



May 20, 2020

Best Buy
ATTN: Brendon Stuckey
7601 Penn Avenue South
Richfield, MN 55423

RE: Case # PL202000079 – Final Development Plans for interior improvements and exterior parking lot and driveway modifications at an existing distribution warehouse
6205 West 111th Street

Mr. Stuckey:

As set forth in City Code Section 21.501.03(c), I have administratively approved a Minor Revision to Final Development Plans for the interior conversion of existing warehouse space to office and other uses, and the construction and modification of surface parking areas and other site improvements at an existing distribution warehouse located at 6205 West 111th Street, subject to the following conditions:

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer. All parking islands must be in compliance with Section 21.301.06(c)(2)(H) of the City Code.
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 Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
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 An erosion control surety must be provided (16.08(b)).
8. 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).
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 provided to satisfy the requirements of Section 21.301.07 of the City Code.

11. Prior to C/O Approved stormwater management plans must be provided to the Lower Minnesota Watershed District.
12. 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.
13. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
14. 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.
15. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL2020-79.
16. Ongoing Future conversion of warehouse space to other uses must be reviewed for compliance with off-street parking requirements (Sec. 21.301.06(d)).
17. Ongoing Alterations to utilities must be at the developer's expense.
18. Ongoing All construction related pickup, drop-off, loading, unloading, staging, stockpiling and parking must occur on site and off public streets.
19. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
20. 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.

Sincerely,



Glen Markegard, AICP
Planning Manager

C: Trish Sieh, Kimley-Horn