



May 19, 2020

Aeon  
ATTN: Leslie Roering  
901 North 3rd Street, Suite #150  
Minneapolis, MN 55401

RE: Case # PL202000069 – Rezoning from R-4 to RM-24(PD), Preliminary and Final Development Plans for two four-story apartment buildings with 172 total units  
1900 East 86th Street

Ms. Roering:

At its regular meeting of May 18, 2020, the City Council approved the Rezoning of 1900 East 86th Street from R-4 to RM-24(PD), Preliminary Development Plans, and Final Development Plans to construct 172 new residential units in two four-story multi-family residential apartment buildings at an existing multi-family residential site (Case # PL202000069).

The approval of the Preliminary and Final Development Plans 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 A Construction Management Plan must be submitted for review and approval by the City.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit Access, circulation and parking plans must include modifications discussed in the staff report and must be approved by the City Engineer.
6. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
7. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
8. 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.

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 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).
14. Prior to Permit Landscape plan, including tree inventory for trees to remain and modifications discussed in the staff report, must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
15. 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.
16. Prior to Permit All trash and recycling storage facilities for the new residential buildings must comply with City Code (Sec. 21.301.17). Trash and recycling storage enclosures for the existing apartments must be fully enclosed in locations approved in the Final Development Plans.
17. Prior to Permit A FAA No Hazard Determination (Form 7460-1) must be submitted to the Community Development Director for any crane or structure on site that exceeds 60 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).
18. 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.
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 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 Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
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 Development must comply with the Minnesota State Accessibility Code.
24. Ongoing Opportunity housing units may not be charged fees for access to parking on-site.
25. Ongoing An easement encroachment agreement must be completed for the existing freestanding sign along East 86th Street. All other signage must be in

- compliance with the requirements of Chapter 19, Article X of the City Code.
- 26. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
  - 27. Ongoing Three foot high parking lot screening must be provided along East Service Road as approved by the Planning Manager (Sec. 19.52).
  - 28. Ongoing All construction related loading, unloading, pick-up, drop-off, staging, stockpiling or parking must occur on site and off public streets.
  - 29. Ongoing All existing nonconforming sidewalks and parking islands on-site approved to remain in the Final Development Plans must be brought into conformance with width and design requirements should they be replaced in the future (Sec. 21.301.04 and Sec. 21.301.06).

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: David Haaland, Urbanworks Architecture LLC