



February 16, 2023

Mr. William Griffith
Larkin Hoffman Attorneys
8300 Norman Center Dr Suite 1000
Bloomington, MN 55437

RE: Case # PL2023-21 – Extension of Final Development Plan Approval
3700 American Blvd. E. – Rosa Development

Mr. Griffith:

At its regular meeting of April 6, 2020, the City Council approved Final Development Plans for a six-story, 183-unit apartment building at 3700 American Blvd. E. Final Development Plan approval is valid for a two-year period, therefore initially expiring on April 6, 2022. An initial one-year Final Development Plan approval extension was approved in 2022; the approval expiration was extended to April 6, 2023. Under the provisions of Section 21.501.03(f) of the City Code, which allows for two one-year approval extensions, you are requesting a second, one-year approval extension for the Final Development Plans (Case PL2020-28). Approval of a second one-year extension establishes April 6, 2024 as the new expiration date for the Final Development Plans approved in Case PL2020-28. No further approval extensions are permitted by City Code.

Per the requirements of Section 21.501.03(f) of the City Code, I am approving the requested one-year extension based on the findings that the applicant is making a good-faith effort to make progress on the Final Development Plans, subject to the following conditions:

1. Ongoing The expiration date for Final Development Plans approved as part of Case PL2020-28 is April 6, 2024.
2. Ongoing Continued compliance with conditions of approval for Case PL2020-28 is required.

Should you have any questions regarding this decision, please contact Mike Centinario, Planner, at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,

Karla Henderson
Director of Community Development