



July 02, 2024

BLMGTN SCHOOL DIST #271
ATTN FINANCE DEPARTMENT, 1350 W 106TH ST
BLOOMINGTON, MN 55431

RE: Case # PL202300157
9701 NICOLLET AVE S

Dear Elizabeth Thordson:

At its regular meeting of July 01, 2024, the Council approved a final site and building plans for stadium and site improvements at Kennedy High School located at 9701 Nicollet Avenue S. (Case # PL202300157).

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, operational restrictions and nonconcurrent use provisions, 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 Code complying Proof of Parking plan and Agreement must be approved and filed with Hennepin County.
3. Prior to Permit Access, circulation, traffic operations 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 A Construction Management Plan must be submitted for review and approval by the City.
6. Prior to Permit Lighting plans must be modified to satisfy the requirements of City Code Section 21.301.07 including louvers and other methods to minimize glare or light onto nearby residential uses.
7. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
8. Prior to Permit Bicycle parking spaces must be provided and located on site as approved by the City Engineer.
9. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
10. Prior to Permit An erosion control surety must be provided (16.08(b)).
11. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape

- surety must be filed (Sec 21.301.15).
12. 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.
 13. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
 14. Prior to C/O Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
 15. Ongoing Activities where parking demand has the potential to exceed parking supply may not occur concurrently.
 16. Ongoing Signs must be in compliance with the requirements of Chapter 21, Article III, Division D of the City Code.
 17. Ongoing All loading and unloading must occur on site and off public streets.
 18. Ongoing All pickup and drop-off must occur on site and off public streets.
 19. Ongoing Noise generation must meet City noise code standards. (Section 10.29.02).
 20. Ongoing A building permit for all required changes to accommodate the proposed use be obtained.
 21. Prior to Permit Trash management plan must be approved by the City.

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

Sincerely,



Glen Markegard, AICP
Planning Manager