



February 8, 2018

Mr. Larry Westrich
101 S. Farrar Drive
Cape Girardeau, MO 63701

RE: Case # PL2017-274
3901 MINNESOTA DR

Dear Mr. Westrich:

At its regular meeting of February 5, 2018, the City Council approved an ordinance rezoning 3901 Minnesota Drive from CS-1 (PD), Commercial Service (Planned Development) to C-4 (PD), Freeway Office (Planned Development).

The City Council also approved Preliminary Development Plans for a 9 story, 214 room hotel and a future 7,000 square foot freestanding restaurant with two levels of structured parking and Final Development Plans for a 9 story, 214 room hotel with two levels of structured parking. (Case # PL2017-274) subject to the following 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 Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. 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).
4. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
5. 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.
6. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
7. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy

- submitted to the Engineering Division.
8. Prior to Permit Common driveway/access/parking agreement must be provided as approved by the Traffic Engineer, and proof of filing must be provided to the Manager of Building and Inspection.
 9. Prior to Permit An erosion control surety must be provided (16.08(b)).
 10. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
 11. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
 12. 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.
 13. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
 14. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
 15. Prior to Permit Eight-foot sidewalk must be installed along France Avenue. Six-foot sidewalk must be maintained along W. 78th Street and Minnesota Drive. Sidewalks are installed at the developer's expense. A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network (Section 21.301.04(b)).
 16. 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).
 17. 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).
 18. 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).
 19. 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.
 20. Prior to Permit A Hennepin County permit for work within the right-of-way must be obtained and a copy submitted to the Engineering Division prior to work beginning in the right-of-way.
 21. Prior to Permit Haul Route and Construction Traffic Control Plans must be approved by the City Engineer.
 22. Prior to Permit A Right-of-Way permit must be approved and issued prior to construction on the right turn lane into the site.
 23. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City.

- 24. 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).
- 25. 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.
- 26. Prior to C/O Tier 1 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
- 27. 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.
- 28. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
- 29. Ongoing All trash and recyclable materials must be stored inside the principal building with interior access (Sec. 19.51).
- 30. Ongoing Recyclable materials must be separated and collected (Sec. 10.45).
- 31. Ongoing All loading and unloading must occur on site and off public streets.
- 32. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
- 33. Ongoing All pickup and drop-off must occur on site and off public streets.
- 34. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
- 35. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
- 36. Ongoing Alterations to utilities must be at the developer's expense.
- 37. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
- 38. Ongoing A uniform sign design must be submitted for approval by the Planning Manager (Section 19.109).

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