



July 25, 2023

Mr. Ryan Dunlay
Stuart Companies
1000 W. 80th Street
Bloomington, MN 55420

RE: Case # PL202300068
1801 and 1851 American Blvd. W.

Mr. Dunlay:

At its regular meeting of July 24, 2023, the City Council adopted a resolution approving a Comprehensive Land Use Guide Plan Amendment to reguide 1801 and 1851 American Blvd. W. from the Community Commercial to the High-Density land use designation; adopted an ordinance rezoning 1801 American Blvd. W. from C-5(PD) Freeway Mixed Use (Planned Development) to RM-100(PD) High-Density Residential (Planned Development) and 1851 American Blvd. W. from C-5 to RM-100(PD); and approved Preliminary and Final Development Plans for a four-story, 99-unit apartment building at 1801 American Blvd. W. (Case # PL202300068).

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.

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 Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15).
4. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
6. 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.
7. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
8. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.

9. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
10. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
11. Prior to Permit An erosion control surety must be provided (16.08(b)).
12. Prior to Permit Deferred park dedication fee must be paid.
13. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
14. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
15. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
16. Ongoing Alterations to utilities must be at the developer's expense.

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

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager