



January 24, 2017

PHD Properties, LLC
ATTN: Helen Klug
PO Box 5093
Minnetonka, MN 55343

RE: Case # PL201600196
9101 Old Cedar Avenue South

Ms. Klug:

At its regular meeting of January 23, 2017, the City Council approved the rezoning of 9101 Old Cedar Avenue from R-4 to RM-50 and Final Site and Building Plans for a 4 story, 32-unit apartment building (Case # PL201600196).

The final site and building plan 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 The Grading, Drainage, Utility, and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. 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.
4. 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).
5. 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).
6. 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).
7. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).

8. Prior to Permit Three foot high parking lot screening must be provided along Old Cedar Avenue and East Old Shakopee Road as approved by the Planning Manager (Sec. 19.52).
9. 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.
10. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
11. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
12. 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).
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 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.
15. Prior to Permit A Proof of Parking Agreement for 7 spaces must be approved and filed with Hennepin County.
16. Prior to Permit Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
17. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
18. Prior to Permit Sidewalks must comply with Section 21.301.04 of the City Code.
19. Prior to C/O A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network.
20. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL2016-196.
21. Ongoing Alterations to utilities must be at the developer's expense.
22. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
23. Ongoing Signs must be in conformance with the requirements of Chapter 19, Article X of the City Code.
24. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
25. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
26. Ongoing All construction stockpiling, staging, and parking must take place on-site and off adjacent public streets and public rights-of-way.
27. Ongoing All loading, unloading, pickup and drop-off must occur on site and off public streets.
28. Ongoing Lockable storage spaces for all new dwelling units must be provided that comply with Section 21.302.09(d)(7) of the City 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: Scott England, DJR Architecture