



February 13, 2018

Al Jazari Institute Property, LLC
ATTN: Mohamed Omar
8201 Park Avenue South
Bloomington, MN 55420

Success Academy
ATTN: Magdy Rabeaa
8201 Park Avenue South
Bloomington, MN 55420

RE: Case # PL201700251 – Conditional Use Permit amendment to increase student enrollment from 60 to 84 students at an existing Pre K–8 school
8201 Park Avenue South

Mr. Omar and Mr. Rabeaa:

At its regular meeting of February 12, 2018, the City Council adopted a resolution approving an amendment to a Conditional Use Permit to expand the maximum number of students from 60 to 84 for an existing school (Case # PL201700251).

The approval is subject to conditions that must be satisfied prior to the release of the Conditional Use 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 Release 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 All Sewer Availability Charges (SAC) must be satisfied no later than March 31, 2018, if applicable.
3. Ongoing Proof of parking agreement, Hennepin County Recorder Document #A9710204 as filed via case 8915A-11 remains in effect.
4. Ongoing While the weekday or weekend school is in session, the use of the large gymnasium, small gymnasium and cafeteria is limited to school activities.
5. Ongoing While other on-site assembly areas are in use, the use of the large gymnasium, small gymnasium and cafeteria is limited to activities that do not generate additional parking demand.
6. Ongoing The weekend school is limited to 80 students at one time.
7. Ongoing The weekday school is limited to 84 students.
8. Ongoing The capacity of the large gymnasium is limited to 500 occupants.
9. Ongoing The floor area of the assembly rooms is limited to the size and location shown in the floor plan for case PL2017-251.
10. Ongoing All pickup, drop-off, loading and unloading must occur on site and off

- of public streets.
11. Ongoing Due to parking demand, the joint use agreements providing shared access to 110 off-site parking spaces on adjacent land must be maintained unless the Conditional Use Permit is amended to reflect a new use mix parking demand that can be met through on-site parking.
 12. Ongoing The property owner must provide traffic control services if overflow parking occurs.
 13. Ongoing Due to parking and trip generation, the weekday school is limited to grades Pre K-8.
 14. Ongoing The previously approved fitness center and day care uses are no longer valid.
 15. Ongoing The property owner, subject to the review and approval of the Parks and Recreation Manager, must prepare in January of each year, an annual plan that coordinates the use of joint parking areas and outdoor recreation/athletic facilities in a manner that minimizes overlapping demand.
 16. Ongoing Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
 17. Ongoing All preschool or prekindergarten curriculum must meet Minnesota's early learning instructional program standards for children.
 18. Code Requirement Interior modifications must be reviewed and approved by the Fire Marshal to verify automatic fire sprinkler system coverage is in compliance (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
 19. Code Requirement Any future application to modify this CUP must include a traffic study if required in Section 21.302.06(b)(7).
 20. Code Requirement Recyclable materials must be separated and collected (Sec. 10.45).
 21. Code Requirement Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
 22. Code Requirement Parking lot and site security lighting plans must satisfy the requirements of Section 21.301.07 of the City Code.
 23. Code Requirement Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
 24. Code Requirement All trash and recyclable materials must be stored inside the principal building (Sec. 19.51). Exterior access to the room is allowed pursuant to Case PL201700282.
 25. Code Requirement Development must comply with the Minnesota State Accessibility Code.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager

cc: Jay Smigielski, Ferdinand Peters Law Firm