



April 8, 2020

Ms. Kristin Muir
Rosa Development Company
334 NE 1st Avenue
Delray Beach, FL 33444

RE: Case # PL2020-28
3700 AMERICAN BLVD E

Ms. Muir:

At its regular meeting of April 6, 2020, the City Council approved a major revision to preliminary development plans for a multi-phase planned development at 3700 American Boulevard East; final development plans to convert a portion of the Park 'N Fly remote airport parking facility into a six-story, 183-unit apartment building; a preliminary and final plat to subdivide 3700 American Boulevard East into two lots; and a platting variance to defer park dedication fees for future phases. (Case # PL2020-28).

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.

Preliminary Development Plan Conditions of Approval

1. Ongoing Park dedication must be satisfied for Phase I of the planned development. Park dedication for future phases must be satisfied prior to the issuance of a building permit for that development phase.
2. Ongoing The floor area ratio (FAR) for the entire planned development must be 1.2 or greater.

Final Development Plan Conditions of Approval

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 A Public Plaza Development Agreement, including access, programming, and design considerations, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Parks and Recreation Director.

3. Prior to Permit Development must comply with Lower Minnesota River Watershed District standards.
4. Prior to Permit The Director of Parks and Recreation must approve the public plaza design.
5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
6. Prior to Permit Access, circulation, drop-off area and parking plans must be approved by the City Engineer and Fire Marshal.
7. Prior to Permit An erosion control surety must be provided (16.08(b)).
8. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
9. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
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 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 Federal Aviation Administration review is required through the 7460 airspace analysis process.
16. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
17. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).
18. Prior to C/O Buildings must 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.
19. Prior to C/O Sidewalk must be installed along American Blvd. E. at the developer's expense (Section 21.301.04(b)(1)).
20. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
21. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
22. Ongoing Bicycle parking spaces must be provided and located on site as approved by

- the City Engineer.
23. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
 24. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
 25. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
 26. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
 27. Ongoing Alterations to utilities must be at the developer's expense.
 28. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
 29. Ongoing Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).

Final Plat Conditions of Approval

1. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2. A consent to plat form from any mortgage company with property interest must be provided.
3. Park dedication must be satisfied for Phase I. Park dedication for future phases must be satisfied prior to the issuance of a building permit for that development phase.
4. A public sidewalk and bikeway easement must be provided along the frontage of American Blvd. E. as approved by the City Engineer.
5. Public drainage and utility easements must be provided as approved by the City Engineer.
6. Vacation of existing drainage and utility easement is recommended upon the dedication of new drainage and utility easements on the new plat.
7. The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (22.03(a)(2)).

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

Sincerely,



Glen Markegard, AICP
Planning Manager