



October 26, 2021

City of Bloomington
ATTN: Deb Williams
1700 West 98th Street
Bloomington, MN 55431

RE: Case # PL202100186 – Rezoning and PDP/FDP for new Fire Station #4
4201 West 84th Street

Ms. Williams:

At its regular meeting of October 25, 2021, the City Council approved rezoning 4201 West 84th Street from R-1 to R-1(PD), and Preliminary and Final Development Plans for a new approximately 25,000 square-foot fire station, replacing existing Fire Station #4 (Case # PL202100186).

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 building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied, if applicable.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Sidewalk, eight feet in width, must be installed along West 84th Street.
5. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
6. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
7. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
8. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
9. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
10. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval

- must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
11. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
 12. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
 13. Prior to Permit Landscape plan must be approved by the Planning Manager (Sec 21.301.15).
 14. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
 15. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
 16. Prior to C/O Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
 17. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
 18. Prior to C/O All rooftop equipment must be fully screened (Sec. 21.301.18).
 19. Ongoing All construction related pickup, drop-off, loading, unloading, stockpiling, staging and parking must occur on site and off public streets unless otherwise authorized by the City Engineer.
 20. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
 21. Ongoing Development must comply with the Minnesota State Accessibility Code.
 22. Ongoing Three foot high parking lot screening must be provided along Irwin Road and part of West 84th Street as approved by the Planning Manager (Sec. 21.301.15).
 23. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
 24. Ongoing Parking spaces must be maintained as required in Section 21.301.06(f)(1). This includes snow removal from the constrained site.
 25. Ongoing A noise source shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured on the property line of the source. (Section 10.29.02) The generator must maintain a noise reducing casing as proposed by the applicant and approved by the Planning Manager.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager