



February 05, 2019

Mr. Griffin Jameson
Kaas Wilson Architects
1301 American Boulevard East
Bloomington, MN 55425

RE: Case # PL2018-394
5501 & 5601 American Blvd. W.

Mr. Jameson:

At its regular meeting of February 4, 2019, the City Council approved: 1. A Negative Declaration regarding the need for an Environmental Impact Statement; 2. A Comprehensive Plan Map Amendment to reguide 5501 and 5601 American Boulevard West from Office to High Density Residential; 3. Rezoning the base zoning of 5501 and 5601 American Boulevard West from C-4 to RM-50; 4. Major Revision to the Preliminary Development Plan for a two-phase senior assisted living and senior independent living development; 5. Major Revision to the Final Development Plans for a four-story, 108-unit senior assisted living facility; and 6. A Conditional Use Permit for a 108-unit residential care facility located at 5501 American Boulevard West (Case # PL2018-394).

The Preliminary Development Plan, Final Development Plan and Conditional Use Permit approvals are 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 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.
2. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
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 An erosion control surety must be provided (16.08(b)).

7. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
8. 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.
9. 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).
10. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
11. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
12. 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.
13. Prior to Permit Unit floor plans must demonstrate compliance with storage requirements in Section 21.302.09 of the City Code.
14. Prior to Permit Retaining walls must comply with the required setback except for the retaining wall along American Blvd. may have a height greater than four feet at a 20 feet setback.
15. Prior to Permit A protective border at least 4 feet in height must be installed between the retaining wall and the trail along American Blvd., as approved by the Planning Manager.
16. 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.
17. 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.
18. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
19. Prior to C/O Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
20. Prior to C/O 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).
21. Prior to C/O Eight-foot wide sidewalk must be installed along American Blvd. W. Six-foot sidewalk must be installed along Normandale Lake Blvd. along with the construction of Phase 2. Sidewalk must be installed at the developer's expense (Section 21.301.04(b)(1)).
22. Prior to C/O A sidewalk with a width equal or greater to five feet must be provided to link the primary entrance of each building on site with the public sidewalk network.
23. Ongoing Alterations to utilities must be at the developer's expense.

- 24. Ongoing All loading and unloading must occur on site and off public streets.
- 25. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
- 26. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
- 27. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or 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