

Development Application Addendum - Change in Condition Request
Penn Lake CityHomes

Developer: Penn Lake CityHomes LLC
Steve Furlong, Principal
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Project Site: 8525 and 8545 Penn Ave, Bloomington, MN

City of Bloomington Planning Case # **PL202100050**

Included in Application Submission

- Application
- Revised drive-isle site plan
- Comments from Hennepin County Highway Engineer
- Independent Traffic Study

Change in Condition Request

Penn Lake CityHomes LLC submitted an access permit to Hennepin County for full public access to Penn Avenue on December 30th, 2020, per development approval condition. On January 4th, 2021 the Hennepin County Plat Review Committee denied the full access permit request without citing reasoning beyond “safety and operations concerns.”

On January 26th, 2021 we retained Hellmuth and Johnson to submit a formal appeal to the Hennepin County Board of Commissioners. That appeal was granted hearing, and without discussion was subsequently denied. Part of our appeal was an independent traffic study illustrating no adverse impact of a public access.

The Developer seeks a change in condition from the Bloomington City Council from “full access” to “emergency use-only access” in order to commence with the approved development as follows:

Proposed Condition:

7. Prior to Permit *The development must include emergency-only access to Penn Avenue South as approved by the City Engineer and Fire Marshal. Approval for the access must be obtained from Hennepin County prior to site disturbance or development activity.*

We have modified the site plan to allow for maneuverability within the site for oversized vehicles, up to a tandem tractor trailer having sufficient turn around space. The enhanced hammerhead design at the north end of the drive isle will allow for all delivery trucks to turn around in the site. It is of the Developer's opinion that a full public access point on W 86th Street will be sufficient for the development to function fully with the drive isle changes.

The emergency access point on Penn Avenue will be required to meet a number of conditions per the Hennepin County Highway Engineer. A memo from Ms. Stueve is attached to this submittal.

We thank you for your consideration of this change to allow for new ownership housing to be developed in the city of Bloomington.

Thank you,



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