

BLOOMINGTON LINCOLN

May 11, 2024

Bloomington Lincoln Site Plan Proposal

The existing Bloomington Lincoln dealership has been operated at this location since approximately 2004; it has been used historically as a motor vehicle dealership since the 1970s. Access to the dealership has been via Dupont Avenue and Clover Drive. The recent closure of Clover Drive by the Minnesota Department of Transportation places a severe limitation on dealership operations by limiting site access only to Dupont Avenue. The most important challenge resulting from this change is that customer access to the dealership's service department, which is located on the east side of the dealership building, and which used to be off of Clover, now is forced to use the customer parking driveway off of Dupont. This creates an unsafe and confusing situation for Bloomington Lincoln customers and is not viable long term.

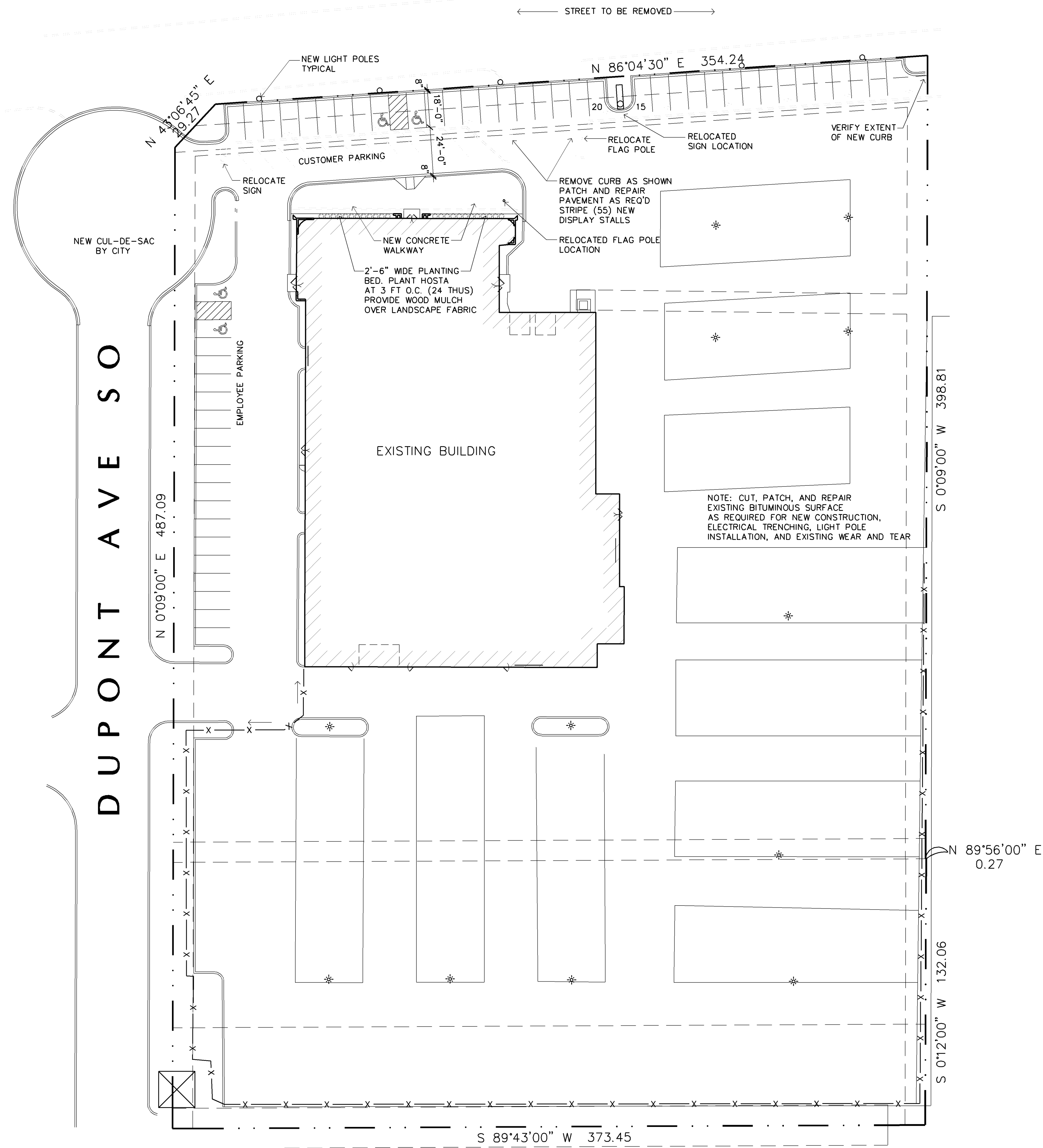
Bloomington Lincoln's request is to amend their existing site plan by redesigning the northernmost Dupont Avenue access to accommodate customer traffic and parking for those using either the service department or for new/used vehicle customers. This request requires that vehicle parking be moved to the north property line, directly abutting the MnDOT right-of-way. By doing so, a safer two-way drive lane can be constructed, while also preserving essential customer parking in front of the dealership. We understand this change will trigger a variance request and Bloomington Lincoln intends to pursue it along with its amended site plan application. The submitted site plan reflects the changes needed to successfully rework access to the dealership. No other changes to the site plan are anticipated at this time.

If Bloomington Lincoln is not able to secure the requested site plan change it needs, it will have to operate in a manner that it is unsafe and a deterrent to customers who wish to frequent the dealership for vehicle purchases and ongoing service. Wholesale redevelopment of the interior building layout is not practical given the age of the structure and the investment required to totally rework operations; it would also be necessary to add additional access from Dupont. The financial harm caused by this circumstance will be significant and is largely avoidable based on the proposed plan.

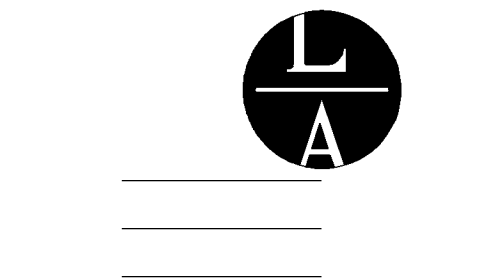
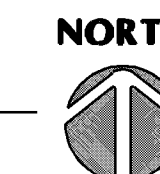
Attached Site Plan

4874-6184-3143, v. 1





1 SITE PLAN
A1 SCALE: 1" = 30'-0"



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ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION



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BLOOMINGTON
LINCOLN
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Revisions

6/3/24	PRELIMINARY

SITE PLAN

Sheet Number

A1

Project No. 110701-1