



April 4, 2018

Cunningham Architects
 ATTN: Jolene Santema
 201 Main Street SE, Suite #325
 Minneapolis, MN 55414

RE: Case # PL2018-48 – CUP for a place of assembly at 6301 Cecilia Circle

Ms. Santema:

At its regular meeting of April 2, 2018, the City Council approved a Conditional Use Permit for a place of assembly (Case # PL2018-48). The approval is subject to conditions that must be satisfied prior to the issuance of a 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.

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| 1. | Prior to Permit | A building permit for the required changes to accommodate the proposed use be obtained. |
| 2. | Prior to Permit | Sewer Availability Charges (SAC) must be satisfied. |
| 3. | Prior to Permit | Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer. |
| 4. | Prior to Permit | All trash and recyclable materials must be stored inside the principal building (Sec. 19.51). |
| 5. | 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. |
| 6. | Prior to Permit | Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360). |
| 7. | Prior to Permit | Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)). |
| 8. | Prior to Permit | Compliance with MN Rules Chapter 7030 Noise Pollution Control for the place of assembly must be demonstrated prior to the issuance of building permits. |
| 9. | Prior to C/O | 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. |
| 10. | Prior to C/O | Landscape material missing from the approved landscape plan dated 07/12/1983 must be identified and replaced. |

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| 11. Prior to C/O | Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal. |
| 12. Ongoing | The place of assembly is limited to as shown on the approved plans in Case File #PL201800048. |
| 13. Ongoing | Due to limited on-site parking, the Commons must not be used for assembly when the Worship Center is in use. |
| 14. Ongoing | The use and floor plan of the northern tenant space be reviewed for parking compliance prior to occupancy. |
| 15. Ongoing | Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code. |
| 16. Ongoing | All construction related loading, unloading, drop-off, pick-up, staging and parking must occur on site and off public streets. |
| 17. Ongoing | Any modifications to private sidewalks must comply with Section 21.301.04 of the City Code. |
| 18. Ongoing | Development must comply with the Minnesota State Accessibility Code. |

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

Sincerely,



Londell Pease, Senior Planner
Planning Division