



July 7, 2023

Mr. Dan Williamson
Park 'N Go
7901 International Drive
Bloomington, MN 55425

**RE: Incomplete Application Notice - Application for Phased Redevelopment at the Park 'N Go Remote Airport Parking Facility located at 7901 International Drive
Bloomington Case File: Case PL202300094**

Mr. Williamson:

On June 30, 2023, you submitted applications for preliminary development plans for phased redevelopment at the Park 'N Go remote airport facility and final development plans for a 164-unit apartment building with 4,000 square feet of retail and 1,132 parking stalls at 7901 International Drive. City staff reviewed the application in accordance with State Statutes to determine whether it is valid and contains all information required by law or by a previously adopted rule, ordinance, or policy. The application is incomplete as the following required items were not provided:

- Application fee – the application fee of \$4,150 was not paid.
- Civil drawings – drawings prepared by a licensed civil engineer were not submitted.
- Stormwater management plan – only a conceptual stormwater management narrative was provided. A conceptual narrative cannot be considered a plan.
- Project description – currently, remote airport parking is only permitted through approval of an interim use permit. The plans depict permanent remote airport parking. The project description that was submitted provides insufficient detail on proposed zoning entitlements.
- Massing diagrams – as part of the preliminary development plan submittal, three-dimensional building massing diagrams are required. None were submitted.
- See attachment wherein I've highlighted several City Code required items that were not submitted.

Because the applications do not include all information required by law or by a previously adopted rule, ordinance, or policy, we cannot continue the development review process. In accordance with State Statutes, the time limit for agency action will not begin until all required information is submitted.

If you have any questions regarding this notice of incomplete application, please contact Mike Centinorio, at (952) 563-8921 or e-mail at mcentinorio@BloomingtonMN.gov.

Sincerely,

A handwritten signature in black ink that reads "Mike Centinorio".

Mike Centinorio, Planner