



**PL201800122**  
**PL2018-122**

June 21, 2018

Mr. Jay Bhakta  
JR Hospitality  
814 American Boulevard East  
Bloomington, MN 55420

RE: Case # PL2018-122  
2325, 2349, 2357, 2373 EAST OLD SHAKOPEE RD  
2300 EAST 86TH ST

Mr. Bhakta:

At its regular meeting of June 14, 2018, the City of Bloomington Planning Commission approved a Final Site and Building Plans for a four-story, 151 room hotel. (Case # PL2018-122).

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 Sewer Availability Charges (SAC) must be satisfied.
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 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).
6. 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.
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 Approval by the Lower Minnesota Watershed District must be provided.

9. 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)).
10. Prior to Permit An erosion control surety must be provided (16.08(b)).
11. 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).
12. 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. Contact City of Bloomington Utility Department at 952-563-8775 for determination.
12. Prior to Permit A Hennepin County permit for work within the right-of-way must be obtained and a copy submitted to the Engineering Division prior to work beginning in the right-of-way.
14. Prior to Permit Landscape plan must be revised to meet Code requirements and must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
15. Prior to Permit Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
16. 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.
17. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
18. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 120 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).
19. Prior to Permit Plans submitted for building permits must include documentation that construction will provide a Sound Transmission Class (STC) rating of at least 40 for roof, ceiling, and wall assemblies, STC rating of at least 30 for guest room windows, and STC rating of at least 20 for exterior doors unless a certified sound specialist documents the construction will provide a 20 dBA noise level reduction through alternative means.
20. Prior to C/O A 10-foot bituminous trail must be installed along East Old Shakopee Road at the developer's expense (Section 21.301.04(b)(1)).
21. Prior to C/O Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
22. 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.
23. Ongoing Alterations to utilities must be at the developer's expense.
24. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51). Recyclable materials must be separated and collected

- (Sec. 10.45).
- 25. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
  - 26. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
  - 27. Ongoing All loading and unloading must occur on site and off public streets.

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,

A handwritten signature in dark ink, appearing to read "Glen Markegard". The signature is fluid and cursive, with the first name "Glen" and last name "Markegard" clearly distinguishable.

Glen Markegard, AICP  
Planning Manager