



September 12, 2018

HOM Furniture
ATTN: John Pierce
10301 Woodcrest Drive NW
Coon Rapids, MN 55433

RE: Case # PL201800206 – Rezoning, Preliminary and Final Plat, and Preliminary and Final Development Plans for a furniture store expansion and renovation
7800 and 7850 Dupont Avenue South and 1217 Clover Drive, Bloomington, MN 55420

Mr. Pierce:

At its regular meeting of September 10, 2018, the City Council approved the Rezoning of 1217 Clover Drive from I-3 to C-3(PD), a Type II Preliminary and Final Plat to combine three lots into one lot, and Preliminary and Final Development Plans for the renovation and expansion of an existing furniture store (Case # PL201800206).

The preliminary and final development plan 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 A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
5. 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.
6. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
7. Prior to Permit An erosion control surety must be provided (16.08(b)).
8. Prior to Permit A Proof of Parking Agreement to provide 299 Code-compliant parking spaces must be approved and filed with Hennepin County.
9. Prior to Permit Sidewalk must be constructed to complete the connection around Fremont Avenue and must be constructed to link the front door with the existing

PLANNING DIVISION

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
PH 952-563-8920 FAX 952-563-8949 TTY 952-563-8740

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

- sidewalk along Dupont Avenue. All sidewalks must comply with Section 21.301.04 of the City Code.
10. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
 11. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
 12. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
 13. 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.
 14. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
 15. 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)).
 16. 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).
 17. 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).
 18. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
 19. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
 20. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
 21. 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.
 22. 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.
 23. Ongoing Preliminary and Final Development Plans in Case File #PL2018-206 fully replace the approved plans in Case File # 09334ABC-15.
 24. Ongoing Alterations to utilities must be at the developer's expense.
 25. Ongoing All construction related pickup, drop-off, loading, unloading, staging and parking must occur on-site and off public streets.
 26. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
 27. Ongoing With exception of a deviation allowing for a setback of 13.5 feet to Clover Drive for a pylon sign, all signage must be in compliance with the requirements of Chapter 19, Article X of the City Code.

28. Ongoing Development must comply with the Minnesota State Accessibility Code.

The approval of the Final Plat of HOM ADDITION is subject to the following conditions:

1. Prior to Recording A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2. Prior to Recording A consent to plat form from any mortgage company with property interest must be provided.
3. Prior to Recording Public drainage and utility easements must be provided as approved by the City Engineer.
4. Prior to Recording A public 10-foot sidewalk and bikeway easement must be provided along the street frontages of Fremont Avenue South and Dupont Avenue South as approved by the City Engineer.
5. Prior to Recording Park dedication must be satisfied.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov. If you have any questions pertaining to the platting procedures, please contact Bruce Bunker, Engineering Technician, at (952) 563-4546 or bbunker@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager