

GENERAL INFORMATION

Applicant: City of Bloomington (owner)
Schafer Richardson (applicant and developer)

Location: 700 American Boulevard West

Request: 1) Rezoning from B-2 General Business to RM-100(PD)
High-Density Residential (Planned Development);
2) Preliminary and final development plans for a five-story,
128-unit senior apartments and 1,500 square feet of
commercial space

Existing Land Use and Zoning: Vacant; zoned B-2 (PD), General Commercial (Planned
Development)

Surrounding Land Use and Zoning: North – REI; zoned C-3
East – Goodwill; zoned B-2
South – Hotel; zoned FD-2(PD)
West – Topline Credit Union; zoned B-2(PD)

Comprehensive Plan Designation: Regional Commercial

HISTORY

City Council Action: 11/21/2005 – Approved a Preliminary and Final Plat of REI
BLOOMINGTON ADDITION (Case 10717A-05).

CHRONOLOGY

Planning Commission 11/16/2023 Recommended Approval

City Council 12/18/2023 Public Hearing scheduled (Development Business)

DEADLINE FOR AGENCY ACTION

Application Date: 10/11/2023
60 Days: 12/10/2023
120 Days: 02/08/2024
Applicable Deadline: 02/08/2024 (Extended by City)
Newspaper Notification: Confirmed – (11/02/2023 Sun Current – 10-day notice)
Direct Mail Notification: Confirmed – (500 buffer – 10-day notice)

STAFF CONTACT

Liz O'Day

Phone: (952) 563-8919 E-mail: eoday@BloomingtonMN.gov

PROPOSAL

Schafer Richardson proposes developing a vacant, City-owned parcel into a five-story, 128-unit senior affordable apartment building and 1,515 square foot commercial space. The commercial space tenant has not yet been identified. The proposed building would be located along American Boulevard West. and Lyndale Avenue, with surface parking and one level of underground parking. The proposed affordability levels and unit counts are as follows:

- 26 units (20%) at 50 percent AMI
- 102 units (80%) at 60 percent AMI

The site is proposed to be rezoned from B-2(PD), General Commercial (Planned Development) to RM-100 (PD), High-Density Residential (Planned Development), and Preliminary and Final Development Plans are requested to be approved.

PROPERTY HISTORY

The subject property was created in 2008 by combining several remnant parcels after the I-494 and Lyndale Avenue Interchange acquisitions. The City sold both 700 and 900 American Boulevard to Frauenshuh Development with specific development timelines. Frauenshuh sold 900 American Boulevard to Topline Credit Union (recently opened), and when the proposed development did not proceed at 700 American Boulevard, the City repurchased the site in 2012. The City unsuccessfully sought and completed preliminary reviews on development proposals, none of which resulted in a viable development. In 2022, through a Request For Proposal (RFP) process Schafer Richardson was selected.

ANALYSIS

Rezoning

To accommodate the proposed development, the applicant requests a rezoning from B-2 (PD) to RM-100 (PD). The site is currently guided as Regional Commercial in the Comprehensive Plan. The guidance would remain unchanged. Residential uses are allowed in the Regional Commercial designation when residential is allowed in the underlying zoning district. The RM-100 zoning district allows residential and non-residential uses, including retail sales and services, restaurants, schools, and daycares. The proposed development includes both residential and commercial

