



PL201800343

PL2018-343

December 04, 2018

Mr. Russ Schramm
HTG Architects
9300 Hennepin Town Road
Eden Prairie, MN 55347

RE: Case # PL2018-343
9500 LYNDAL AVE S

Mr. Schramm:

At its December 3, 2018 meeting, the City Council approved a major revision to the preliminary development plan and final development plan for an approximately 12,100 square foot addition to an existing building (Case # PL2018-343).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all 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 A Proof of Parking Agreement for 15 spaces must be approved and filed with Hennepin County.
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
6. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
7. Prior to Permit An erosion control surety must be provided (16.08(b)).
8. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
9. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
10. Prior to Permit All rooftop equipment must be fully screened (Sec. 19.52.01).

PLANNING DIVISION

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AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

11. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
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 C/O Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
14. Ongoing All loading and unloading must occur on site and off public streets.
15. Ongoing A minimum of five bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
16. Ongoing A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network.
17. Ongoing Phase 3 Final Development Plan must be reviewed by the Planning Commission and City Council.
18. Code Requirement Three foot high parking lot screening must be provided along Lyndale Avenue as approved by the Planning Manager (Sec. 19.52).
19. Code Requirement Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
20. Code Requirement All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
21. Code Requirement Recyclable materials must be separated and collected (Sec. 10.45).
22. Code Requirement Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
23. Code Requirement 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).
24. Code Requirement Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
25. Code Requirement Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.

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

Sincerely,



Glen Markegard, AICP
Planning Manager