



February 15, 2022

Seagate Technology, LLC  
ATTN: Martin Leppert  
7801 Computer Avenue South  
Minneapolis, MN 55435

RE: Case # PL202100255 – Major Revision to PDP/FDP for an addition to a technology campus  
7801 Computer Avenue South and 7850 Nord Avenue South

Mr. Leppert:

At its regular meeting of February 14, 2022, the City Council approved a Major Revision to Preliminary and Final Development Plans for a two-story, approximately 81,000 square-foot building addition to an existing technology campus located at 7801 Computer Avenue South and 7850 Nord Avenue South (Case # PL202100255).

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 Site Development Agreement, including all conditions of approval, 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 A building permit for all required changes to accommodate the proposed use be obtained.
3. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
6. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
7. Prior to Permit An erosion control surety must be provided (16.08(b)).
8. 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.
9. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.

10. 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).
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 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).
13. 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).
14. Prior to Permit A Proof of Parking Agreement for 170 additional parking spaces must be approved and filed with Hennepin County.
15. Prior to Permit A public right-of-way use agreement must be approved and recorded to allow continued use of the right-of-way along the southern boundary of the campus for parking and circulation purposes.
16. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
17. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15).
18. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
19. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
20. Prior to Permit New outdoor equipment yard must be screened according to Section 21.301.15(d) of the City Code.
21. Prior to Permit Trash and recyclable storage facilities must be compliant with Section 21.301.17 of the City Code.
22. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
23. 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).
24. 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.
25. 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.
26. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
27. Ongoing Alterations to utilities must be at the developer's expense.
28. Ongoing All new rooftop equipment must be fully screened according to Section

- 21.301.18 of the City Code.
29. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
30. Ongoing All construction related loading, unloading, pick-up, drop-off, staging, stockpiling or parking must occur on site and off public streets.
31. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City 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: Nate Roisen, BWBR