



Comment Summary

Application #: PL201900215

Address: 8000 24th Avenue South, Bloomington, MN 55425

Request: **Type II Preliminary and Final Plat of MALL OF AMERICA 9TH ADDITION**

Meeting: City Council - December 02, 2019

NOTE: Please review all plans for additional or repeated comments.

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) The plat would establish property boundaries where buildings would be located at 0-foot setbacks. City Council approval is required. In terms of approval sequencing, the City Council must approve the Phase IIB final development plan before approving the final plat.
- 2) Implementing the next Mall of America phase requires numerous agreements and amendments to existing agreements. Those documents must be executed before the City releases the plat for recording.
- 3) Park dedication is due prior to the issuance of building permits for each development phase.

PW Admin Review Contact: Bruce Bunker at bbunker@BloomingtonMN.gov, (952) 563-4546

- 1) See checklist of items that must be included on the plat per the Bloomington City Code, Chapter 22.
- 2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 3) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Public drainage and utility easements must be provided on the plat as approved by City Engineer.
- 6) Private common utility easement/agreement must be provided.
- 7) Private common driveway/access easement/agreement must be provided.
- 8) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 9) \$15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 10) A public sidewalk and bikeway easement must be provided along all street frontages as approved by City Engineer. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 11) Public retaining wall easements must be provided as approved by the City Engineer.
- 12) Public traffic signal easements must be provided as approved by the City Engineer.
- 13) Outlot A should be shown as a lot and block described parcel on the final plat.
- 14) A document is needed that states the order for recording all documents.