



March 10, 2016

***Re: PUD Amendment at the Gateway Commerce Center***

Dear Coon Rapids City Council and Planning Commission:

This letter shall serve as a request to amend Lot 2 and Lot 3 of the PUD at the Coon Rapids Gateway Commerce Center.

Last April, The Gateway Commerce Center requested a PUD Amendment for Lot 1 changing its use to a high quality auto dealership. At that time both the Planning Commission and City Council approved this request recognizing that this change will bring great use to both the site and the City of Coon Rapids that becomes an asset to both the city and its residents.

Based on the great quality and vision of this dealership the Walser Group has requested additional land to bring an even better dealership environment. With this additional land, they can offer a superior experience to residents in the area.

This letter is to request a revision to Lot 2 and Lot 3 of the PUD to allow the expansion of this quality single dealership.

H&W Family, LLLP has worked very hard to make sure that all the current retail/gas/restaurant buildings were built at a high quality level which is an asset to the residents of Coon Rapids. Caribou, Holiday, and McDonalds are all extremely successful at this intersection and are exceeding sales expectations. The residents of Coon Rapids approve of the quality of this development and this change will continue to show our effort to bring quality users to the site.

Exhibit A, (below), illustrates a new PUD revision for Lot 2 and Lot 3 with the same design guidelines for quality that we have always had. The expansion will allow for more jobs and a better dealership environment. Gone are the days of the old auto dealership and what has been born is a high quality establishment that caters to the car buying experience we would all like to have.

In order to continue the success of the development, we are requesting the extension of an approved use on Lot 2 and Lot 3 located along Highway 10. A very well-known high quality business that is already located in Coon Rapids has requested the expansion to a 10.14 acre site from 6 acres in this development. The Walser's name represents quality and their intention create an even better car dealership with Quality Buildings, Quality Products, and Quality Service benefits us all.

The Walser building will be designed to incorporate elements of the design guidelines to continue the look and feel of the current development. You will see material choices that blend in with the other users in the development and their business will help support the businesses in the development and area. The Walser dealership will bring new high tech jobs and sales jobs to Coon Rapids. It will draw customers from all over the state of Minnesota which serves a positive impact for uses like restaurants and hotels.



H&W Family, LLLP's intent with this PUD Revision is to allow and support continued growth in Coon Rapids. We have the ability to continue to make this development a huge success with your help. Our request is to allow the extension of the current PUD Approved Auto Dealership in order to deliver the City of Coon Rapids a High Quality Development that will continue to be successful for the long term.

Please feel free to contact the development team with any questions and thanks for your support.

Best Regards,

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On Behalf of H&W Family, LLLP

Exhibit A:

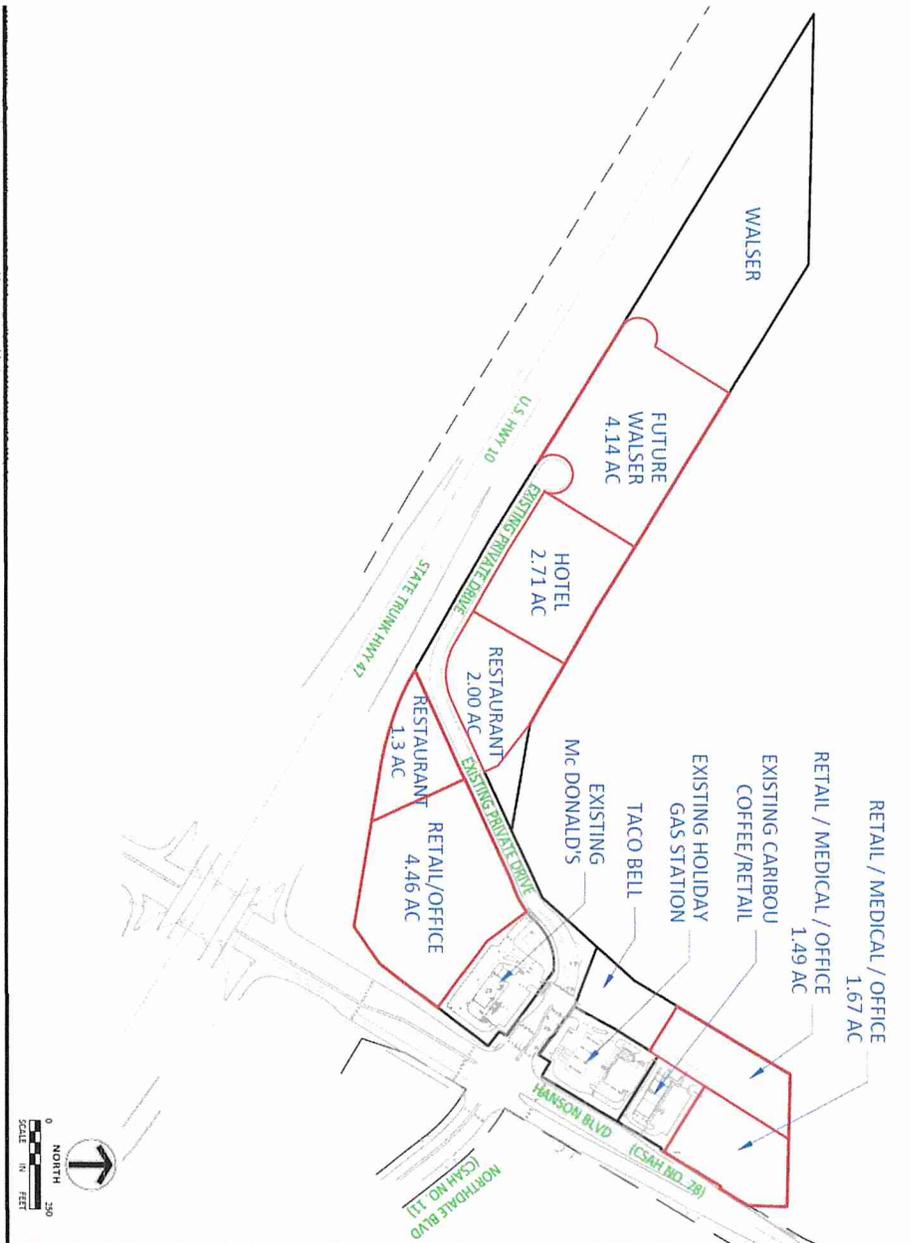


Exhibit B: PUD Change Requests:

1. Allow the approved auto dealership use to extend its foot print onto Lot 2/3.
2. Allow for a location modification to the existing cul-de-sac drive which moves it to the South East allowing for the use of developer corrected materials which is the same request that was approved in 2015.
3. Allow for the same amount of sign locations along Highway 10 with a location modification.

Exhibit C: Auto Dealership Quality Building Example:





**Silverstone**  
Realty & Development, LLC



**Client**  
**H&W FAMILY**  
**LLLP**

**Project**  
**GATEWAY**  
**COMMERCE CENTER**

**Location**  
**COON RAPIDS,**  
**MIN**

**Certification**

**Summary**  
 Approved: EL    Drawn: JMW

**Revision History**  
 No. Date    Submittal / Rev.  
 01-22-2016

**Sheet Title**  
**LOT AREA**  
**EXHIBIT**

**Sheet No. Revision**

**Project No H&W20269**

