

KNOX AVE SOUTH

AMERICAN BLVD WEST



SALES
20,273 s.f.

SERVICE
3,039 s.f.

TRASH
PARTS
3,795 s.f.

SERVICE SHOP
18,476 s.f.
36 BAYS

CAR WASH
1,249 s.f.

20' BLDG AND PARKING SETBACK
10' BLDG SETBACK (MINIMUM)

20' BLDG AND PARKING SETBACK
10' BLDG SETBACK (MINIMUM)

5' PARKING SETBACK

PROPOSED SIGN

WEST 81ST STREET

Concept 2.2

Luther KIA
Bloomington, MN
10.11.2023

Total area : 5.78 acres

Sales : 20,273 s.f.
Service: 25,835 s.f.
Car wash: 1,249 s.f.
Total 47,357 s.f.

Existing F.A.R. : 0.09
Proposed F.A.R. : 0.19

Total stalls : 379

Required Setbacks

10' or 20' on street frontage.
5' on interior lot line.

50% of bldg facade must be
located at bldg setback on
primary street .

American Blvd frontage =
453 l.f.
50% = 227 l.f. required
136 l.f. proposed

30% of bldg facade must be
located at bldg setback on
secondary street.

Knox Ave frontage = 513 l.f.
30% = 154 l.f. required
98 l.f. proposed



NORTH



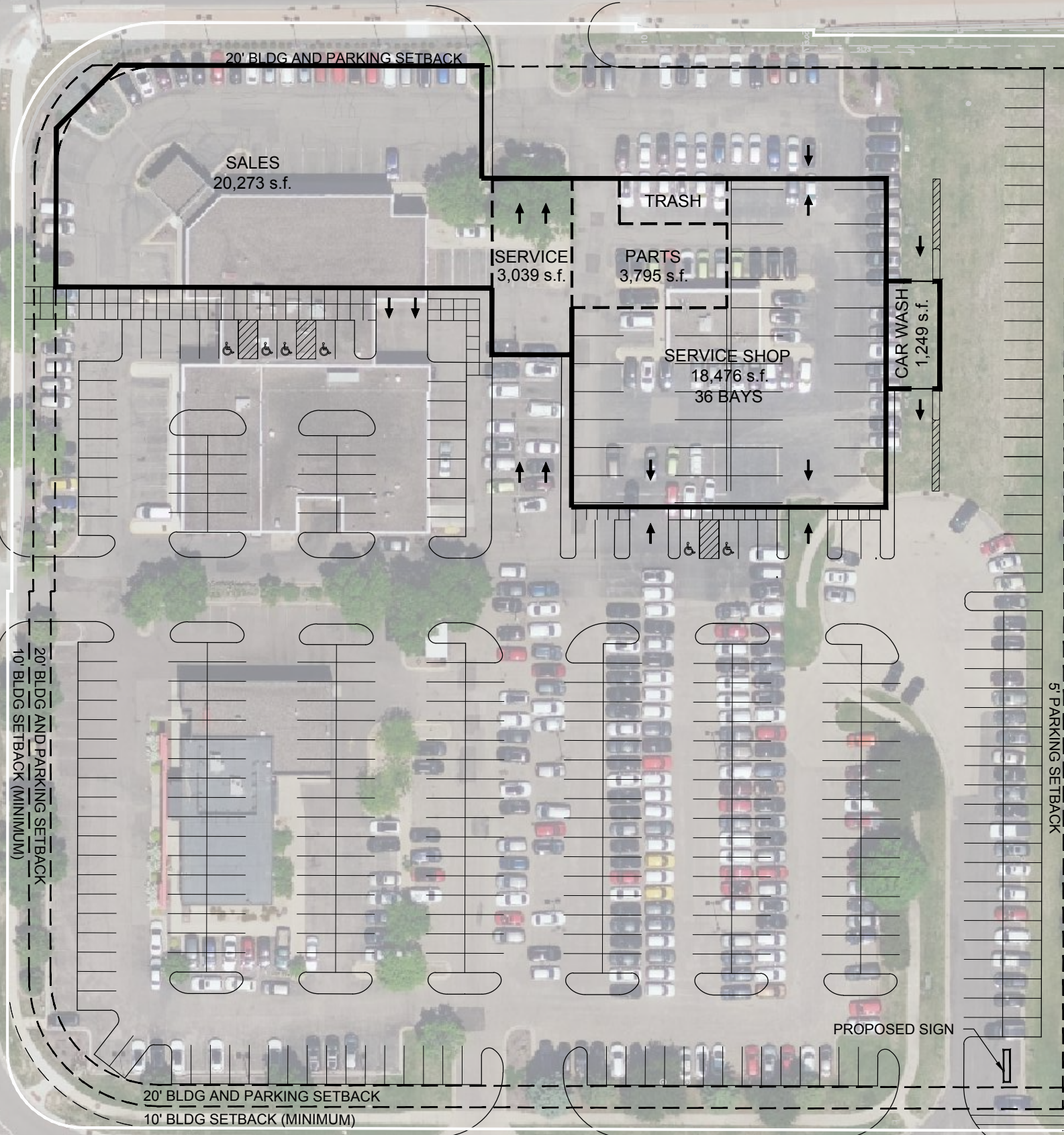
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WEST 81ST STREET



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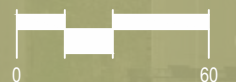
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Concept 2.2 Easements

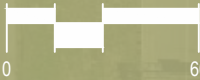
Luther KIA
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- Easement Areas**
- Drainage & Utility
 - Storm sewer
 - Sidewalk and Bikeway
 - Road
 - Pedestrian & Vehicular Access
 - Gas Main
 - Common Access & Cross
 - Parking
 - Ingress & Egress

Note: For visual clarity, some overlapping easements are not shown.



NORTH



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