



April 02, 2019

Lifespace Communities, Inc. d/b/a Friendship Village of Bloomington  
ATTN: Larry Smith  
4201 Corporate Drive  
West Des Moines, IA 50266

RE: Case #PL201900028 – Major Revision to Final Development Plan for revised residential building and site improvements associated with Case #PL201700250  
8100 and 8210 Highwood Drive

Mr. Smith:

At its regular meeting of April 01, 2019, the City Council approved a Major Revision to Final Development Plans to modify the size and footprint of an approved but not yet constructed five-story, independent senior living building from 98 units to 93 units while preserving existing townhomes and other associated site improvements located at 8100 and 8210 Highwood Drive related to Case #PL201700250 (Case # PL201900028).

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 Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. 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.
4. 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).
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 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 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).
8. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
  9. 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.
  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 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).
  12. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City.
  13. Prior to Permit Project Phasing Plan be submitted and approved.
  14. Prior to Permit Haul Route and Construction Traffic Control Plans must be approved by the City Engineer.
  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 An erosion control surety must be provided (16.08(b)).
  17. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
  18. Prior to Permit 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.
  19. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
  20. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
  21. 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.
  22. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
  23. Prior to Permit A scenic easement along the wooded eastern boundary of Friendship Village must be provided by document.
  24. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
  25. Prior to Permit Storage space for residential units must be provided per the requirements of Section 21.302.09(d)(7)(C) of the City Code.
  26. Prior to C/O Tier 1 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).

- 27. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
- 28. 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.
- 29. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
- 30. 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.
- 31. Prior to C/O A building security system for the residential care facility must be approved by the Bloomington Police Department (Sec. 21.302.23(d)(3)(E)).
- 32. Ongoing All construction related loading, unloading, drop-off, pick-up, stockpiling, staging and parking must take place on-site and off adjacent public streets and public right-of-way unless a use/rental agreement is approved with the City for use of the City right-of-way west of the Highwood Drive cul-de-sac.
- 33. Ongoing Alterations to utilities must be at the developer's expense.
- 34. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
- 35. Ongoing Discharge of sanitary effluent containing fats, oil, grease or wax in excess of 100mg/L is prohibited (11.31(6)(B)).
- 36. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
- 37. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
- 38. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).

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,



Glen Markegard, AICP  
Planning Manager

C: Russel Mauk, Lifespace Communities, Inc.  
Jon Lindstrom, SAS Architects  
Peter Coyle, Larkin Hoffman