



May 04, 2021

Mr. Michael Roebuck  
Ron Clark Construction and Design  
7500 W 78th Street  
Bloomington, MN 55439

RE: Case # PL202100030 – 3 & 4 Appletree Square

Mr. Roebuck:

At its regular meeting of May 3, 2021, the City Council approved a major revision to the Appletree Square preliminary development plan and final development plan to convert a portion of the Crowne Plaza Hotel into 229 apartments at 3 and 4 Appletree Square (Case # PL202100030).

The approval is subject to conditions that must be satisfied prior to the issuance of a 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 and memorializing the affordable housing plan, 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 Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Parking lot and site security lighting plans must satisfy the requirements of City Code Section 21.301.07.
4. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
5. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
6. Ongoing Alterations to utilities must be at the developer's expense.
7. Ongoing A uniform sign design must be submitted for approval by the Planning Manager (Section 19.109).
8. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
9. Ongoing Access to 302 parking stalls within the planned development must be maintained.

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

Sincerely,

Glen Markegard, AICP  
Planning Manager