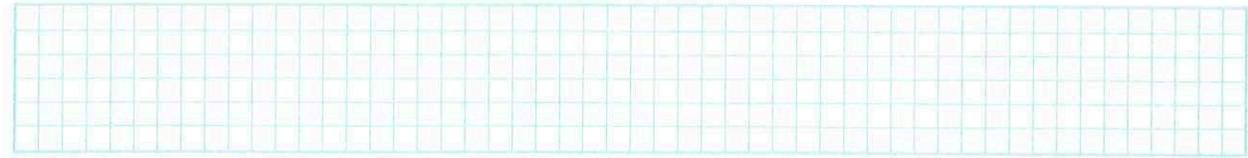


PHILLIPS Architects & Contractors, Ltd.



June 20, 2014

Narrative for:
Revised Site & Building Plan
Walser Buick GMC
4601 American Boulevard West
Bloomington, MN

Background

The Walser Automotive Group desires to replace the old metal halide exterior lighting at 4601 American Boulevard West with current LED technology. The original lighting was approved in 1998 under planning case 9841AB-98 as part of the approval for Peterson Pontiac. As a condition of that approval all pole heights were required to be 20 feet maximum.

Proposed Use and Zoning:

There is no change in the proposed use or intensity. This property has continuously been operated as a auto dealership since the approval in 1998.

Proposed Lighting Improvements:

There have been two significant changes regarding site lighting since the original approval. First, the City of Bloomington has adopted specific performance based lighting standards as part of the zoning code update. Secondly, LED technology has become viable for exterior lighting. Walser has installed LED lighting at two new dealerships in Owatonna and Burnsville, MN. Walser desires to upgrade the lighting at Walser Buick GMC to this new technology.

In order to comply with the new Bloomington lighting standards based on photometric studies the pole height at Walser Buick needs to be raised from the 20' limit. At the 20 feet height limit the lighting exceeds the ratio specified for comparing the brightest areas with the least bright.

Walser requests to be allowed 24' poles on 1' to 2' high concrete bases for all poles except the south row which will remain at 20'. This will reduce the lighting levels directly under the poles while increasing the levels further from the poles. This will modify condition 9A of the original approval. A photometric plan is submitted with this request.