



February 08, 2022

United Properties
ATTN: Tom Strohm
651 Nicollet Mall, Suite #450
Minneapolis, MN 55402

RE: Case # PL202100251 – Reguiding/Rezoning/PDP/FDP/Plat for Motor Vehicle Sales Facility
7851 Normandale Boulevard

Mr. Strohm:

At its regular meeting of February 07, 2022, the City Council approved the following applications:

- 1) Comprehensive Plan Map Amendment to reguide from Community Commercial to Regional Commercial;
- 2) Rezone from CS-1 (Community Service) to C-3(PD) (Freeway Commercial Center (Planned Development));
- 3) Preliminary and Final Development Plans for a four-story high density motor vehicle sales facility; and
- 4) Preliminary and Final Plat (Type I) to plat a metes and bounds parcel into a platted lot.

The approvals are applicable to the development of a four-story, approximately 180,000 square-foot high density motor vehicles sales facility located at 7851 Normandale Boulevard as shown in Case #PL2021-251. The approval of the Preliminary and Final Development Plans 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 the proposed use be obtained.
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
5. Prior to Permit Public sidewalk installed along Normandale Boulevard must be eight feet in width (Section 21.301.04(d)(1)(A)).
6. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
7. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.

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 prior to issuance of the C/O.
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 An erosion control surety must be provided (16.08(b)).
12. 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).
13. 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).
14. 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).
15. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
16. Prior to Permit A surface parking signage and striping plan must be provided designating off-street parking spaces available for customer or employee parking, spaces for automobiles awaiting repair, and no more than 30 automobile inventory storage spaces.
17. Prior to Permit Landscape plan, including trees in all parking islands, 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 All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
21. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of a footing, foundation or building permit (22.03(a)(2)).
22. Prior to Permit Any revised private common driveway/access/parking agreements be filed with Hennepin County and proof of filing provided to the Engineering Division prior to the issuance of a footing, foundation or building permit.
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 Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
 26. 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.
 27. Prior to C/O All rooftop equipment must be fully screened (Sec. 21.301.18).
 28. Prior to C/O A private common utility easement/agreement must be provided for any utility connections crossing private property.
 29. Ongoing Facility must comply with operational standards for motor vehicle sales use specified in Section 21.302.01 of the City Code.
 30. Ongoing The motor vehicle sales and repair facility and associated car wash must comply with the noise source requirements of Section 10.29.02 of the City Code.
 31. Ongoing All construction related pickup, drop-off, loading, unloading, staging, stockpiling and parking must occur on site and off public streets.
 32. Ongoing Alterations to utilities must be at the developer's expense.
 33. Ongoing Signs must be in compliance with the Class V Sign District (Sec. 19.114).
 34. Ongoing Development must comply with the Minnesota State Accessibility Code.

The approval of the Preliminary and Final Plat of BLOOMINGTON CROSSROADS ADDITION is subject to the following conditions of approval that must be satisfied prior to plat recording:

1. Prior to Recording A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2. Prior to Recording A consent to plat form from any mortgage company with property interest must be provided.
3. Prior to Recording Public drainage and utility easements must be provided as approved by the City Engineer.
4. Prior to Recording Public sidewalk and bikeway easements must be provided along all street frontages as approved by the City Engineer.
5. Prior to Recording Park dedication must be satisfied.

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

Sincerely,



Glen Markegard, AICP
Planning Manager

C: Keith Ulstad, United Properties
Tom Lincoln, Kimley Horn