



April 11, 2018

Oak Management and Development Company  
ATTN: Christopher Kirwan  
3410 Winnetka Avenue North, Suite C  
New Hope, MN 55427

RE: Case # PL201800067 – CUP and FSBP for 550-unit self-storage facility  
9100 West Bloomington Freeway

Mr. Kirwan:

At its regular meeting of April 5, 2018, the Planning Commission approved a Conditional Use Permit and Final Site and Building Plans for a 550 unit self-storage facility located at 9100 West Bloomington Freeway (Case #PL201800067).

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 A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
5. 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).
6. 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).
7. 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.
8. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
9. Prior to Permit An erosion control surety must be provided (16.08(b)).

**PLANNING DIVISION**

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027  
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AN AFFIRMATIVE ACTION/EQUAL  
OPPORTUNITIES EMPLOYER

10. 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).
11. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
12. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
13. Prior to Permit Storage area and parking lot screening must be provided as approved by the Planning Manager (Sec 19.52).
14. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
15. 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.
16. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
17. 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).
18. 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).
19. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
20. Prior to Permit 17,225 square feet of recreational vehicle outdoor storage area must be provided.
21. Prior to Permit A 10-foot sidewalk/bikeway easement must be provided along Bloomington Freeway and West 92nd Street and an agreement for acceptance of a future special assessment for the costs associated with sidewalk construction along Bloomington Freeway and/or West 92nd Street must be recorded with Hennepin County (Section 21.301.04(b)(1)(C)).
22. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
23. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
24. 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.
25. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL2018-67.
26. Ongoing 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.
27. Ongoing Alterations to utilities must be at the developer's expense.

- 28. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
- 29. Ongoing The self-storage facility must comply with the operational requirements of Section 19.61.01(f) of the City Code.
- 30. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
- 31. Ongoing All construction related pickup, drop-off, loading, unloading, staging, stockpiling and parking must occur on site and off public streets.
- 32. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).

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

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP  
Planning Manager