



June 01, 2017

Will Gunter  
KFW Engineers and Surveying  
3421 Paesanos Parkway, Suite 200  
San Antonio, TX 78231

RE: Case # PL2017-60  
2405, 2415, 2425, and 2435 E. Old Shakopee Road

Mr. Gunter:

At its regular meeting of May 25, 2017, the Planning Commission approved Final Site and Building Plans for a four story, 182 room hotel (Case # PL2017-60).

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 Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit A minimum of 12 bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
4. 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)).
5. Prior to Permit An erosion control surety must be provided (16.05(b)).
6. Prior to Permit A 10-foot bituminous trail must be installed along East Old Shakopee Road at the developer's expense (Section 21.301.04(b)(1)).
7. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
8. 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).
9. 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.
10. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
  11. 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).
  12. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 110 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).
  13. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
  14. 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.
  15. Prior to Permit A uniform sign design must be submitted for approval by the Planning Manager (Section 19.109).
  16. Prior to Permit Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
  17. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
  18. Prior to Permit Plans submitted for building permits must include documentation that construction will provide a Sound Transmission Class (STC) rating of at least 53 for the exterior wall and roof assemblies, STC rating of at least 38 for guest room windows and an STC rating of at least 30 for HVAC equipment and vents passing through guest room walls to the building exterior.
  19. 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.
  20. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
  21. Ongoing All loading and unloading must occur on site and off public streets.
  22. Ongoing Alterations to utilities must be at the developer's expense.
  23. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).

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