



May 17, 2017

SRF Consulting Group  
ATTN: Michael C. Aaron  
One Carlson Parkway North, Suite 150  
Minneapolis, MN 55447-4443

RE: Case #PL2017-70 – Parking lot modifications at the Doubletree Hotel  
7730, 7750, 7800, 7816, and 7835 Normandale Boulevard

Dear Mr. Aaron:

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 parking upgrades for the Doubletree located at 7730, 7750, 7800, 7816, and 7835 Normandale Boulevard.

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading or Parking Lot Permit. 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. The parking lot improvements must be as shown on the plans in Case File #PL2017-70.
2. Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Access, circulation and parking plans must be approved by the City Engineer.
4. Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
5. Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
6. Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
7. Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
8. Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
9. A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
10. All loading and unloading must occur on site and off public streets.
11. The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.

**PLANNING DIVISION**

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027  
PH 952-563-8920 FAX 952-563-8949 TTY 952-563-8740

AN AFFIRMATIVE ACTION/EQUAL  
OPPORTUNITIES EMPLOYER

12. An erosion control surety must be provided (16.05(b)).
13. A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
14. A private common driveway/access agreement must be filed with Hennepin County and proof of filing provided to the Engineering Division.

Should you have any questions regarding this action, please contact Londell Pease, Senior Planner at 952-563-8926 or [lpease@bloomingtonmn.gov](mailto:lpease@bloomingtonmn.gov).

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP  
Planning Manager



June 1, 2015

Lodging Investors Holdings, LLC  
ATTN: Daniel Burke  
360 North Crescent Drive  
Beverly Hills, CA 90201

**RE: Parking lot expansion – Doubletree Hotel  
7750, 7800, 7730, 7808 and 7832 Normandale Boulevard  
Bloomington Planning Case File 5960B-15**

Dear Mr. Burke:

As set forth in City Code Section 21.501.01(c)(1), I have administratively approved a minor revision to final site and building plans for a parking lot expansion for Doubletree Hotel located at 7750, 7800, 7730, 7808 and 7832 Normandale Boulevard.

The approval is subject to the following conditions:

- 1) All modifications must be as shown in approved plans for Case 5960B-15 unless approved by the Planning Manager.
- 2) Grading, Drainage, Utility, Erosion Control, Traffic Control, Access and Site Circulation plans must be approved by the City Engineer.
- 3) A Stormwater Management Plan must be provided which demonstrates how the development will meet the requirements of the City's Comprehensive Surface Water Management Plan, as well as a maintenance plan to be signed by the property owner and filed of record with Hennepin County.
- 4) A review by the Nine Mile Creek Watershed District must be completed.
- 5) Erosion control measures be in place and bond must be filed.
- 6) National Pollutant Discharge Elimination System (NPDES) construction site permit must be obtained if more than one acre is disturbed.
- 7) Sewer Availability Charge (SAC) must be satisfied.

And, while the use and improvements must comply with all applicable local, state and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) Landscape plan, including a tree in each parking lot island, must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
- 2) Parking lot and security lighting for the new parking lot must comply with City Code Section 21.301.07. All other areas must comply no later than December 31, 2018.



April 23, 2013

The McIntosh Group  
Attn: Mr. Ted A. Reeds, II  
1850 South Boulder Avenue  
Tulsa, OK 74119

**RE: Case 5960A-13**  
**7730 Normandale Boulevard, Bloomington, MN**

Dear Mr. Reeds:

As set forth in City Code Section 21.501.01 (c), I administratively approved minor revisions to the Final Site and Building Plans to remove nonconforming exterior finish materials and replace with conforming exterior finish materials at 7730 Normandale Boulevard, Bloomington, Minnesota subject to the following conditions:

1. New conforming exterior building finish materials must be as shown on the approved narrative and plans in Case 5960A-13 and be approved by the Planning Manager prior to the issuance of any permits;
2. Nonconforming exterior building finish materials are limited to the four elevations of the west entrance "tower" and to the amounts as shown on the plans approved in Case 5960A-13;
3. The color for the Portland Cement stucco must be integral to the stucco
4. All permits for the approved work must be obtained in the proper manner

Should you have any questions regarding this action, please contact Galen Doyle, Planner at (952) 563-8924.

