



October 1, 2024

Landform Professional Services  
Kevin Shay  
105 South Fifth Avenue  
Minneapolis, MN 55401

RE: Case # PL202400150  
1601 and 1701 American Blvd W, 1600 W 81<sup>st</sup> Street, and 8033 Knox Avenue S

Dear Kevin Shay:

At its regular meeting of September 30, 2024, the City Council approved a Preliminary and final development plans for an approximately 59,000 square foot auto dealership facility (Case # PL202400150).

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 building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Prior to vacation of existing easements on the site, the location of new utility easement dedication must be mutually agreed upon to allow for future planned sanitary sewer capacity improvement projects.
4. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
5. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
6. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed. See §21.301.15
7. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements. See §21.301.07.
8. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
9. Prior to Permit A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network. See §21.301.04(b)(2)
10. 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.
11. Prior to Permit Building must be provided with an automatic fire sprinkler system as

- approved by the Fire Marshal. See MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903
12. Prior to Permit Exterior building materials must be approved by the Planning Manager, See §19.63.08
  13. Prior to Permit Development must comply with the Minnesota State Accessibility Code.
  14. Prior to Permit Food service plans must be approved by the Environmental Health Division. See §14.360).
  15. 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.)
  16. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
  17. Ongoing All loading and unloading must occur on site and off public streets.
  18. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code.
  19. Ongoing All trash and recyclable materials must be stored inside the principal building. See §21.301.17
  20. Ongoing All rooftop equipment must be fully screened. See §21.301.18

Should you have any questions regarding this decision, please contact Elizabeth O'Day, Planner, at (952) 563-8919 or [ecoday@BloomingtonMN.gov](mailto:ecoday@BloomingtonMN.gov).

Sincerely,



Glen Markegard, AICP  
Planning Manager