



December 14, 2022

Kristen Anderson
Hempel Real Estate
10050 Crosstown Circle, Suite 100
Eden Prairie, MN 55344

RE: Case # PL202200227
2051 Killebrew Drive – Office to Retail Conversion

Ms. Anderson:

Pursuant to Section 21.501.01(c) of the City Code, I have administratively approved a minor revision to final development plans to convert approximately 14,500 square feet of office to accessory retail at 2051 Killebrew Drive (Case # PL202200227).

The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Foundation, or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
2. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15).
6. 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.
7. Prior to Permit A Richfield-Bloomington Watershed District approval must be obtained.
8. Prior to Permit An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease, or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
9. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
10. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the

- requirements of City Code Section 21.301.07.
11. Prior to Permit A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network. When adjacent to parking spaces, sidewalk must accommodate vehicle overhang.
 12. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
 13. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
 14. Ongoing Three-foot-high parking lot screening must be provided along Killebrew Drive as approved by the Planning Manager (Sec. 21.301.15).
 15. Ongoing All pickup and drop-off must occur on site and off public streets.

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

Sincerely,



Glen Markegard, AICP
Planning Manager