



PL201700039

May 24, 2017

JR Hospitality
ATTN: Jay Bhakta
813 Great Oaks Trail
Eagan, MN 55123

RE: Case # PL2017-39 - 7830 & 7837 13th Avenue South, 7831 12th Avenue South and
1225 & 1301 East 78th Street

Dear Mr. Bhakta:

At its regular meeting of May 22, 2017, the City Council approved the Preliminary and Final Plat of FRIENDLY PALM ADDITION (Case # PL2017-39).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit for the proposed project. 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. The property 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 footing and foundation or building permits (Section 22.06).
2. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months, must be provided.
3. A consent to plat form from any mortgage company with property interest must be provided.
4. Park dedication must be satisfied.
5. Right-of-way on 12th Avenue South must be dedicated to the public as approved by the City Engineer.
6. Right-of-way on 13th Avenue South must be dedicated to the public as approved by the City Engineer.
7. Public drainage and utility easements must be provided as approved by the City Engineer.

PLANNING DIVISION

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
PH 952-563-8920 FAX 952-563-8949 TTY 952-563-8740

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

8. A public 10-foot sidewalk and bikeway easement must be provided along all street frontages.

Should you have any questions regarding this action, please contact Bruce Bunker, Engineering Technician, at (952) 563-4546 or bbunker@BloomingtonMN.gov.

Sincerely,

A handwritten signature in black ink, reading "Jennifer C. Desrude". The signature is written in a cursive, flowing style.

Jennifer C. Desrude, PE
Development Coordinator



PL201700039

May 23, 2017

Mr. Jay Bhakta
JR Hospitality
813 Great Oaks Trail
Eagan, MN 55123

RE: Case # PL2017-39
7830 13TH AVE S
7831 12TH AVE S
7837 13TH AVE S
1301 E 78TH ST
1225 E 78TH ST

Dear Mr. Bhakta:

At its regular meeting of May 22, 2017, the City Council approved: 1) rezoning 1225 and 1301 East 78th Street, 7830 and 7837 East 13th Avenue, and 7831 East 12th Avenue from FD-2(AR-22) Freeway Development(Airport Runway Overlay) to C-4(PD)(AR-22) Freeway Office(Planned Development)(Airport Runway Overlay); and 2) Preliminary and Final Development Plan for a five story, 171 room hotel (Case # PL2017-39).

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 Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division. (or) Approval by the Lower Minnesota Watershed District must be provided. (Could also be Richfield, Bloomington or Riley Purgatory.)
5. 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

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- issuance of any permits (22.03(a)(2)). Drainage and utility easement must be adequate width to provide utility maintenance access .
6. Prior to Permit Ten-foot foot sidewalk easement must be provided by document along public rights-of-way as approved by the City Engineer and proof of filing must be provided to the Manager of Building and Inspection.
 7. Prior to Permit An erosion control surety must be provided (16.05(b)).
 8. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52). Landscaping must be compatible with utilities infrastructure.
 9. Prior to Permit Three foot high parking lot screening must be provided along 13th Avenue South as approved by the Planning Manager (Sec. 19.52).
 10. Prior to Permit A uniform sign design must be submitted for approval by the Planning Manager (Section 19.109). All signs must meet Chapter 19, Article X of the City Code and receive sign permits prior to installation.
 11. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
 12. 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.
 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 A Construction Management Plan must be submitted for review and approval by the City.
 15. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 110 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).
 16. Prior to C/O A minimum eight-foot sidewalk must be installed within a sidewalk/bikeway easement along 12th Avenue South and a minimum six-foot sidewalk along other public rights-of-way, within a sidewalk/bikeway easement, at the developer's expense (Section 21.301.04(b)(1)).
 17. Prior to C/O Tier 1 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
 18. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
 19. Ongoing Bicycle parking spaces must be provided and located on the site as approved by the City Engineer.
 20. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
 21. Ongoing 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. Ongoing Development must comply with the Minnesota State Accessibility Code.

23. Ongoing Hotel Airport parking must not be established without meeting the minimum parking requirements of the City Code.
24. Code Requirement Vacation of existing drainage and utility easement is recommended upon the dedication of new drainage and utility easements on the new plat.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Glen Markegard".

Glen Markegard, AICP
Planning Manager