



August 17, 2017

HOM Furniture  
ATTN: Mike Brady  
10301 Woodcrest Drive NW  
Coon Rapids, MN 55433

RE: Case # PL201700125 – Truck and Automobile Rental Facility  
305 American Boulevard West

Mr. Brady:

At its regular meeting of August 10, 2017, the Planning Commission approved Conditional Use Permits for truck and/or trailer rental and an automobile rental agency and Final Site and Building Plans for an approximately 1,800 square-foot truck and automobile rental facility (Case # PL201700125).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permits. 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 building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. 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.
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 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).
7. 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).
8. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.

**PLANNING DIVISION**

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AN AFFIRMATIVE ACTION/EQUAL  
OPPORTUNITIES EMPLOYER

9. Prior to Permit An erosion control surety must be provided (16.08(b)).
10. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
11. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
12. Prior to Permit A minimum of two bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
13. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
14. Prior to Permit Parking lot and site security lighting plans must be provided to satisfy the requirements of Section 21.301.07 of the City Code.
15. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
16. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
17. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
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 A sidewalk must be provided to link the primary entrance of the building with the public sidewalk network.
20. Ongoing The truck and auto rental use, facility and associated site improvements are limited to those as shown on the approved plans in Case File #PL2017-125.
21. Ongoing All construction related loading, unloading, drop-off, pick-up, staging, stockpiling and parking must occur on-site and off public streets.
22. Ongoing Three foot high parking lot screening must be provided as approved by the Planning Manager (Sec. 19.52).
23. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
24. Ongoing Development must comply with the Minnesota State Accessibility Code.
25. Ongoing Alterations to utilities must be at the developer's expense.
26. Ongoing A Public Works right-of-way permit must be obtained prior to any work in the right-of-way.
27. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP  
Planning Manager