



October 01, 2024

Mr. Bob Cunningham
Kraus-Anderson Development Company
501 South 8th Street
Minneapolis, MN 55404

RE: Case # PL202400102
7803 PENN AVE. S. – Partial Redevelopment of the Southtown Shopping Center

Mr. Cunningham:

At its regular meeting of September 30, 2024, the City Council approved a major revision to preliminary and final development plans for a partial redevelopment of the Southtown Shopping Center; final development plans for an approximately 120,000 square foot retail anchor; preliminary plat to subdivide to property in the future; and adopted a resolution approving a platting variance to defer park dedication fees (Case # PL202400102).

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 Development Plan Condition of Approval

1. Ongoing Planned development flexibility regarding floor area ratio is not granted to the portion of the planned development zoned C-5. Future development on the C-5 portion of the planned development must meet a 1.0 minimum floor area ratio standard unless otherwise compliant with the Bloomington City Code or flexibility is granted through the Planned Development process.

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 Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit Access, circulation and parking plans must be approved by the City

- Engineer.
4. 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.
 5. Prior to Permit An erosion control surety must be provided. See §16.08(b)
 6. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City.
 7. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
 8. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements. See §21.301.07.
 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 revised to be Code compliant and be approved by the Planning Manager, See §19.63.08
 11. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
 12. Prior to Permit Landscape plan must be revised to include at least 218 trees, Code compliant shrub and perennial plantings, approved by the Planning Manager, and a landscape surety must be filed. See §21.301.15
 13. Prior to Permit As recommended by the traffic study, the developer must submit a plan showing the extension of the two eastbound through lanes from the intersection of Penn Ave & W 79th St to the Kohl's entrance for the approval of the City Engineer.
 14. Prior to Permit As recommended by the traffic study, the developer must submit a plan showing the additional pedestrian accommodations as described on page 24 of the Southtown Redevelopment Traffic Study Report dated August 15, 2024, excluding the two raised marked crosswalks, for the approval of the City Engineer.
 15. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted. See §21.301.09(b)(2)
 16. Prior to Permit To ensure sufficient sanitary sewer capacity and to avoid sanitary sewer surcharge, a building permit must not be issued for the Phase II medical office building unless the City Council has accepted a feasibility study and ordered the associated project to increase sanitary sewer capacity sufficient to serve the project phase or the Utilities Administrator has determined that adequate sanitary sewer capacity exists to serve the development phase.
 17. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code.
 18. Ongoing All rooftop equipment must be fully screened. See §21.301.18
 19. Ongoing All trash and recyclable materials must be stored inside the principal building. See §21.301.17
 20. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
 21. Ongoing Alterations to utilities must be at the developer's expense.
 22. Ongoing A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network. See §21.301.04(b)(2)

23. Ongoing Parking flexibility must not exceed a 11 percent deviation without City Council approval.

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

Sincerely,



Glen Markegard, AICP
Planning Manager