



October 4, 2022

Christopher Stokka  
MWF Properties  
7645 Lyndale Avenue South  
Richfield, MN 55423

RE: Case # PL202200153 – Oxboro Heights Senior Affordable Housing Development  
520 and 600 W. 93<sup>rd</sup> Street and 9216 Garfield Circle

Mr. Stokka:

At its regular meeting of October 3, 2022, the City Council approved Comprehensive Plan Amendments to redesignate the future land use at 600 W. 93<sup>rd</sup> and 9216 Garfield Circle from Community Commercial to High-Density Residential and 520 W. 93<sup>rd</sup> from Industrial to High-Density Residential; rezoning 600 W. 93<sup>rd</sup> and 9216 Garfield Circle from B-2 General Business to RM-50(PD) High Density Residential (Planned Development) and 520 W. 93<sup>rd</sup> from I-3 General Industry to RM-50(PD) High Density Residential (Planned Development); Preliminary and Final Development Plans to develop a five-story, 125 unit senior apartment building; Preliminary and Final Plat to combine 600 W. 93<sup>rd</sup>, 520 W. 93<sup>rd</sup>, and 9216 Garfield Circle into one lot (Case # PL202200153).

The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Foundation, or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

#### **Preliminary and Final Development Plan Conditions of Approval**

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 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 any permits (22.03(a)(2)).
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
5. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
6. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
7. Prior to Permit Parking lot and site security lighting plans must satisfy the requirements of City Code Section 21.301.07.
8. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15). The plan must be revised to incorporate additional outdoor amenity spaces and trees along 93<sup>rd</sup> Street as outlined by staff.

9. 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.
10. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
11. Prior to Permit An erosion control surety must be provided (16.08(b)).
12. 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).
13. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
14. Prior to C/O Minimum 6-foot sidewalk must be installed along W. 93rd street connecting the development to Lyndale Avenue at the developer's expense (Section 21.301.04(b)(1)).
15. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
16. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
17. Ongoing All pickup and drop-off must occur on site and off public streets.
18. Ongoing All construction stockpiling, staging, and parking must take place on site and off adjacent public streets and public right-of-way.
19. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
20. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
21. Ongoing Alterations to utilities must be at the developer's expense.

**Preliminary and Final Plat Conditions of Approval**

1. A title opinion or title commitment that accurately reflects the state of title of the properties being platted, dated within 6 months of requesting City signatures, must be provided.
2. A consent to plat form from any mortgage company with property interest must be provided.
3. Park dedication must be satisfied.
4. A sidewalk and bikeway easement must be provided as approved by the City Engineer.
5. Vacation of existing drainage and utility easement is recommended upon the dedication of new drainage and utility easements on the new plat.

Should you have any questions regarding this decision, please contact Mike Centinario, Planner, at (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

Sincerely,



Glen Markegard, AICP  
Planning Manager