



PL201700127

August 29, 2017

Nick Lambrecht  
Whirly South Properties  
13644 80th Circle N.  
Maple Grove, MN 55369

RE: Case # PL2017-127  
2405, 2415, 2425, 2435 E. Old Shakopee Road

Mr. Lambrecht:

At its regular meeting of August 28, 2017, the City Council approved a major revision to final site and building plans for a 35,700 square foot recreation, entertainment, and restaurant building (Case # PL2017-127).

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 Access, circulation and parking plans must be approved by the City Engineer.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Approval by the Lower Minnesota Watershed District must be provided.
4. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
5. Prior to Permit An erosion control surety must be provided (Sec. 16.08(b)).
6. Prior to Permit Three foot high parking lot screening must be provided along E. Old Shakopee Road as approved by the Planning Manager (Sec. 19.52).
7. Prior to Permit Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
8. 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.
9. Prior to Permit All rooftop equipment must be fully screened (Sec. 19.52.01).
10. Prior to Permit 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).
11. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).

**PLANNING DIVISION**

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AN AFFIRMATIVE ACTION/EQUAL  
OPPORTUNITIES EMPLOYER

13. 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).
14. 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.
15. 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).
16. 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.
17. Prior to Permit Federal Aviation Administration review is required through the 7460 airspace analysis process.
18. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
19. Prior to C/O Tier 1 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
20. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
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 Recyclable materials must be separated and collected (Sec. 10.45).
23. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
24. Ongoing Development must comply with the Minnesota State Accessibility Code.
25. Ongoing Alterations to utilities must be at the developer's expense.

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