



December 10, 2019

Frauenshuh Companies  
ATTN: Allen Hill  
7101 West 78th Street, Suite #100  
Minneapolis, MN 55439

RE: Case # PL201900220 – Final Site and Building Plans and Floodplain Permit for a surface parking lot serving an existing office building  
7101 West 78th Street

Mr. Hill:

As set forth in City Code Sections 21.501.01(c) and 21.208.01(cc), I have administratively approved a Minor Revision to Final Site and Building Plans and a Floodplain Permit to construct a new parking lot serving an existing office building located at 7101 West 78<sup>th</sup> Street subject to the following conditions:

1. Prior to Permit A parking lot permit for all required changes to accommodate the proposed use must 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 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.
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 Shore are permit must be obtained prior to any grading or development activity in the shore area of Nine Mile Creek (Sec. 19.87.04)
8. Prior to Permit Plans must be revised to eliminate any grading or disturbance in wetland areas unless otherwise approved through the regulatory process defined in the Wetland Conservation Act.
9. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
10. 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.

11. 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.
12. Ongoing The parking area improvements are limited to those as shown on the approved plans in Case File #PL2019-220.
13. Ongoing Three foot high parking lot screening must be provided along West 78th Street as approved by the Planning Manager (Sec. 19.52).
14. Ongoing Alterations to utilities must be at the developer's expense.
15. Ongoing All construction related drop-off, pick-up, loading, unloading, stockpiling, staging and parking must occur on site and off public streets.
16. Ongoing Development must comply with the Minnesota State Accessibility Code.

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, appearing to read "Glen Markegard".

Glen Markegard, AICP  
Planning Manager