

Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

Provide a detailed code analysis with the plans.

SAC review by MET council will be required.

Building plans must be signed by a MN licensed architect.

At least one deciduous tree is required for each parking island. A three-foot landscaping screen is required along the street. The plantings along Lyndale Avenue do not provide a screen and will need to be replaced with alternative plantings.

The parking along MnDOT right of way is less than the 20-foot minimum. Development flexibility is required.

Depict the sidewalk along W. 98th Street. City Code requires a minimum 8-foot concrete sidewalk.

Freestanding signs require a 20-foot setback from property lines along streets.

It makes sense to align parking on both sides of the access drive. However, because the setback is less than 20 feet, development flexibility is required.

Consider locating freestanding sign where directional sign is proposed on north side of the site.

Existing Clover Center Sign must be relocated/removed.

Freestanding signs require a 20-foot setback from property lines along streets.

BUILDING SUMMARY

EXISTING	PROPOSED
±58,810 SF	±54,800 SF

PARKING SUMMARY

	EXISTING	PROPOSED
WESTERN LOT	131 STALLS	124 STALLS
EASTERN LOT	117 STALLS	106 STALLS
TOTAL PARKING	248 STALLS	230 STALLS

The overall parking requirement with the proposed redevelopment would decrease. Please provide the uses for tenant spaces, including the number of seats for restaurants. Staff will prepare a parking analysis to determine the level of deviation from City Code. Depending on the level of deviation, a parking study may be necessary prior to the City accepting a development application

A traffic study will be necessary prior to the City accepting a development application

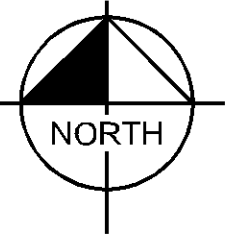
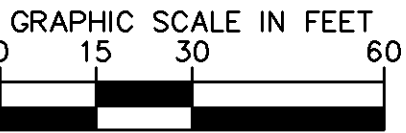
CLOVER SHOPPING CENTER REDEVELOPMENT

PREPARED FOR
KRAUS
ANDERSON
BLOOMINGTON MINNESOTA

Kimley»Horn

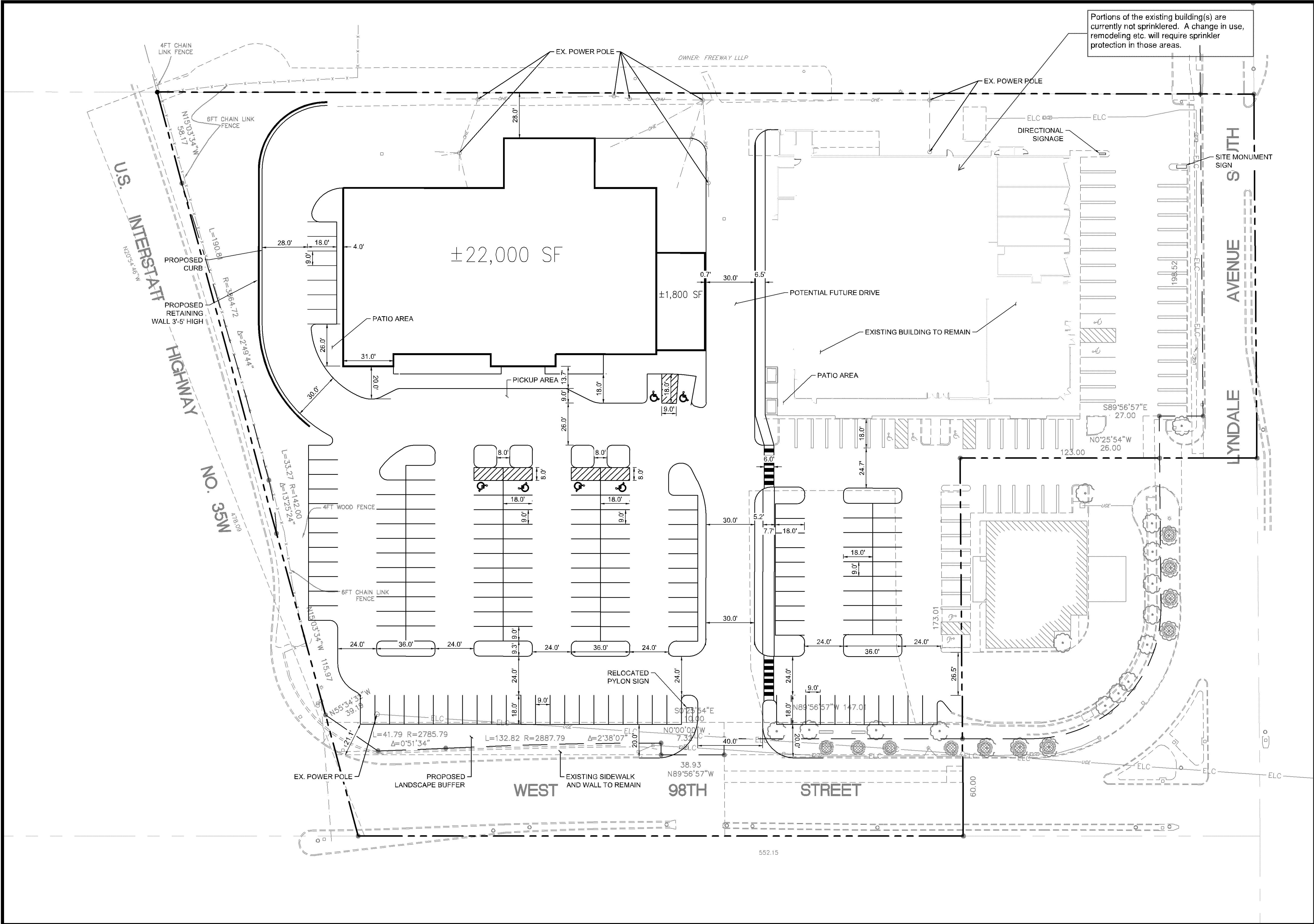
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT
XXXXXXXXXX
DATE
06/16/2021
SCALE AS SHOWN
DESIGNED BY LEC
DRAWN BY LEC
CHECKED BY WDM



CLOVER SHOPPING CENTER EXHIBIT

EX 1



Provide adequate turning radius for BFD Ladder 3.

Additional hydrants will be required to provide coverage within 150' of all exterior walls.

BUILDING SUMMARY

EXISTING	PROPOSED
±58,810 SF	±50,330 SF

PARKING SUMMARY

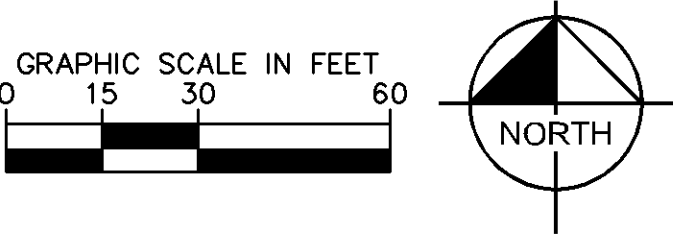
	EXISTING	PROPOSED
WESTERN LOT	131 STALLS	120 STALLS
EASTERN LOT	117 STALLS	106 STALLS
TOTAL PARKING	248 STALLS	226 STALLS

"EX 2" could be identified as a Phase II for the Clover Center preliminary development plan. Also envision what a Phase III and any additional phases would entail.

**CLOVER SHOPPING
CENTER REDEVELOPMENT**
 PREPARED FOR
**KRAUS
ANDERSON**
 BLOOMINGTON MINNESOTA

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CLOVER SHOPPING
 CENTER EXHIBIT - DRIVE
 EXTENSION

EX 2



The City has very specific standards pertaining to exterior building materials. Brick, glass, and stucco are permitted primary building materials. There are limitations on "secondary" materials such as EIFS and fiber cement panels. Metal panels may be permitted as "primary" material, subject to finish warranty and gauge requirements.



