



September 10, 2019

Mr. Lucas Frasz  
Briggs and Morgan  
80 South 8th Street, Suite 2200  
Minneapolis, MN 55402

RE: Case # PL2019-114  
7800 Picture Drive – Drive Shack Development

Dear Lucas Frasz:

At its regular meeting of September 9, 2019, the City Council approved a Rezoning from CO-1 (Commercial Office 1.0) to CO-1(PD) (Commercial Office 1.0)(Planned Development); Preliminary and Final Development Plans for a major commercial golf facility; and a Conditional Use Permit for a major commercial golf facility (Case # PL2019-114).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Prior to Permit A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
6. Prior to Permit An erosion control surety must be provided (16.08(b)).
7. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52). A deciduous tree must be incorporated into each parking island unless prohibited by existing transmission line easements. The overall quantity of trees and shrubs must meet or exceed City Code requirements.
8. Prior to Permit Three foot high parking lot screening must be provided along Picture Drive as approved by the Planning Manager (Sec. 19.52).
9. Prior to Permit Parking lot and site security lighting plans must be revised to minimize the

- impacts of driving range lighting on surrounding residential and hospitality land uses, subject to Planning Manager approval.
10. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
  11. Prior to Permit Exterior building materials must meet City Code requirements and be approved by the Planning Manager (Sec. 19.63.08).
  12. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
  13. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
  14. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
  15. Prior to Permit An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
  16. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
  17. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
  18. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
  19. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
  20. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
  21. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
  22. Prior to C/O Provide a noise report, demonstrating compliance with City Codes, to the satisfaction of the Environmental Health Manager.
  23. Ongoing Activities within the development must be consistent with a Major Commercial Golf Facility. Live entertainment, such as concerts, are limited to interior building spaces and the outdoor pavilion space as identified on the site plan. The driving range must not be used for other purposes without City Council approval and a SAC review.

- 24. Ongoing All pickup and drop-off must occur on site and off public streets.
- 25. Ongoing All loading and unloading must occur on site and off public streets.
- 26. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
- 27. Ongoing All trash and recyclable materials must be stored inside the principal building and meet other City Code requirements (Sec. 19.51).
- 28. Ongoing Recyclable materials must be separated and collected (Sec. 10.45).
- 29. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
- 30. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

Sincerely,



Glen Markegard, AICP  
Planning Manager