



<b>Case number:</b>	8926ABC-07
<b>Address:</b>	3901 and 3919 W. Old Shakopee Rd; 10718, 10724 and 10750 France Avenue
<b>Application type:</b>	1) Rezone from Neighborhood Commercial Center B-4 to Neighborhood Commercial Center Planned Development; 2) Preliminary Development Plan for a retail shopping center and office uses; 3) Final Development Plan for a retail shopping center and office uses
<b>Applicant:</b>	Bloomdale, LLC

**This file contains the following items:**

1. Agenda information
2. Staff report
3. Map

**Additional information**

To receive copies of submitted development applications, supplemental documents, and (in some cases) building and site plans please contact the Planning Division at 952-563-8920 or [planning@ci.bloomington.mn.us](mailto:planning@ci.bloomington.mn.us).

**Your comments are important!**

If you wish to communicate to the Planning Commission about this agenda item, please include:

- Your name
- E-mail address
- Full mailing address (number, street name, city, state, ZIP)
- Daytime telephone number
- Case file number
- Date of hearing

You may not receive a detailed response to your e-mail, but your comments, if received in time, will be presented to the Planning Commission.

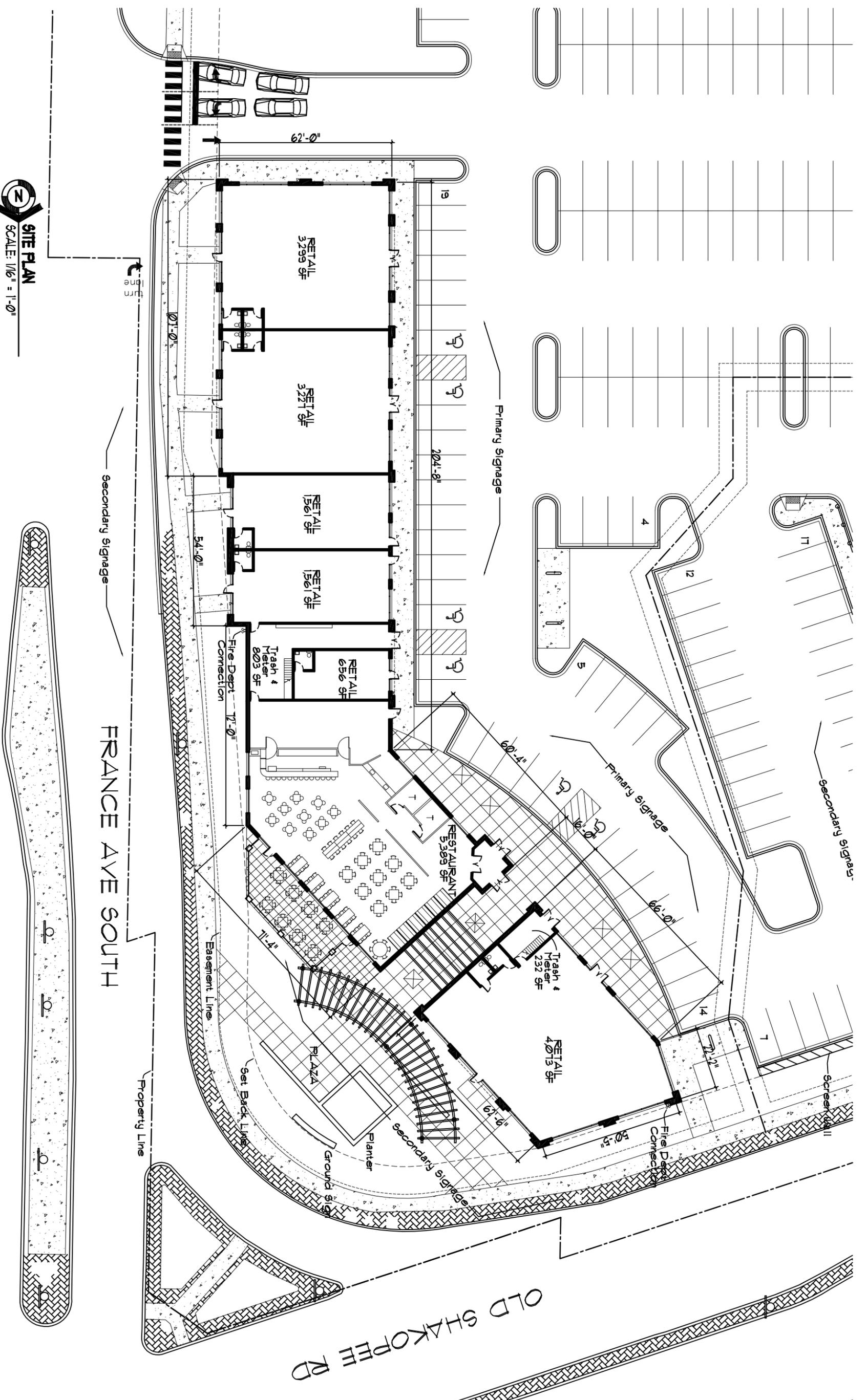
If you wish to send comments via e-mail, write to [planning@ci.bloomington.mn.us](mailto:planning@ci.bloomington.mn.us).

