



January 23, 2018

Pamlico Investments,
Josh Davis, Vice President
7475 W 5th Avenue, Suite 107
Lakewood, CO 80226

RE: Case # PL2017-265
101 AMERICAN BLVD W

Dear Mr. Davis:

At its regular meeting of January 11, 2018, the Planning Commission approved a Conditional Use Permit and Final Site and Building Plans for a three-story, 900-unit self storage facility. (Case # PL2017-265). The appeal period has concluded without an appeal request being received.

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 building permit for all required changes to accommodate the proposed use be obtained.
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 Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
6. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
7. 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.
8. 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).
9. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
 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 19.52).
 12. Prior to Permit Three foot high parking lot screening must be provided along American Blvd as approved by the Planning Manager (Sec. 19.52).
 13. 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.
 14. Prior to Permit Self-storage facility exterior building materials and architectural design must be approved by the Planning Manager (Sec. 19.63.08 and 19.61.01).
 15. Prior to Permit A minimum of two bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
 16. Prior to Permit All trash and recyclable materials must be stored inside the principal building with interior access. (Sec. 19.51).
 17. 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 (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
 18. Prior to Permit 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).
 19. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
 20. Prior to Permit A Proof of Parking Agreement for 19 spaces must be approved and filed with Hennepin County.
 21. 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.
 22. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
 23. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
 24. Ongoing Recreational Vehicle parking area must be reserved for recreational vehicles only.
 25. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File # PL2017-265.
 26. Ongoing The self-storage facility must comply with the operational requirements of Section 19.61.01(f) of the City Code.
 27. Ongoing The self-storage facility is limited to 900-units unless additional parking is provided and approved by the Planning Manager.
 28. Ongoing Development must comply with the Minnesota State Accessibility Code.
 29. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).

- 30. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
- 31. Ongoing All loading and unloading must occur on site and off public streets.

Should you have any questions regarding this action, please contact Elizabeth O'Day, Planning Technician, at (952) 563-8919 or eoday@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager