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March 30, 2026

Planning Department
City of Bloomington
800 W. Old Shakopee Road
Bloomington, MN 55431

RE: Park 'N Go - 7901 International Drive, Bloomington, Minnesota
City of Bloomington Proposed Airport Parking Ordinance
Our File No.: 3380.002

Dear Planning Department:

I represent Airport Construction of Minnesota, Inc., dba Park 'N Go ("Park 'N Go"). I submit this letter in connection with Park 'N Go's remote airport parking facility located at 7901 International Drive (the "Park 'N Go Property")

Concurrently with this letter, Park 'N Go is submitting an application 1) to amend the City's 2040 Comprehensive Plan to change the future land use designation of the Park 'N Go Property from South Loop Mixed Use (SLMU) to High Intensity Mixed Use (HIMX); 2) to rezone the Park 'N Go property from HX-R to CX-2; and 3) for a conditional use permit for remote airport parking as allowed by City Code, §§ 21.209(f) and 21.302.41 (as modified by the ordinance text amendments approved by the City Council on March 23, 2026. As discussed at that City Council meeting, regarding existing remote parking facilities to High Intensity Mixed Use (HIMX) and rezoning them to CX-2 will provide additional flexibility to promote future redevelopment of parts of existing remote airport parking facilities to other uses.

Park 'N Go satisfied the requirements for conditional use permit approval set forth in Section 21.501.04 of the City's zoning ordinance. I address each of those requirements below as follows:

1. The proposed use is not in conflict with the Comprehensive Plan. City Code, § 21.501.04(e)(1). The remote airport parking use proposed by Park 'N Go is consistent with the High Intensity Mixed Use (HIMX) future land use designation requested by Park 'N Go. As the City planning staff and City Council acknowledged at the City Council meeting on March 23, 2026, the High Intensity Mixed Use (HIMX) future land use designation will allow rezoning of the Property to CX-2, which provides more flexibility than the current HX-R zoning district

designation (because, among other things, inclusion of high-density residential uses is not mandatory within CX-2 zoning districts). This added flexibility will facilitate future development of the Park 'N Go Property consistent with the amendments to Section 21.302.41 of the City Code adopted by the City Council on March 23, 2026.

2. The proposed use is not in conflict with any adopted district plan for the area. City Code, § 21.501.04(e)(2). See above statement relating to Section 21.501.04(e)(1).
3. The proposed use is not in conflict with city code provisions or state law. City Code, § 21.501.04(e)(3). The remote airport parking use proposed by Park 'N Go is consistent with the amendments to Section 21.302.41 of the City Code adopted by the City Council on March 23, 2026, and is not inconsistent in any way with state law.
4. The proposed use will not create an excessive burden of parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the planned development. City Code, § 21.501.04(e)(4). Park 'N Go's remote airport parking facility has been in operation for more than 30 years. The requested conditional use permit will not change Park 'N Go's operations in any meaningful way and will not create any additional burden, excessive or otherwise, on parks, schools, streets and other public facilities or utilities.
5. The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare. City Code, § 21.501.04(e)(5). As noted above, Park 'N Go's remote airport parking facility has been in operation for more than 30 years. During that time, Park 'N Go's use of the Park 'N Go Property has not been injurious to the surrounding neighborhood or otherwise harmful to the public health, safety and welfare. The requested conditional use permit will not change Park 'N Go's operations in any meaningful way. The services provided by Park 'N Go will continue to be a benefit to the neighborhood; to the City; and to the public.

Dan Williamson of Park 'N Go will be providing additional information as directed by City staff in support of the applications submitted by Park 'N Go addressed in this letter. Please contact me at 612.455.6601 or pbs@mgmlp.com if the City requires additional information or has any questions.

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Very truly yours,

MALKERSON GUNN MARTIN LLP

/s/ Patrick B. Steinhoff

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PBS/ksk

c: Client
City Attorney
City Planner