



November 22, 2021

McGough Development  
ATTN: Mark Fabel  
2737 Fairview Avenue North  
St. Paul, MN 55113

RE: Case # PL202100226 – FDP for Hyatt Regency Hotel parking lot expansion  
3107 American Boulevard East and 3200 East 81<sup>st</sup> Street

Mr. Fabel:

As set forth in City Code Section 21.501.03(c), I have administratively approved a Minor Revision to Final Development Plans for a parking lot expansion at 3107 American Boulevard East serving an existing hotel located at 3200 East 81<sup>st</sup> Street, subject to the following conditions of approval:

1. Prior to Permit A parking lot permit for all proposed improvements be obtained.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be signed by a registered engineer and approved by the City Engineer.
4. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan.
5. Prior to Permit An erosion control surety must be provided (16.08(b)).
6. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15).
7. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
8. Prior to Permit Common access/parking agreement between the two sites must be provided as approved by the Traffic Engineer, and proof of filing must be provided.
9. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the final inspection.
10. Prior to C/O A stormwater maintenance agreement must be filed with Hennepin County and proof of filing provided.
11. Ongoing The parking lot and associated improvement are limited to those as shown on the approved plans in Case File #PL2021-226.
12. Ongoing All construction related pickup, drop-off, loading, unloading, staging or parking must occur on site and off public streets.

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

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard". The signature is written in dark ink and is positioned above the printed name and title.

Glen Markegard, AICP  
Planning Manager