



May 04, 2021

Mr. David McGinty
SICK Product & Competence Center Americas, LLC
6900 W. 110th Street
Bloomington, MN 55438

RE: Case # PL202100044
2501, 2601, and 2701 American Blvd. E.
2600 Lindau Lane

Mr. McGinty:

At its regular meeting of May 3, 2021, the City Council: adopted an ordinance rezoning 2501 and 2701 American Boulevard East and 2600 Lindau Lane from LX Lindau Mixed Use to LX(PD) Lindau Mixed Use (Planned Development); approved preliminary development plans for a multi-phase Technology Campus; approved final development plans for Phase 1 of the Technology Campus; approved a preliminary plat and adopted a resolution approving a final plat to adjust property boundaries; adopted a resolution approving a platting variance to defer park dedication for future development phases; and adopted a resolution approving a conditional use permit for a Technology Campus (Case # PL202100044).

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.

Preliminary and Final Development Plan Conditions of Approval

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 Sewer Availability Charges (SAC) must be satisfied.
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 Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.

6. 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 any permits (22.03(a)(2)). Park dedication fees for Phase I must be paid prior to filing with Hennepin County.
7. Prior to C/O Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
8. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
9. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
10. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
11. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
12. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
13. Ongoing All loading and unloading must occur on site and off public streets.
14. Ongoing All pickup and drop-off must occur on site and off public streets.

Final Plat Conditions of Approval

1. 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. A consent to plat form from any mortgage company with property interest must be provided.
3. Park dedication must be satisfied for Phase I. Park dedication for future phases must be satisfied prior to the issuance of a building permit for that development phase.
4. A public sidewalk and bikeway easement must be provided along street frontages as approved by the City Engineer.
5. Public drainage and utility easements must be provided as approved by the City Engineer.
6. Vacation of existing drainage and utility easement is recommended upon the dedication of new drainage and utility easements on the new plat.
7. 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 any permits (22.03(a)(2)).

Conditional Use Permit Conditions of Approval

1. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
2. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
3. Ongoing All loading and unloading must occur on site and off public streets.

4. Ongoing All pickup and drop-off must occur on site and off public streets.
5. Ongoing The Technology Campus must be developed in conformance with approved Preliminary and Final Development Plans in Case PL2021-44.

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