



March 21, 2023

Linda McGinty
Luther Automotive Group
3701 Alabama Avenue South
St. Louis Park, MN 55416

RE: Case # PL202300003
4801 American Blvd. W. – Rezoning and Luther Hyundai Expansion

Ms. McGinty:

At its regular meeting of March 20, 2023, the City Council adopted an ordinance rezoning 4801 American Blvd. W. from CS-0.5(PD) Commercial Service (Planned Development) to C-1(PD) Freeway Commercial (Planned Development) and approved preliminary and final development plans to expand an existing motor vehicle sales facility at 4801 American Blvd. W. (Case # PL202300003).

The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Foundation, or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit Bicycle parking spaces must be provided as approved by the City Engineer.
5. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
6. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
7. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15). All new and modified parking islands must include a deciduous tree.
8. Prior to Permit Parking lot and site security lighting plans must satisfy the requirements of City Code Section 21.301.07.
9. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
10. Prior to C/O A minimum 5-foot clear sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network.
11. Ongoing The preliminary and final development plans must be implemented as

- shown on the approved plans in Case File #PL202300003.
- 12. Ongoing All loading and unloading must occur on site and off public streets.
 - 12. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
 - 14. Ongoing All pickup and drop-off must occur on site and off public streets.
 - 15. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
 - 16. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
 - 17. Ongoing Alterations to utilities must be at the developer's expense.

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

Sincerely,



Glen Markegard, AICP
Planning Manager