

CASE #PL2022-96

New Off-Sale Beer License
Application for SuperAmerica
Stations, Inc.
Item 4.3

The Council was requested to consider approving the following license application:

SuperAmerica Stations, Inc. 1 - Off-Sale 3.2% Beer License \$50.00
1201 West 98th Street
Bloomington, MN 55431
dba SuperAmerica
9250 Bloomington Ferry Road
Bloomington, MN 55438

Notice of the hearing was published in the official City newspaper and a report on the applicant was submitted to the Council by the Police Department and License Examiner. Following discussion, motion was made by Mahon, seconded by Peterson, and all voting aye, to close the hearing and grant the off-sale beer license.

Preliminary and Final Plat
of Versailles 2nd Addition
Case 6325A-88
Item 4.4
R-88-69

The Council was requested by Sunde Land Surveying to consider approving the preliminary and final plat of Versailles 2nd Addition located at 1900-1930 East 86th Street. The plat was submitted to correct the legal boundaries of the plat, and vacation of various easements is being considered under Item 4.6 of the agenda.

The proposed plat was reviewed by the Administrative Subdivision Review Committee on April 26 and was recommended for approval with a condition that 10-foot sidewalk, drainage and utility easements be dedicated on all street frontages. A deed is being prepared for the sidewalk easement, and the drainage and utility easements are dedicated on the final plat.

Following discussion, motion was made by Peterson, seconded by Blessum, and all voting aye, to close the hearing, to approve the preliminary and final plat of Versailles 2nd Addition, to approve the subdivision agreement, and to adopt a resolution granting final approval.

Preliminary and Final Plat
of Ashland 1st Addition
Case 8552A-88
Item 4.5
R-88-70

The Council was requested by the Ashland Oil Company to consider approving the preliminary and final plat of Ashland 1st Addition located at 1300 West 98th Street and 9732 Fremont Avenue. The plat was submitted to incorporate two parcels and vacated right-of-way into one lot. No development is proposed on the lot at this time. An item proposing the vacation of Fremont Avenue was scheduled later on the agenda.

The proposed plat was reviewed by the Administrative Subdivision Review Committee on May 3, and was recommended for approval with the following conditions:

1. joint driveway agreement be submitted on the south 60 feet of the east 30 feet of the lot for access with the property to the east,
2. 10-foot sidewalk easement along West and Shakopee Road frontage be provided,
3. final access to be approved through any future site plan approvals,
4. no park dedication,
5. the Ashland Corporation incorporate the small strip (gap) of land into the plat if possible.

These conditions have been or are being met. Torrens proceedings must be held to incorporate the vacated Fremont Avenue right-of-way into the plat, and the gap in the underlying land descriptions existing between this plat and the plat to the east will be addressed at that proceedings.

The Director of Planning explained that this property was previously the site of a Mobil Oil Company service station and behind it was Chief's Towing Service. The two properties are now owned by Ashland Oil Corporation and are being combined into one lot.

Miles Standish, 9808 Girard Circle, said he lives across the street from the SuperAmerica station, and he objects to the way that company does business. He said he can hear noise



May 19, 2020

Aeon
ATTN: Leslie Roering
901 North 3rd Street, Suite #150
Minneapolis, MN 55401

RE: Case # PL202000069 – Rezoning from R-4 to RM-24(PD), Preliminary and Final
Development Plans for two four-story apartment buildings with 172 total units
1900 East 86th Street

Ms. Roering:

At its regular meeting of May 18, 2020, the City Council approved the Rezoning of 1900 East 86th Street from R-4 to RM-24(PD), Preliminary Development Plans, and Final Development Plans to construct 172 new residential units in two four-story multi-family residential apartment buildings at an existing multi-family residential site (Case # PL202000069).

The approval of the Preliminary and Final Development Plans 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 A building permit for all required changes to accommodate the proposed use be obtained.
3. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit Access, circulation and parking plans must include modifications discussed in the staff report and must be approved by the City Engineer.
6. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
7. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
8. 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.

9. 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).
10. Prior to Permit An erosion control surety must be provided (16.08(b)).
11. 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).
12. 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).
13. 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).
14. Prior to Permit Landscape plan, including tree inventory for trees to remain and modifications discussed in the staff report, must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
15. 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.
16. Prior to Permit All trash and recycling storage facilities for the new residential buildings must comply with City Code (Sec. 21.301.17). Trash and recycling storage enclosures for the existing apartments must be fully enclosed in locations approved in the Final Development Plans.
17. Prior to Permit A FAA No Hazard Determination (Form 7460-1) must be submitted to the Community Development Director for any crane or structure on site that exceeds 60 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).
18. 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.
19. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
20. 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).
21. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
22. 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.
23. Ongoing Development must comply with the Minnesota State Accessibility Code.
24. Ongoing Opportunity housing units may not be charged fees for access to parking on-site.
25. Ongoing An easement encroachment agreement must be completed for the existing freestanding sign along East 86th Street. All other signage must be in

- compliance with the requirements of Chapter 19, Article X of the City Code.
- 26. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
 - 27. Ongoing Three foot high parking lot screening must be provided along East Service Road as approved by the Planning Manager (Sec. 19.52).
 - 28. Ongoing All construction related loading, unloading, pick-up, drop-off, staging, stockpiling or parking must occur on site and off public streets.
 - 29. Ongoing All existing nonconforming sidewalks and parking islands on-site approved to remain in the Final Development Plans must be brought into conformance with width and design requirements should they be replaced in the future (Sec. 21.301.04 and Sec. 21.301.06).

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

Sincerely,



Glen Markegard, AICP
Planning Manager

C: David Haaland, Urbanworks Architecture LLC