



May 19, 2020

Walser Real Estate LLC  
ATTN: Don Schilling  
14720 Buck Hill Road, Suite #200  
Burnsville, MN 55306

RE: Case # PL202000055 – Rezoning, PDP and FDP to construct a three-story parking ramp  
4401 American Boulevard West

Mr. Schilling:

At its regular meeting of May 18, 2020, the City Council approved the Rezoning of a portion of 4401 American Boulevard West from CS-0.5(PD) to C-1(PD), a Major Revision to Preliminary Development Plans, and Final Development Plans to construct a three-story parking structure with roof parking to serve an existing Class I and II motor vehicle sales facility (Case #PL202000055).

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 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 A building permit for all required changes to accommodate the proposed use be obtained.
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer. The width of new parking islands and parking structure drive aisles must comply with Section 21.301.06 of the City Code.
5. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
6. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
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 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).
10. Prior to Permit An erosion control surety must be provided (16.08(b)).
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 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).
13. Prior to Permit A parking structure signage and striping plan must be provided designating motor vehicle inventory spaces and off-street parking spaces available for customer or employee parking.
14. Prior to Permit The parking structure must be designed to block vehicle headlights at a minimum height consistent with the MN State Building Code on all floors and elevations except for the northern elevation.
15. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
16. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52). Additional landscape material must be provided along the western building elevation to break up building mass.
17. Prior to Permit Parking structure and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
18. 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.
19. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
20. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
21. Ongoing Vehicle loading and unloading must not take place between the hours of 8:00 p.m. and 7:00 a.m. (Sec. 21.302.01(g))
22. Ongoing Outdoor loudspeakers or public address systems are prohibited (Sec. 21.302.01(b)).
23. Ongoing Alterations to utilities must be at the developer's expense.
24. Ongoing All construction related drop-off, pick-up, loading, unloading, stockpiling, staging and parking must occur on site and off public streets.
25. Ongoing Three foot high screening must be provided along the southeastern entrance to the parking structure as approved by the Planning Manager (Sec. 19.52).
26. 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