Sincerely,

Glen Markegard, AICP  
Planning Manager

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October 7, 2003

Carlson Restaurants Worldwide  
ATTN: Bill Boyle  
7540 LBU Freeway  
Dallas, TX 75103

RE: Administrative final site and building plans – 7730 Normandale Blvd, Bloomington,  
MN

Dear Mr. Boyle:

On October 7, 2003, the Community Development Director administratively approved final site and building plans for exterior modifications at TGI Friday's, 7730 Normandale Boulevard, subject to the following condition:

- 1) Modification only as per plans in case file 5960A-03.

Should you have any questions regarding this action, please contact Londell Pease at (952) 563-8926. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at (952)-563-8930 to discuss the requirements for building permit application.

The City will issue the necessary permits for development and use of the property for the purpose stated in Case 5960A-03, subject to the condition set forth above.

Sincerely,



Bob Hawbaker, Senior Planner

cc: Building and Inspections Division  
Case file

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5960 A 03

INTER-OFFICE CORRESPONDENCE

: April 19, 1984  
To: Robert A. Mood, Manager of Building and Inspection  
From: Arlyn J. Grussing, Director of Planning  
Subject: LETTER OF TRANSMITTAL  
Case 5960A-84 Variance  
Case 5960B-84 Conditional Use Permit, Final  
Site Plans and Building Plans

At its regular meeting of April 16, 1984 the City Council approved a conditional use permit, final site plan and building plans for a TGI Fridays restaurant at 7750 Normandale Boulevard with the following conditions:

- 1) a completely sealed trash compactor be provided as proposed, and approved by the Environmental Services Division;
- 2) mansard to extend around the entire building and have a metal exterior as approved by the Manager of Building and Inspection Division and the Director of Planning
- 3) direct access to the frontage road be limited to right turn ingress only, as approved by the Traffic Engineer;
- 4) alterations to utilities be at the developer's expense;
- 5) parking lot lighting standard and fixtures match the existing lighting;
- 6) developer acquire through land purchase and/or lease agreements 220 additional off-site parking spaces from 5:00 PM through restaurant closing time.

In addition to the above conditions, the following code requirements must be complied with:

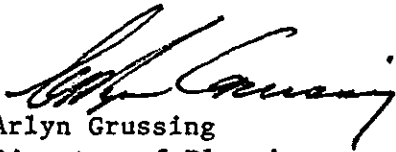
- 1) landscape plan, including screening along Picture Drive, be approved by the Director of Planning;
- 2) grading, drainage, utility and erosion control plans be as approved by the City Engineer prior to issuance of any permits;
- 3) fire lanes be posted as approved by the Fire Marshal;
- 4) automatic fire sprinkler system and fire department connections be approved by the Fire Marshal;
- 5) exterior lighting and building security plans be as approved by the Crime Prevention Officer, Bloomington Police Department;
- 6) handicapped parking be provided with standard handicapped signs, handicapped access be provided to the building, handicapped access to toilet facilities be provided;
- 7) utility plan with existing and proposed water lines and fire hydrants be as approved by the Fire Marshal and Utilities Engineer;
- 8) traffic, circulation and parking plans be as approved by the Traffic Engineer;
- 9) food service be as approved by the Environmental Health Section, Building and Inspection Division;
- 10) all roof top equipment be fully screened.

5960 A 84

5960 B 84

At the same meeting the Council also adopted a resolution approving a variance for two additional signs for TGI Fridays, Inc. at the above address with the following condition:

Additional signs be limited to 6.5 square feet each.



Arlyn Grussing  
Director of Planning

jb

5960	A	84
5960	B	84

- 3) Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 21.301.06).
- 4) Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).

Before any construction work on the parking lot begins, you must meet all the above conditions and assure compliance with the City Code requirements prior to issuance of the required permits. Please contact Jennifer Desrude at (952) 563-4862 for any questions regarding traffic, circulation, storm water or utility questions or the Building and Inspection Division at (952) 563-8930 to discuss the requirements for permit application.

Please contact Londell Pease at [lpease@BloomingtonMN.gov](mailto:lpease@BloomingtonMN.gov) or (952) 563-8926 for questions.

Sincerely,



Glen Markegard  
Planning Manager