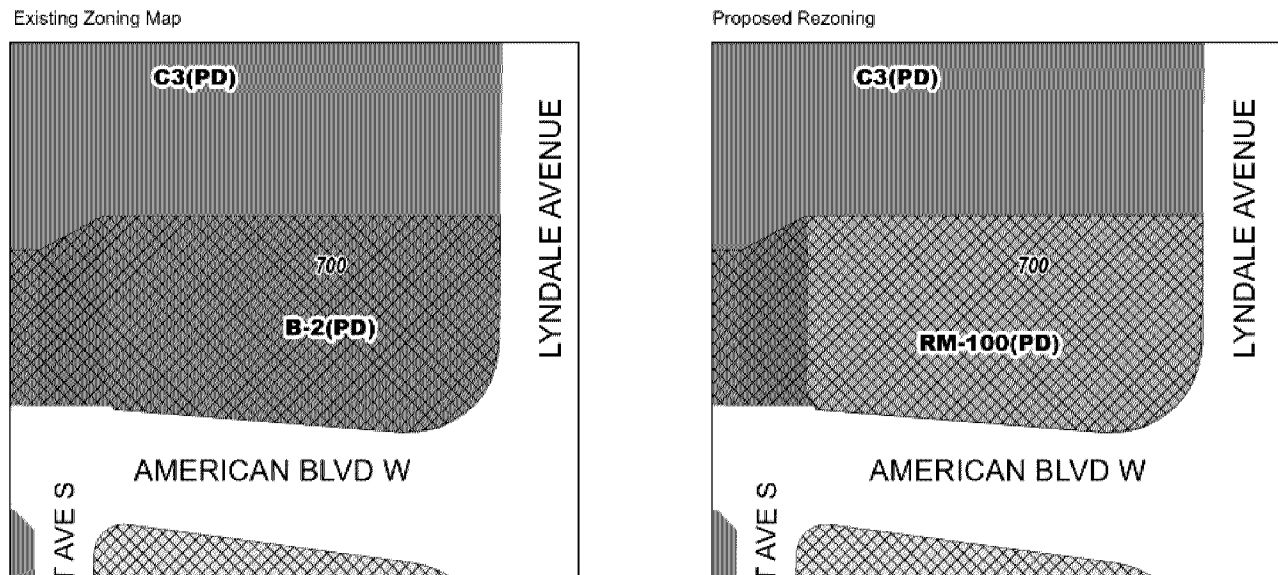
components. Therefore, the RM-100 zoning district is consistent with the Regional Commercial land use designation.

From the 2040 Comprehensive Plan:

Regional Commercial (RC): "... Residential uses are allowed within this designation only when allowed in the underlying zoning district. Residential density is limited by the floor area ratio (FAR) in the underlying zoning district, which may range from no minimum to a maximum FAR of 2.0."

Figure 1 depicts the existing and proposed zoning designation. The property must be rezoned to accommodate the proposed development as the existing B-2 Zoning District applicable to the site does not allow residential uses.

Figure 1: Existing and Proposed Zoning Designation



The subject property is within the Lyndale Avenue Retrofit Plan area at the north boundary. The Lyndale Avenue Retrofit Plan vision and policies are relevant for this development. The Plan was adopted in 2021 and shapes and guides the vision of the corridor. The Plan calls for a diverse, compact and walkable corridor with a mix of commercial and residential uses. A development with dense residential housing and commercial space, enhanced streetscape improvements, public art and seating area are consistent with that vision and provides a major step towards the plan's vision.

Code Compliance

The proposed development complies with most of the Code requirements in the RM-100 zoning district when applying the OHO development incentives. Table 1 provides a Code analysis of items that meet or exceed the City Code. Table 2 identifies any deviations requested and revisions required.

Table 1: City Code Analysis – Regulations in Compliance

Standard	Code Required	Provided	Compliance
Site area (Section 21.301.01)	80,000 square feet	80,761 square feet	Yes
Density (Section 21.301.01)	100 units/acre	69 units/acre	Yes
Building setbacks along all streets (Section 21.301.02)	10 feet or the width of any public easement	36 feet (American Blvd) 35.5 feet (Lyndale Ave)	Yes
Building rear yard setback (Section 21.301.02)	20 feet	44 feet	Yes
Parking setback (rear/side yard) (Section 21.301.06)	5 feet	15 feet (rear) 122 feet (side)	Yes
Impervious surface coverage (Section 21.301.01)	95 percent	76 percent	Yes
Floor area ratio of non-residential uses (21.203.09)	20% Maximum	5%	Yes
Building height	No limit	68 feet	Yes
Parking required (Section 21.301.06)	192 spaces (162 spaces with OHO incentive)	165 spaces	Yes –a requirement of 162 spaces after OHO incentive
Parking stall size (Section 21.301.06)	9 feet by 18 feet	9 feet by 18 feet	Yes
Parking islands (Section 21.301.06)	8 feet inside of curb, 3 feet shorter than adjacent stall and at least one deciduous tree	Mostly – two islands do not have a tree and the width and length are not compliant	Minor revision required
Drive aisle (Section 21.301.06)	24 feet	24 feet	Yes
Trash collection (Section 21.301.17)	Interior	Interior; in the garage for apartments For commercial – not shown - interior access is required	Minor revision required
Trees (Section 19.52)	32 trees	45 trees	Yes
Shrubs (Section 19.52)	81 shrubs	725 shrubs	Yes
Sidewalks (Section 21.301.04)	8 feet along American Blvd and Lyndale Ave, sidewalk connection and 7 feet along parking stalls	8 feet along streets, sidewalk connection and 7 feet along parking stalls	Yes
Usable Open Space (Section 21.203.09)	300 square feet per unit – 28,880 square feet with OHO incentive (20% reduction)	35,200 square feet	Yes
Storage Space (Section 21.302.09)	96 cubic feet located within each dwelling unit	96 cubic feet located within each dwelling unit	Yes

