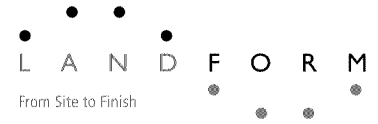


LANDFORM DOCUMENT



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Web: landform.net
Minneapolis, MN 55401

DATE November 16, 2022

TO Mike Centinario, City of Bloomington

FROM Chris Hong, Landform

PL202200236

RE Luther Bloomington Hyundai

 4801 American Blvd W

 Bloomington, MN 55437

Project Description

On behalf of the Luther Company, LLLP (Luther), we are pleased to submit this preliminary project design for the Expansion of the Existing Luther Bloomington Hyundai Dealership. To meet the increased operational demands, and to comply with the manufacturer's image requirements, Luther intends to develop the Bloomington Hyundai site with an expanded showroom, service area, and connected trash enclosure. Additionally, the parking area will be restriped, and the drive aisle on the North side of the building will be shifted to accommodate the expanded building, and additional stormwater management facilities will be implemented. Luther also intends to request to rezone this parcel to C-1 to better align with the applicable zoning standards. We welcome your feedback at the next scheduled DRC meeting.