The COVID-19 pandemic has greatly impacted the economy and development market for multiple sectors over the last seven months. In addition to the economic uncertainty, financing requirements for new development have become more complicated. While actively engaging with potential development partners, the applicant has not been able to meet several Phase I development milestones.

Table 1 below identifies the development milestones, the City Council approved milestone date as part of the IUP approval, the applicant’s proposed milestone date, and the number of months that extension equates to; the applicant is proposing milestone extensions between 7 and 12 months. Staff is supportive of amending development milestones on the Park N Go site. The applicant is actively working towards implementing Phase I, and has been updating City staff regarding their efforts, but needs additional time. Recently, the City extended development milestones by one year for building permits and completion of Phase I construction on the Park N Fly site.

Table 1: Approved and Proposed Development Milestones

Milestone	Approved Date	Proposed Date	Proposed Change
Identify Phase I Site	2/1/20	Complete	NA
Concept Master Plan	5/1/20	Complete	NA
Update Development Pro Forma	5/1/20	2/1/21	+9 months
Application for Financial Assistance	5/1/20	5/1/21	+12 months
PDP and Phase I FDP Application	7/1/20	7/1/21	+12 months
Preliminary and Final Plat Application	10/1/20	9/1/21	+11 months
Building Permit Application	4/1/21	2/1/22	+10 months
Construction Start	9/1/21	4/1/22	+7 months
Phase II Concept Plan	10/13/23	No Change Proposed	NA
IUP Expiration	10/13/24	No Change Proposed	NA

Status of Enforcement Orders

There are no open enforcement orders for the property.

FINDINGS

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

Required Finding	Finding Outcome/Discussion
(1) The use will not delay permanent development of the site;	Finding Made – If the revised development milestones are met, phased development will not delay permanent development of the site.
(2) The proposed use will not adversely impact implementation of the Comprehensive Plan or adopted district plan for the area;	Finding Made – 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. While permanent remote airport parking on the site would adversely impact implementation of the Comprehensive Plan and South Loop District Plan, the phased elimination of remote airport parking, to allow permanent development, supports that implementation.
(3) The proposed use is not in conflict with City Code provisions on an ongoing basis;	Finding Made – The HX-R zoning district specifically restricts remote airport parking to being an interim use within the district. Permanent use of the site for remote airport parking would be in conflict with the intent and standards of the HX-R zoning district. Phased development within the large site is consistent with the intent of the IUP allowance.
(4) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare;	Finding Made – The use has not adversely impacted nearby properties in the past and there is no reason to expect adverse nuisance impacts during the interim period.
(5) The date or event that will terminate the use has been identified with certainty;	Finding Made – The five-year interim use permit termination date would remain October 13, 2024, or if the property owner fails to meet development milestones outlined in the Development Agreement.
(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.	Finding Made – Outside of violating the current redevelopment milestones, there are no enforcement actions, outstanding code violations, or nuisance characteristics on the site. The modifications to the milestones will resolve the violations.

RECOMMENDATION

The Planning Commission and staff recommend approval using the following motion:

In Case PL2020-194, having been able to make the required findings, I move to approve modifications to previously approved development milestones adopted as part of an interim use permit for remote airport parking at 7901 International Drive as proposed by the applicant, subject to the conditions of approval attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL202000194

Project Description: Interim Use Permit for the Park N Go Remote Airport Parking Facility

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 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 PL2020-194 and confirms the interim nature of the use.
2. Ongoing Failure to meet any of the milestones as proposed by the applicant in Table 1 of the staff report 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 the 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 October 13, 2024, unless a subsequent interim use permit is issued.
3. Ongoing The conditions attached to this approval of an interim use permit for remote airport parking (Case 2020-194) replace and supersede all previous conditions of approval related to the remote airport parking use on the Property.
4. Ongoing The remote airport parking use is limited to 1,281 vehicles on surface parking spaces.
5. Ongoing Any physical changes to the site must follow the relevant approval process outlined in the City Code.
6. Ongoing Motor vehicles must be parked at all times in a manner that allows Fire Department access.
7. Ongoing Landscaping and required screening must be maintained to meet City Code requirements during the term of the interim use permit.
8. Ongoing No maintenance or cleaning of customer or employee vehicles is allowed.
9. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
10. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).