Table 2: City Code Analysis – Regulations requiring amendments or flexibility

Standard	Code Required	Provided	Compliance
Building side yard setback (Section 21.301.02)	10 feet plus 0.25 feet for each foot in height over 30 feet (18.25 feet)	11 feet	Development flexibility requested
Landscape yard (along a street) (Section 21.301.06)	20 feet	8 feet for plaza area	Development flexibility requested

Opportunity Housing Ordinance and Incentives

With 128 units, 12 affordable housing units at 60% AMI or below are required to comply with the Opportunity Housing Ordinance (OHO). The applicant proposes to enter into a land use regulatory agreement that will maintain affordable units for a minimum of 20 years. The affordability level would be 26 units (20%) at 50% AMI and 102 units (80%) at 60% AMI. The number of affordable units is greater than the OHO requires and meets integration, dispersion, design, phasing and concurrent construction objectives. The site qualifies as a Designated Transit Area under the OHO.

The Affordable Housing Plan is included in the packet and provides detailed information on OHO project compliance. OHO incentives requested include:

- Open space reduction
- Parking stall reduction
- Alternative exterior materials
- Development fee disbursement
- Expedited review of plans
- Land write down
- Affordable Housing Trust Fund
- Tax increment financing
- Project based housing vouchers

More information will be provided on the open space reduction, parking stall reduction and alternative exterior materials in the forthcoming sections of the report.

Building and Site Design

The building design provides an enhanced urban character on a notable, well-traveled intersection in the City. The “C” shaped building is centered on the site increasing presence along American Boulevard West and Lyndale Avenue. The southeast corner of the site would include seating, plaza and public art that further enhances and activates the intersection.

The building meets the required setback from the rear and front property lines. However, the applicant is requesting development flexibility for the side yard setback from the west property line.

The Code requires a setback of 10 feet plus 0.25 feet for each foot in height over 30 feet. In this case, the required setback is 18.25 feet from the side property line. The plans show a setback of 11 feet from the side property line. Staff is supportive of the deviation at this location as there is negligible impact on the adjoining property given the intervening multiple-lane primary access to the site which provides further separation from the site to the west. All vehicle sight lines exiting the REI/Topline Credit Union sites and subject property have been met. If the required 18.25 setback was provided, there may be a loss of overall units.

Proposed building materials include a mix of metal panels, fiber cement panels, glass and brick. Aluminum hung balconies would be provided on select units. The brick and glass are considered permitted primary exterior materials. The metal panels identified on all building elevations would be considered a primary exterior material provided they have a minimum 30-year finish warranty and are of sufficient gauge or thickness. Fiber cement panels are considered a secondary material and are limited to 15 percent of each building elevation. The OHO provides an incentive for non-street facing building elevations, the north and west elevations. The north and west elevations may have up to 75% of the building facades with alternative materials. The elevations show fiber cement (60% of the elevation) panels on the north and west sides. The exterior materials, when applying the OHO incentive, are compliant with City Code requirements.

Landscaping, Screening and Lighting

The landscaping quantity far exceeds the Code required quantity. The landscape plan shows a significant number of shrubs and trees evenly dispersed throughout the site. However, there are a few minor amendments required:

- As mentioned above, the Code requires a deciduous tree in each parking island. A tree must be installed on two islands on the north side of the parking area.
- The City's supplemental landscaping policy requires at least 50 percent of a street facing façade be lined with foundation plantings. The south elevation is lush with foundation plantings, however, there are no plantings along the building on the Lyndale Avenue side.
- The Code requires five-foot screening from non-residential uses. Screening is required from REI and Topline Credit Union. The applicant is showing adequate screening from the REI property, provided it is five feet tall. However, screening on the west side does not appear to meet the required height.
- A tree planting bed on the plaza appears up against the public sidewalk. Ensure there is a two-foot separation for the material.

The surface parking spaces meet the 20-foot setback from the property line along Lyndale Avenue. Elements are permitted within the 20-foot landscape yard including sidewalks, entrance drives, rain gardens and buildings when allowed by Code. The plans show a plaza and retail patio located within the 20-foot yard area. The deviation is proposed to activate the corner, improve walkability and provide a nice area for residents and the public to wait for transit. Staff is supportive of the deviation provided the landscaping material and other items are outside the easement area. The plaza provides a public benefit by further activating the streetscape and provides an amenity area to

enjoy public art and sit outside on the retail patio area.

