



June 7, 2021

Mr. Nicholas Jackson
Momentum Design Group
755 Prior Avenue N, Suite 301
St. Paul, MN 55104

RE: Case # PL2021-90
3701 American Blvd. E. – Ardor Apartments

Mr. Jackson:

Pursuant to Section 21.501.03(c) of the City Code, I have approved a minor revisions to the American Square Phase I final development plans, a six-story apartment building located at 3701 American Blvd. E. (Case # PL202100090).

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 Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
5. Prior to Permit Provide Federal Aviation Administration 7460 airspace analysis No Hazard Determination for construction cranes or documentation a determination is not required.
6. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
7. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15).
8. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
9. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
10. Prior to Permit A Lower Minnesota Watershed District approval must be obtained and a

- copy submitted to the Engineering Division.
11. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 21.301.06).
 12. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
 13. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
 14. Ongoing A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network.
 15. Ongoing Recyclable materials must be separated and collected (Sec. 10.45).
 16. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager