

RECOMMENDED CONDITIONS OF APPROVAL

Case #PL202500186

Project Description: Conditional Use Permit and Final Site and Building Plans for an approximately 7,300 square foot convenience facility with fuel sales.

Address: 1000 and 1050 West 94th Street

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit The two properties must be combined through a lot consolidation or plat (see Chapter 22 of the City Code).
4. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer. All required parking islands must be provided per § 21.301.06 of the City Code.
5. Prior to Permit Public and private sidewalks must be provided according to § 21.301.04 of the City Code.
6. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
7. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
8. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (see § 6.20, Minnesota State Fire Code Sec. 508).
9. 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.
10. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
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 An erosion control surety must be provided (see § 16.08(b))
13. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15)
14. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements (see § 21.301.07)
15. Prior to Permit Exterior building materials must be approved by the Planning Manager (see § 21.301.24).

16. Prior to Permit Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal. See MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903
17. Prior to Permit Food service plans must be approved by the Environmental Health Division (see § 14.360).
18. Prior to Permit An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
19. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
20. Prior to C/O All rooftop equipment must be fully screened (see § 21.301.18)
21. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
22. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
23. Ongoing The convenience facility with fuel sales is limited to as shown on the approved plans in Case File #PL202500186.
24. Ongoing Development must comply with the Minnesota State Accessibility Code.
25. Ongoing Trash and recyclable materials storage must comply with § 21.301.17 of the City Code.
26. Ongoing Three foot high parking lot screening must be provided along public roadways as approved by the Planning Manager (see § 21.301.15(d)(4)).
27. Ongoing All construction-related loading and unloading must occur on site and off public streets.
28. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code. Sign permits must be obtained prior to installation of signage.