While not part of the landscape plan, the applicant is proposing to provide twelve garden beds for the residents to practice gardening as an amenity for the residents. The applicant is also providing a fenced dog relief area on the north side of the property.

Parking and security lighting must meet City Code Section 21.301.07. The applicant has not provided a photometric plan for the garage or the surface parking for review. The applicant must submit an initial (1.0 LLF) and maintained (0.81 LLF) photometric plan signed by an electrical engineer or certified lighting professional. The Code requires 1.0 foot-candle on the parking surface which may be reduced to 0.5 foot-candle for the outer perimeter of the property. A minimum of 2.0 foot-candles is required for the parking spaces devoted to the retail space, which may be reduced to 1.0 foot-candles for the outer perimeter. A minimum of 3.0 foot-candles is required for the underground garage.

All rooftop equipment must be screened equal to the height of the equipment.

Access, Circulation, and Parking

Vehicle access is provided with two curb cuts along the north property line, which is within a joint access easement granted by the property owner to the north. Vehicles enter from the existing access along American Boulevard West. The applicant proposes an emergency vehicle only right-out onto Lyndale Avenue. More information about this access is mentioned in the Traffic Analysis section. The applicant expressed a desire to have Metro Mobility vehicles utilize the emergency vehicle access. Based on the location of the proposed emergency vehicle access an adjacent roadway classification, geometrics and traffic volumes only emergency vehicles will be authorized to utilize the access.

Pedestrian circulation is compliant. There is an existing eight-foot-wide public sidewalk along American Boulevard West and Lyndale Avenue. The applicant is showing a continued sidewalk from the existing sidewalk along the west property line to the new sidewalk along the north property line. There is also a connection from the commercial retail space to the public sidewalk network. The applicant is also showing a 7-foot sidewalk along the surface parking stalls, which is compliant.

Table three identifies the unit mix, parking requirement, and OHO parking reduction incentive. Given the level of affordability, the development qualifies for a 20 percent reduction in parking. The proposed parking meets the Code requirement once the OHO reduction is applied. With 128 units of senior apartments, the total Code requirement is 192 parking spaces. As mentioned above, the commercial tenant has not been identified. Assuming the commercial tenant is a retail sales and service use, the parking requirement is 1 space per 180 square feet. The parking requirement for the commercial tenant is 8 spaces. A total of 200 spaces are required without the OHO reduction, which only applies to a residential use, not a commercial use. Unlike non-age-restricted apartments, senior housing does not require structured or garage parking spaces. The applicant is proposing 118

underground parking spaces in a one-level structure and 47 surface parking spaces. There is no adjacent or easily accessible on-street parking in close proximity to the proposed development site. It will be imperative that the building owner and management ensure that the on-site parking supply is adequately managed, which includes keeping all stalls open and accessible year round and also identifying spaces for visitor and retail tenant parking. Failure to do so could result in residents, visitors or retail users parking on adjacent private parcels.

Code requires that 0.5 spaces per unit (64 spaces) be available for guest parking and be dispersed throughout the development. The applicant will be providing guest parking spaces in the underground garage.

TABLE 3: City Code Required Parking Analysis

Use	Code requirement	Unit or number	Required
Senior Units	1.5 spaces per unit	128 units	192 153.6 after OHO reduction
Commercial Space	One space per 180 square feet	1,515 square feet	8.4
Total Parking Required			162 spaces
Proposed Parking			165 spaces

Miscellaneous

The Code requires interior trash and recycling space for both the retail space and residential apartment building. The floor plans show an interior 114-square-foot trash and recycling area located in the underground parking garage. The floor plans also identify a 60-square-foot trash room dedicated to the retail space. Interior access is required. The plans must be modified to show a door from the retail space to the trash room.

The open space requirement is 300 square feet per unit or 38,400 square feet. The OHO provides a 25% reduction for a total of 28,800 square feet. Accounting for the balconies and green space, the usable open space totals 35,200 square feet. The open space meets the Code requirements with the OHO reduction incentive applied.

Snow storage has not been identified on the plans. A snow storage location must be identified on the site plan. If snow is hauled off-site, that is also acceptable. It is important to consider the snow storage placement with building shadows to minimize refreezing of melting snow over pedestrian access routes and facilities and also reduce the amount of salt that is applied to the site.

