



PL202400104
PL2024-104

October 15, 2024

Steve Furlong
8140 Lea Road
Bloomington, MN 55438

RE: Case # PL2024-104
8525 and 8545 Penn Ave S – Minor Revisions to Final Development Plans

Dear Steve Furlong:

As set forth in Section 21.501.03(c) of the City Code, I have administratively approved a minor revision to final development plans for modifications to building floor plan layouts for Penn Lake CityHomes. These modifications do not result in a change in the number of units on site. (Case # PL2024-104).

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 All units must comply with height requirements of City Code section 21.301.10. Maximum height allowed is 2 stories and/or 40 feet.
2. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed. See §21.301.15
3. Prior to Permit Ensure garages, when fronting public streets, are recessed from the building face or porch façade by a minimum of four feet.
4. Prior to Permit Garage door openings, measured from the floor to the trim covering the door header, must not exceed eight feet in height.
5. Prior to Permit Where two-car garages for two different units are adjacent to one another, the garage faces for the two units must be offset relative to each other as measured from the street by a minimum of four feet. See units on Lots 2,3,10,11,12 and 13.
6. Ongoing Three foot high screening must be provided and maintained along the guest parking stalls as approved by the Planning Manager.
7. Ongoing Site lighting must comply with Section 21.301.07 of the City Code. All lighting, other than architectural, decorative or landscape lighting, on the northeast building's east elevation must have 90-degree cutoff fixtures to reduce light pollution.
8. Ongoing In addition to the conditions attached to this revision, all conditions of preliminary and final development plan approval in Case PL2020-133 and PL2021-50 also remain in effect.

Should you have any questions regarding this decision, please contact Dakota Crowell, Planner, at (952) 563-8926 or dcrowell@BloomingtonMN.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read "Glen Markegard". The signature is fluid and cursive, with the first name "Glen" and last name "Markegard" clearly distinguishable.

Glen Markegard, AICP
Planning Manager