



January 24, 2022

Afrique Hospitality Group, LLC  
ATTN: Mukhtar Shariff  
1701 American Boulevard East, Suite #15A  
Bloomington, MN 55425

RE: Case # PL202100256 – Conditional Use Permit for a cultural campus  
1701 American Boulevard East

Mr. Shariff:

At its regular meeting of January 24, 2022, the Council approved a Conditional Use Permit for a cultural campus located within an existing office/warehouse building located at 1701 American Boulevard East (Case #PL202100256).

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 addressing conditions of approval and shared parking must be executed by the property owner 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 A building permit for all required changes to accommodate the proposed use be obtained.
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit A sidewalk connecting the site with the public sidewalk network along American Boulevard East must be provided to discourage pedestrian movements in the northern driveway.
5. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
6. Prior to Permit Parking lot and site security lighting plans must satisfy the requirements of City Code Section 21.301.07.
7. Prior to C/O Landscaping in proximity to the proposed use confirmed to be missing from the approved landscape plan of record for the property must be replaced.
8. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
9. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.

10. Prior to C/O Food service plans for all associated kitchens must be approved by the Environmental Health Division (City Code Sec. 14.360). Odor suppression and a grease interceptor for the teaching kitchen may be required as determined the Environmental Health and Utilities Divisions (Sec. 10.24. and Sec. 11.31)
11. Ongoing The cultural campus is limited to as shown on the approved plans in Case File #PL2021-256.
12. Ongoing Per the applicant's project description dated 12/06/2021, the event center use must not operate Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.. Use of the multi-purpose space during weekday business hours (8:00 a.m. - 5:00 p.m.) is limited to activities that do not generate additional parking demand beyond what can be supported by the existing parking supply as determined in Section 21.301.06(d) of the City Code.
13. Ongoing Future changes to overall building occupancy or operations that generate increased evening or weekend parking demand must be reviewed and approved by the Planning Manager prior to occupancy to ensure compliance with Section 21.301.06(d) of the City Code.
14. Ongoing All construction related pickup, drop-off, loading, unloading, staging and parking must occur on site and off public streets.
15. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
16. Ongoing Signs must be in compliance with the requirements of the Class IV Sign District (Sec. 19.113) and the Uniform Sign Design of record (USD #114).
17. Ongoing Development must comply with the Minnesota State Accessibility Code.

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,



Glen Markegard, AICP  
Planning Manager

C: Jake Steen, Larkin Hoffman  
Rustam Muharamov, 1701 American Blvd LLC