Signage has not been identified on the plans. Freestanding ground signs are permitted and must have a setback of no less than 15 feet from the property line along Lyndale Avenue or American Boulevard West. Please note that the residential zoning district's wall signage allowance is much smaller than other sign districts. Please also note that the City's Sign Code is currently being

amended, and a review of the standards must be completed prior to a sign permit.

The commercial tenant has not been identified. If the use is food-related, odor suppression is required. In addition, if the proposed tenant is a restaurant, additional performance standards apply, and a conditional use permit would be required.

Stormwater Management

Stormwater must be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume.

The Stormwater Management plan calculations and narrative have been reviewed and appear to meet the requirements in the City of Bloomington Comprehensive Surface Water Management Plan. A maintenance plan has not yet been provided and will be required to be signed and filed in Hennepin County. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

Utilities

The subject property is served by City sanitary sewer and water service. The City Engineer must approve utility Plans prior to issuing grading or other building permits. There are City sanitary sewer facilities located within both Lyndale Avenue and American Boulevard West. Based on the applicants estimated peak hour wastewater flows and current sanitary sewer capacity constraints utilizing the sanitary sewer within American Boulevard West is not a viable option for this proposed development. There is however sufficient City sanitary sewer network capacity within Lyndale Avenue to handle the increased flows from the proposed development. Sewer connection must be to the Lyndale Avenue main.

A looped watermain is proposed via connections to the City watermain located within American Boulevard West and Lyndale Avenue. A combined domestic/fire service connection to the building will be required. Finally, the proposed building must have adequate fire hydrant coverage.

Traffic Analysis

The site is bordered by two arterial roadways on the east and south, Lyndale Avenue and American Boulevard West. Access to the site is provided via a shared full access driveway off of American Boulevard West. There is adequate capacity within the adjacent roadway network to serve the additional traffic generated from the proposed development.

Traffic Engineering will not permit any additional access onto Lyndale Avenue or American Boulevard West from the proposed development site due to the proximity of the site to signalized intersection, traffic volumes and roadway striping configurations adjacent to the site. An emergency vehicle access only from the parking lot to Lyndale Avenue can be installed to provide adequate emergency vehicle circulation around the site. However, it must be designed in such a way that it is

clearly identifiable as an emergency access, only to be utilized by emergency vehicles, and not easily accessible to non-emergency traffic. The property owner will be responsible for ensuring the emergency vehicle access is accessible year-round, which includes keeping the area free of snow during the winter months. The final design of the emergency access onto Lyndale Avenue must be reviewed and approved by the City Engineer prior to building permit issuance.

Transit and Transportation Demand Management (TDM)

This redevelopment will require a Tier 2 TDM plan per Section 21.301.09(b)(2) of the City Code, which allows the property owner to choose from a menu of TDM options. The owner has submitted a Tier 2 TDM checklist.

Fire Prevention and Public Safety

The access and circulation design must meet or exceed the minimum standards of the fire code with a minimum 20-foot wide access around the building and be maintained in accordance with the approved plan, including a surface to provide all-weather driving capabilities. Apparatus access roads shall be asphalt or concrete and support a minimum of 80,000 pounds with a turning radius to accommodate BFD ladder 3. The applicant has agreed to provide an approved access from the site to Lyndale Avenue.

A looped water supply feeding a single, combined water service into the building(s) is required for the domestic and sprinkler system water demand. The applicant is proposing an enclosed parking area, which will require sprinkler protection. Hydrant coverage to be provided within 150 feet of all exterior walls and 50 feet of the fire department connection. The Utilities and Fire Prevention Divisions will approve hydrant locations.

The building must be addressed plainly and visible from the street or road using numbers that contrast with the background. The numbers must be a minimum of four inches, be Arabic numbers or alphabetic letters with a minimum stroke width of 0.5 inches. All exterior doors that allow access to the interior of the building shall be numbered in a sequential order, starting with the main entrance (public entrance) as number 1 and continuing in a clockwise manner. The police and fire departments will approve the numbering plan.

The applicant must ensure the proposed landscaping plans don't interfere with access to the building. Knox boxes and annunciator panels will be required at the main entrance and other areas as designated by the Fire Prevention Division. Provide emergency responder radio coverage throughout the complex and in all structures per the requirements of Appendix P in the 2020 Minnesota State Fire Code.

