



June 02, 2020

Oppidan Investment Company
ATTN: Ian Halker
400 Water Street, Suite #200
Excelsior, MN 55331

RE: Case # PL202000014 – PDP and FDP for a one-story freestanding bank
611 West 98th Street

Mr. Halker:

At its regular meeting of June 01, 2020, the City Council approved a Major Revision to Preliminary Development Plans and Final Development Plans to construct a new one-story freestanding bank to replace an existing vacant restaurant located at 611 West 98th Street (Case #PL202000014).

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 Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. 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.
3. Prior to Permit An erosion control surety must be provided (16.08(b)).
4. 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).
5. 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).
6. 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).
7. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
8. Prior to Permit A revised private common driveway/access agreement for shared parking

- and drive aisle facilities on site be filed with Hennepin County and proof of filing provided to the Engineering Division.
9. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
 10. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
 11. Prior to Permit If applicable, Sewer Availability Charges (SAC) must be satisfied.
 12. Prior to Permit Landscape plan must be revised as discussed in the staff report, approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
 13. Prior to Permit A minimum of three foot high drive-through screening must be provided along West 98th Street as approved by the Planning Manager (Sec. 19.52).
 14. 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.
 15. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
 16. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
 17. 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.
 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 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. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL2020-14.
 23. Ongoing Alterations to utilities must be at the developer's expense.
 24. Ongoing Development must comply with the Minnesota State Accessibility Code.
 25. Ongoing All construction related loading, unloading, pick-up, drop-off, staging and parking must occur on site and off public streets.
 26. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
 27. Ongoing With exception of a deviation to reduce the front setback for a ground sign, signage must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan of record.
 28. Ongoing A uniform sign design must be submitted for approval by the Planning Manager prior to the issuance of sign permits for primary and secondary wall signage (Sec. 19.115.02).
 29. Ongoing A Hennepin County permit for work within the right-of-way must be

obtained and a copy submitted to the Engineering Division prior to work beginning in the right-of-way.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,

A handwritten signature in black ink that reads "Glen Markegard". The signature is written in a cursive style with a large, stylized initial "G".

Glen Markegard, AICP
Planning Manager

C: Roimon Hepburn, JLL