

**Falcon Development LLC**

**2320 Lexington Avenue S.**

**Mendota Heights, MN 55120**

June 9, 2025

**Kim Berggren**

Community Development Director  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431

**Subject:** Existing Conditional Use Permit for 9304 Lyndale Avenue S.

As you may be aware, Falcon Development LLC recently acquired the former Dairy Queen restaurant property located at 9304 Lyndale Avenue for the purpose of converting the existing building into a Starbucks Café.

**Pursuant to Section 21.501.04(g) – Expiration** of the Bloomington City Code, which states: "A land owner may apply to the Director of Community Development for no more than one time extension of up to one year".

The purpose of this letter is to formally request a one-year extension. Prior to the granting of a building permit and completion of a lease agreement Starbucks new CEO required pipeline deals to be reevaluated. We renegotiated some aspects of the lease and are now awaiting their real estate committee approval. Starbucks is concerned that the delay may not allow them to complete the modifications of the building before the existing CUP expires and has requested the one-year extension to allow them some breathing room in the event of any further delays.

I believe it is all the party's best interest that Starbucks request be accommodated, since I believe the Starbucks use will greatly contribute to the vitality of Lyndale Avenue consistent with the recent corridor study and plan.

Please feel free to reach out to David Carland at [dcarland@venturepass.net](mailto:dcarland@venturepass.net) 612.963.9107 if you have any questions of concerns

Sincerely,



Jon Riley

Falcon Development LLC