Any changes made to the current plans, including building location, access roads, water supply, and addressing, shall be reviewed by the Fire Marshal to ensure continued compliance with the fire code.

Status of Enforcement Orders

There are no open enforcement orders for the property.

FINDINGS

Required Preliminary Development Plan Findings – Section 21.501.02(d)(1-6)

The following findings must be made prior to the approval of new preliminary development plan:

Required Finding	Finding Outcome/Discussion
(1) ... The proposed use is not in conflict with the Comprehensive Plan.	Finding Made – The proposed development is not in conflict with the Comprehensive Plan. The proposed apartment building and commercial space is consistent with the Regional Commercial land use designation.
(2) ... The proposed use is not in conflict with any adopted District Plan for the area.	Finding Made - The subject site is located in the project area of the Lyndale Avenue Retrofit Plan. The proposed senior apartment building and commercial space furthers the goals and visions of the Plan.
(3) ... The proposed development is not in conflict with state law and all deviations from city code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval.	Finding Made – The proposed deviations would facilitate a development compatible with the Lyndale Avenue Corridor. The building’s height, density, streetscape enhancements and design would contribute to the Lyndale Avenue Retrofit Plan vision of the corridor.
(4) ... Each phase of the proposed development is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit;	Finding Made – The proposed development would be completed in one phase and is not dependent on any subsequent unit.
(5) ... The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development; and	Finding Made - Given the size and characteristics of the proposed addition, an excessive burden is not anticipated on parks, schools, streets, the sanitary sewer system, or the water system once planned sanitary sewer improvements are completed in the area.
(6) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The proposed development is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare. The development must meet stormwater requirements and the building heights, design and circulation are consistent with multi-family development within the City.

Required Final Development Plan Findings – Section 21.501.03(e)(1-7)

The following findings must be made prior to the approval of new final development plan:

Required Finding	Finding Outcome/Discussion
(1) ... The proposed use is not in conflict with the Comprehensive Plan.	Finding Made - The proposed development is not in conflict with the Comprehensive Plan. The proposed apartment building and commercial space is consistent with the Regional Commercial land use designation.
(2) ... The proposed use is not in conflict with any adopted District Plan for the area.	Finding Made - The subject site is located in the project area of the Lyndale Avenue Retrofit Plan. The proposed senior apartment building and commercial space furthers the goals and visions of the Plan.
(3) ... The proposed development is not in conflict with the approved preliminary development plan for the site	Finding Made - The proposed development would be completed in one phase. The preliminary and final development plans are the same.
(4) ... All deviations from City Code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval	Finding Made - The proposed deviations would facilitate a development compatible with the Lyndale Avenue Corridor. The building’s height, density, streetscape enhancements and design would contribute to the Lyndale Avenue Retrofit Plan vision of the corridor.
(5) ... The proposed development is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit.	Finding Made - The planned development is proposed to be completed in one phase and is not dependent upon a subsequent unit.
(6) The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development; and	Finding Made - Given the size and characteristics of the proposed addition, an excessive burden is not anticipated on parks, schools, streets, the sanitary sewer system, or the water system once planned sanitary sewer improvements are completed in the area.
(7) ... The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made - The proposed development is not anticipated to be injurious to the surrounding neighborhood. The overall site is a significant improvement from a long-standing vacant parcel.

RECOMMENDATION

The Planning Commission and staff recommend approval using the following motions:

Motion by _____, seconded by _____ to adopt Ordinance No. 2023-_____, an Ordinance amending the Zoning Map by rezoning 700 American Boulevard West from B-2 (PD) General Commercial (Planned Development) to RM-100 (PD) High Density Residential (Planned Development).

Motion by _____, seconded by _____ to approve Preliminary and Final Development Plans for a five-story, 128-unit senior apartments and 1,500 square feet of commercial space at 700 American Boulevard West, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2023-178

Project Description: Rezoning from B-2 General Business to RM-100(PD) High-Density Residential (Planned Development); preliminary and final development plans for a five-story, 128-unit senior apartments and 1,500 square feet of commercial space

Address: 700 American Blvd W

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A Site Development Agreement, including all conditions of approval and an Affordable Housing Plan, 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 and show the sanitary sewer connection to Lyndale Avenue.
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 modified to be Code compliant and 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 Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
12. Prior to Permit Emergency access design plans must be approved by the City Engineer and Fire Marshal.
13. Prior to Permit Park dedication due at the time of building permit.
14. 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).
15. Ongoing Development must comply with the Minnesota State Accessibility Code.
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 All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
19. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
20. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.