



October 20, 2020

Bloomington Redevelopment Co.  
ATTN: Steve Furlong  
5123 West 98th Street, Suite #142  
Bloomington, MN 55437

RE: Case # PL202000133 – 15-Unit Townhome Development (Penn Lake CityHomes)  
8525 and 8545 Penn Avenue South

Mr. Furlong:

At its regular meeting of October 19, 2020, the City Council approved a Comprehensive Plan Amendment to reguide 8525 and 8545 Penn Avenue from Low Density Residential to Medium Density Residential and a rezoning of the subject properties from R-1 to R-3(PD) (Case #PL202000133). The final adoption of the Comprehensive Plan Amendment and associated rezoning action is subject to the approval of the Metropolitan Council.

At its regular meeting of October 19, 2020, the City Council approved Preliminary and Final Development Plans for a 15-unit townhome development and a Type III Preliminary and Final Plat (PENN LAKE CITYHOMES), creating 15 townhome lots and one common lot (Case #PL202000133).

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 Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit Project Phasing Plan be submitted and approved.
5. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City prior to any grading or site disturbance.
6. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
7. Prior to Permit The development must include access to Penn Avenue South available for public use as approved by the City Engineer and Fire Marshal. Approval

- for the access must be obtained from Hennepin County prior to site disturbance or development activity.
8. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
  9. 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.
  10. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
  11. Prior to Permit An erosion control surety must be provided (16.08(b)).
  12. 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).
  13. 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).
  14. 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).
  15. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
  16. Prior to Permit Townhome structures must comply with the articulation and design standards specified in Section 21.302.08(c)(10) of the City Code.
  17. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of a footing/foundation or building permit (22.03(a)(2)).
  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 Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
  20. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
  21. Ongoing Three foot high screening must be provided and maintained along the guest parking stalls as approved by the Planning Manager (Sec. 19.52).
  22. Ongoing Alterations to utilities must be at the developer's expense.
  23. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
  24. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
  25. Ongoing Site lighting must comply with Section 21.301.07 of the City Code. All lighting, other than architectural, decorative or landscape lighting, on the northeast building's east elevation must have 90-degree cutoff fixtures to reduce light pollution.
  26. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.

27. Ongoing            A minimum of six guest parking stalls must be available and maintained at all times. Guest parking spaces may not be utilized for snow storage.

The approval of the Type III Preliminary and Final Plat (PENN LAKE CITYHOMES) is subject to the following conditions of approval:

1. Prior to Recording    A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2. Prior to Recording    A consent to plat form from any mortgage company with property interest must be provided.
3. Prior to Recording    Right-of-way on Penn Avenue South must be dedicated to the public as approved by the City Engineer.
4. Prior to Recording    Public drainage and utility easements must be provided as approved by the City Engineer.
5. Prior to Recording    Public sidewalk and bikeway easements must be provided along all street frontages as approved by the City Engineer.
6. Prior to Recording    Park dedication must be satisfied.

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: Brian Clemens, McDonnell Clemens LLC