



PL202400135
PL2024-135

October 15, 2024

Steve Furlong
8140 Lea Road
Bloomington, MN 55438

RE: Case # PL2024-135
8525 & 8545 Penn Avenue South

Dear Steve Furlong:

At its regular meeting on October 14, 2024, the City Council approved a Type III Preliminary and Final Plat to subdivide two lots into 15 townhome lots and one common lot. (Case # PL2024-135).

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 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 Permit | A consent to plat form from any mortgage company with property interest must be provided. |
| 3. | Prior to Permit | Public drainage and utility easements must be provided as approved by the City Engineer. |
| 4. | Prior to Permit | A public 10-foot sidewalk and bikeway easement must be provided along the public street frontage as approved by the City Engineer. |
| 5. | Prior to Permit | Park dedication requirements must be satisfied prior to the City releasing the plat for recording. |
| 6. | Prior to Permit | Private driveway/access easement/agreement and private utility easement/agreement must be provided and approved by the City Engineer. The agreements must be filed with Hennepin County and proof of filing provided to the Engineering Division following the recording of the plat. |
| 7. | Prior to Permit | Right-of-way dedication is required on the final plat as approved by the City Engineer. |
| 8. | 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. See §22.03(a)(2) |
| 9. | Ongoing | Approval of the plat supersedes and replaces all previously approved plats for the site. |

Should you have any questions regarding this decision, please contact Dakota Crowell, Planner, at (952) 563-8926 or dcrowell@BloomingtonMN.gov.

Sincerely,

A handwritten signature in black ink that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager