



September 24, 2025

City of Bloomington
ATTN: Deb Williams
1700 West 98th Street
Bloomington, MN 55431

RE: Case # PL202500113 – Final Site and Building Plans for City fleet maintenance facility
1800 West 96th Street

Ms. Williams:

At its regular meeting of September 18, 2025, the Planning Commission approved Final Site and Building Plans to construct an approximately 40,000 square-foot City fleet maintenance facility located at 1800 West 96th Street (Case #PL202500113).

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

1. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
2. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements. See §21.301.07.
3. Prior to Permit Landscape plan must be approved by the Planning Manager (see § 21.301.15).
4. Prior to Permit All trash and recyclable materials must be stored inside a fully enclosed building matching the building materials of the primary building. See §21.301.17
5. Prior to Permit A proof of parking plan must be approved by the Planning Manager.
6. Prior to Permit Parking islands must be shown on plans at the end of each row of parking.
7. 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.
8. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
9. Prior to Permit A landscaping yard of 20 feet along W. 96 St is required.
10. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
11. Prior to Permit All rooftop equipment must be fully screened. See §21.301.18
12. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.

- 13. Ongoing Site and building improvements are limited to as shown on the approved plans in Case File #PL2025-113.
- 14. Ongoing Signs require a separate sign permit and must be in compliance with the requirements of Chapter 21, Division D of the City Code.
- 15. Ongoing All construction related loading, unloading, staging, and parking must occur on-site and off public streets unless otherwise approved by the City Engineer.

Should you have any questions regarding this decision, please contact Emily Hestbech, Planner, at (952) 563-4507 or ehestbech@BloomingtonMN.gov.

Sincerely,



Nick Johnson
Planning Manager