



May 30, 2018

Ms. Linda McGinty
Luther Automotive Group
3701 Alabama Avenue South
St. Louis Park, MN 55416

RE: Case # PL2018-139
515 W 78TH ST
511 W 78TH ST
7801 LYNDAL AVE S

Ms. McGinty:

At its regular meeting of May 24, 2018, the Planning Commission approved a conditional use permit and final site and building plans to convert an existing office/warehouse building to a Class I motor vehicle sales facility (Case # PL2018-139).

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 Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
4. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
5. Prior to Permit An erosion control surety must be provided (16.08(b)).
6. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
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 Obtain Minnesota Department of Transportation (MnDOT) permit for any alterations within MnDOT right-of-way.
9. Prior to Permit A vehicle inventory management plan must be approved by the Planning

- Manager.
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 Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
 12. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
 13. 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.
 14. Ongoing Alterations to utilities must be at the developer's expense.
 15. Ongoing All loading and unloading must occur on site and off public streets.
 16. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
 17. Ongoing 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