



August 02, 2018

Frauenschuh Companies
ATTN: Allen Hill
7101 West 78th Street
Bloomington, MN 55439

RE: Case # PL201800241 – Final Site and Building Plans for a seven stall parking lot
6925, 7001 and 7101 West 78th Street

Mr. Hill:

As set forth in City Code Section 21.501.01(c), I have administratively approved a Minor Revision to the Final Site and Building Plans to construct a seven stall surface parking lot located at 6925, 7001 and 7101 West 78th Street subject to the following conditions:

1. Prior to Permit A parking lot permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer. Compact parking must comply with Section 21.301.06(c)(2)(C)(iii) of the City Code.
4. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
5. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
6. Prior to Permit An erosion control surety must be provided (16.08(b)).
7. Prior to Permit Shore Area Permit must be obtained prior to any grading or development activity in the shore area of Nine Mile Creek (Sec. 19.87.04).
8. Prior to Permit Parking lot lighting plans must comply with the requirements of Section 21.301.07 of the City Code.
9. Ongoing The site improvements are limited to those as shown on the approved plans in Case File #PL201800241.
10. Ongoing All construction related loading, unloading, drop-off, pick-up, stockpiling, staging and parking must occur on site and off public streets.
11. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of the parking lot (Sec 19.64).
12. Ongoing Parking areas within 40 feet of the public street must comply with the screening requirements of the City Code (Sec. 19.52(d)(3)).

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