



November 15, 2024

Chung Lo
1004 W Forest Hills Blvd
Durham, NC 27707

RE: Case # PL202400209
7803 PENN AVE S

Dear Chung Lo:

Pursuant to City Code Section 21.501.03 Final Development Plans, I have administratively approved the minor revision to the final development plans for façade changes for a tenant at an existing shopping center, Southtown. (Case # PL202400209).

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 Sewer Availability Charges (SAC) must be satisfied.
2. Prior to Permit Exterior building materials must be approved by the Planning Manager, See §19.63.08
3. Prior to C/O Bicycle parking spaces must be provided and located as approved by the City Engineer.
4. Ongoing All loading and unloading must occur on site and off public streets.
5. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
6. Ongoing All trash and recyclable materials must be stored inside the principal building. See §21.301.17
7. Ongoing Alterations to utilities must be at the developer's expense.
8. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code. A sign permit is required for all signs.

Should you have any questions regarding this decision, please contact Kareem Sherard, Planning Technician, at (952) 563-4739 or ksherard@BloomingtonMN.gov.

Sincerely,

A handwritten signature in black ink that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager