



March 1, 2022

Mr. Brian Bochman
Enclave Companies
300 23rd Ave. E., Suite 300
West Fargo, ND 58078

RE: Case # PL202100257 – 8200 Humboldt Avenue S. Redevelopment

Mr. Bochman:

At its regular meeting of February 28, 2022, the City Council approved a Comprehensive Plan Map Amendment to change the land use guide plan designation of 8200 Humboldt Avenue S. from Office to High-Density Residential; Rezone from B-1 Office to RM-50(PD) Multiple-Family Residential(Planned Development); and Preliminary and Final Development Plans for a four-story, 149-unit apartment building (Case # PL202100257).

The Preliminary and Final Development 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 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 Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
6. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
7. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15).
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 Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
10. Prior to Permit An erosion control surety must be provided (16.08(b)).
11. 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).
12. Prior to C/O Bicycle parking spaces must be provided and located on the site and within the parking garage as approved by the City Engineer.
13. Prior to C/O A sidewalk with a minimum 5-foot clear width must be provided to link the primary entrance of each building on site with the public sidewalk network.
14. Prior to C/O Eight-foot sidewalk must be installed along W. 82nd Street at the developer's expense (Section 21.301.04(b)(1)).
15. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
16. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
17. Ongoing All pickup and drop-off must occur on site and off public streets.
18. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
19. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
20. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
21. Ongoing Alterations to utilities must be at the developer's expense.

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

Sincerely,



Glen Markegard, AICP
Planning Manager