



May 19, 2020

Drury Construction Company LLC  
2832 Emerson Ave S. Ste 626  
Minneapolis, MN 55408

RE: Case # PL202000058  
3901 MINNESOTA DR

Dear Drury Construction Company LLC:

At its regular meeting of April 14, 2020, the Bloomington City Council approved a major revision to final development plans for a 214-room hotel and restaurant planned development at 3901 Minnesota Drive. (Case # PL202000058 ).

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 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 Prior to the issuance of a Parking Lot Permit for the temporary parking lot, a surety in the amount of 120% of the cost to bring the parking into full conformance with City Code must be submitted. The surety will be released under the following conditions:
  1. A building permit is procured and hotel construction commences; or
  2. Within three years of the date of final development plan approval, the parking lot is retrofitted to meet all City Code requirements.
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Access, circulation and parking plans must be modified as discussed in the staff report and approved by the City Engineer.
5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
6. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
7. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
8. Prior to Permit An erosion control surety must be provided (16.08(b)).
9. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape

- surety must be filed (Sec 19.52).
10. Prior to Permit Three foot high parking lot screening must be provided between surface parking areas and public streets as approved by the Planning Manager (Sec. 19.52).
  11. Prior to Permit Except for the temporary parking facility, poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
  12. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
  13. 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).
  14. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
  15. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
  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 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.
  18. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City.
  19. 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.
  20. 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.
  21. Prior to C/O 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).
  22. Prior to C/O Eight-foot sidewalk must be installed France Avenue and six-foot sidewalk must be installed along Minnesota Drive and W. 78th Street at the developer's expense (Section 21.301.04(b)(1)).
  23. Prior to C/O 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.
  24. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved

- by the Fire Marshal.
- 25. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
  - 26. Ongoing Alterations to utilities must be at the developer's expense.
  - 27. Ongoing All pickup and drop-off must occur on site and off public streets.
  - 28. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
  - 29. Ongoing A uniform sign design must be submitted for approval by the Planning Manager (Section 19.109).
  - 30. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
  - 31. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

Sincerely,



Glen Markegard, AICP  
Planning Manager