



Narrative

Minor Revision to the Final  
Development Plan

Prepared for  
The Luther Company, LLLP

November 10, 2023

SUBMITTED TO  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431



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## Introduction

On behalf of The Luther Company, LLLP (Luther), Landform is pleased to submit this application for a minor revision to the final development plan. The minor revision would allow for building additions that are significantly reduced in size from the previously approved building additions, retention of the existing underground filtration system and parking lot adjustments at the existing Luther Hyundai Dealership located at 4801 American Blvd. W (PID 06-027-24-24-0004). We are excited about the improvements proposed for this site.

## Minor Revision to the Final Development Plan

The previously approved development plan included three expansions to the vehicle dealership building: an expanded showroom and two expansions to the interior service areas along the west and south side of the buildings. The larger service area expansion on the south end of the building is no longer proposed. However, the development plan revisions include the addition of a trash enclosure along the south facade of the building. An exhibit dated November 6, 2023 has been included with the submittal to illustrate differences from the revised and approved development plans.

There will no longer be any impacts to the underground stormwater system south of the building. There are minor impacts to the existing parking stalls south of the building but the impact to the number of parking stalls is reduced with the proposed revisions. A total 535 parking stalls will be provided with the revised development plan where the previously approved development plan provided 502 parking stalls. Additionally, electric vehicle infrastructure will be installed along parking stalls at the northeast corner of the existing building.

Article V of Chapter 21 of the Zoning Ordinance outlines the standards for whether revisions to the final development plans are considered minor. Our plans are consistent with a minor revision to the final development plans:

1. *There is no increase to the proposed number of dwelling units;*

No dwelling units are proposed with the development plan.

2. *Any proposed increase in the floor area of structures on site does not exceed 5% or a total of 10,000 square feet;*

The proposed revision decreases the building floor area from the previously approved floor area of dealership building. The revisions will result in a new building floor area of 46,303 square feet where the approved final development plan permitted a building floor area of 52,179 square feet in size.

3. *All proposed revisions comply with the city code requirements;*

All proposed revisions comply with the city code requirements.

4. *There is no alteration to any condition of approval previously attached by the City Council;*

The proposed revisions to alter the previous final development plan approval.

5. *There is no alteration to a plan modification previously required by the City Council;*

No alteration is proposed to any modifications previously required by the City Council for the approved final development plan.

6. *The proposed new building or building additional to an unplatted property does not exceed 1,000 square feet.*

Not applicable.

The Ordinance also provides findings that must be made prior to the approval of revisions to previously approved final development plans. Our plans are consistent with the findings for approval of revisions to previously approved final development plans:

1. *The proposed development is not in conflict with the Comprehensive Plan;*

The subject property is guided Regional Commercial. The expansion of a Class I and II motor vehicle sales facility as proposed is not in conflict with the Comprehensive Plan.

2. *The proposed development is not in conflict with any adopted district plan for the area;*

The subject property is not located in an area with an adopted District Plan.

3. *The proposed development is not in conflict with the approved preliminary development plan for the site;*

The proposed revisions are not in conflict with the approved development plan for the site. The proposed site improvements are less intensive than the previously approved development plan. The approved expansion to the service center at the south end of the building has been removed with the exception of the trash enclosure.

4. *The proposed development is not in conflict with state law and all deviations from city code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval;*

The proposed development is not in conflict with state law. Deviations from the city code requirements were approved with the final development plan and no other deviations from city code have been requested with the proposed revisions to the development plan.

5. *The proposed development is of sufficient size, composition and arrangement that its construction, marketing and operation is feasible as a complete unit without dependence upon any subsequent unit;*

The proposed revisions to the development plan will modify the existing dealership facility.

6. *The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development; and*

The proposed revision to the development plan will not impact parks, schools, streets or other public facilities. Stormwater improvements are proposed with the revisions to adequately manage stormwater on

the site. The site is served by American Boulevard West, an arterial roadway with adequate capacity for any additional traffic generated by the proposed development.

7. *The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.*

The proposed revision to the development plan will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare. The proposed revisions to the development plan will result in a less intensive development plan than was previously approved.

## Summary

We respectfully request approval of the proposed revisions to the approved final development plan to allow for the proposed building additions smaller than what was previously approved. It is our understanding that the proposed revisions may be administratively approved.

## Contact Information

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