



December 04, 2020

Tim Marco  
Kraus Anderson, 501 S 8th Street  
Minneapolis, MN 55404

RE: Case # PL202000191  
10520 FRANCE AVE S

Dear Tim Marco:

As set forth in City Code Section 21.503.01(c)(1), I have administratively approved a Minor Revision to the Final Development Plans (FDP) for site and building improvements to install and drive-through, construct surface parking, and renovate the southern end of the Valley West Shopping Center located at 10520 France Avenue South subject to the following conditions:

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
5. 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.
6. Prior to Permit A review of and compliance with the Lower Minnesota Watershed District requirements must be completed.
7. Prior to Permit An erosion control surety must be provided (16.08(b)).
8. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
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 Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
11. 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.

12. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
13. Prior to C/O Building 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.
14. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL2020-191.
15. Ongoing Alterations to utilities must be at the developer's expense.
16. Ongoing Unobstructed access to the existing or revised Fire Department Connection (FDC) must be maintained.
17. Ongoing Development must comply with the Minnesota State Accessibility Code.
18. Ongoing All construction related pickup, drop-off, loading, unloading, staging and parking must occur on site and off public streets.
19. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and the approved Uniform Sign Design (USD) of record for the Valley West Shopping Center.

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

Sincerely,



Glen Markegard, AICP  
Planning Manager