



December 19, 2023

Schafer Richardson
Acacia Galle
900 North Third Street
Minneapolis, MN 55401

RE: Case # PL2023-178
700 American Boulevard West

Dear Ms. Galle:

At its regular meeting of December 18, 2023, the City Council approved a 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 (Case # PL2023-178).

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 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.

Should you have any questions regarding this decision, please contact Liz O'Day, Planner, at (952) 563-8919 or eoday@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager