



June 02, 2017

William Griffith
Larkin Hoffman Attorneys
8300 Norman Center Drive, Suite 1000
Bloomington, MN 55437

RE: Case # PL2017-55
3500 American Blvd. E.
7901 34th Avenue S.

Dear Mr. Griffith:

As set forth in City Code Section 21.501.01(c), I have administratively approved a minor revision to the Final Site and Building Plans for a parking lot modification and expansion at the Embassy Suites Hotel (Case # PL2017-55) located at 7901 34th Avenue S. and 3500 American Blvd. East, subject to the conditions listed below.

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Building, or Parking Lot Permits. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
2. 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.
3. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (Section 22.03(a)(2)).
4. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Section 19.52).
5. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
6. Prior to Permit Revise plans to accomodate Code complying trash and recycling storage (Section 19.51).
7. Prior to C/O Bicycle parking spaces must be provided as approved by the City Engineer.

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8. Prior to C/O Ten-foot concrete sidewalk must be installed, in a location approved by the City Engineer, along American Blvd. E. to the shared driveway at the developer's expense (Section 21.301.04(b)(1)).
9. Prior to C/O The parking lot expansion must be constructed as shown on the approved plans in Case File #PL2017-55.
10. Ongoing All trash and recyclable materials must be stored within a fully enclosed room and sized in accordance with Section 19.51 of the City Code.
11. Ongoing All pickup and drop-off must occur on site and off public streets.
12. Ongoing All loading and unloading must occur on site and off public streets.
13. Ongoing Three foot high parking lot screening must be provided along 34th Avenue South and American Blvd. East as approved by the Planning Manager (Section 19.52).
14. Ongoing Development must comply with the Minnesota State Accessibility Code.

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager