



March 27, 2025

St. Stephan Lutheran Church
8400 France Ave S
Bloomington, MN 55431

RE: Case # PL202500022
8400 France Avenue S. – St. Stephen Lutheran Church Parking Lot

Pursuant to Section 21.501.03(c) of the City Code, I have administratively approved a minor revision to Final Site and Building Plans for parking lot modifications at an existing place of assembly (Case #PL202500022). The approval is subject to conditions that must be satisfied before issuing a Grading or Parking Lot 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 Grading, Drainage, Utility, and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
3. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15).
4. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements (see § 21.301.07).
5. 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.
6. Prior to Permit Access, circulation, and parking plans must be approved by the City Engineer.
7. Ongoing All loading and unloading must occur on site and off public streets.
8. Ongoing Alterations to utilities must be at the developer's expense.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Johnson".

Nick Johnson
Planning Manager