Anonymous e-mails will not be forwarded.

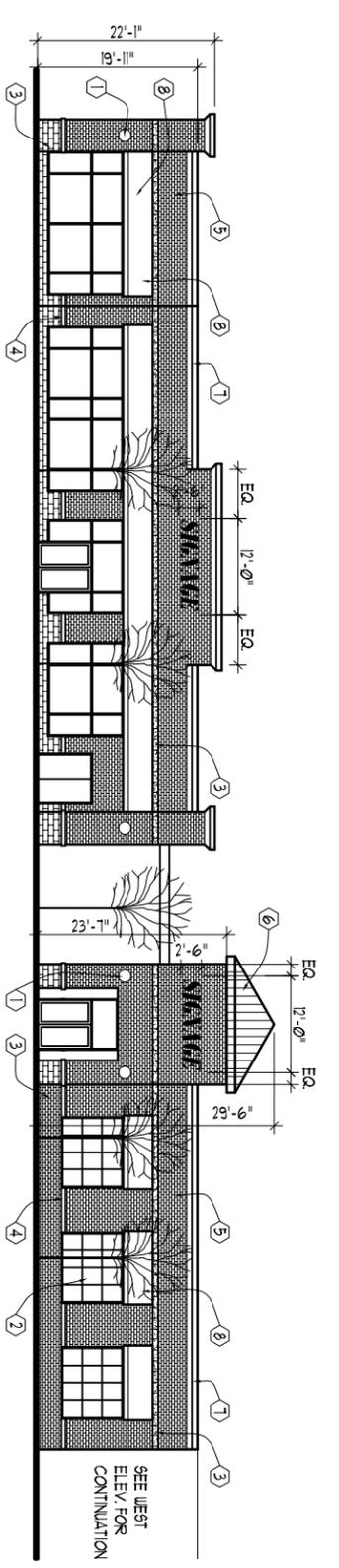
**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**FRANCE AVE SOUTH**

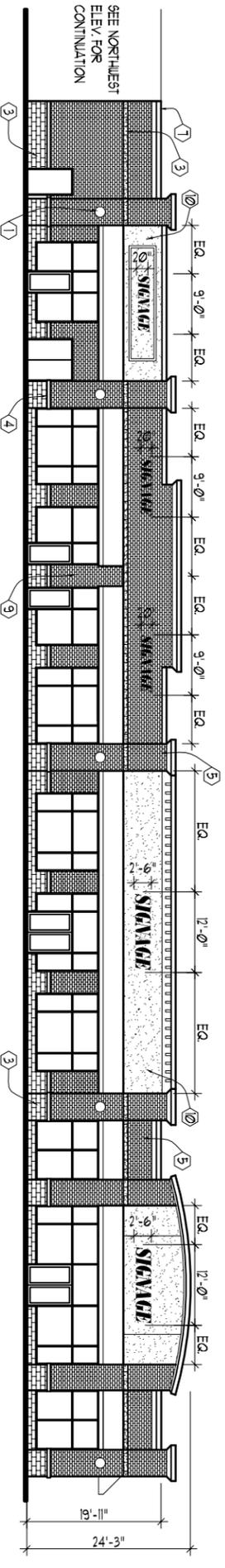
**OLD SHAKOPEE RD**



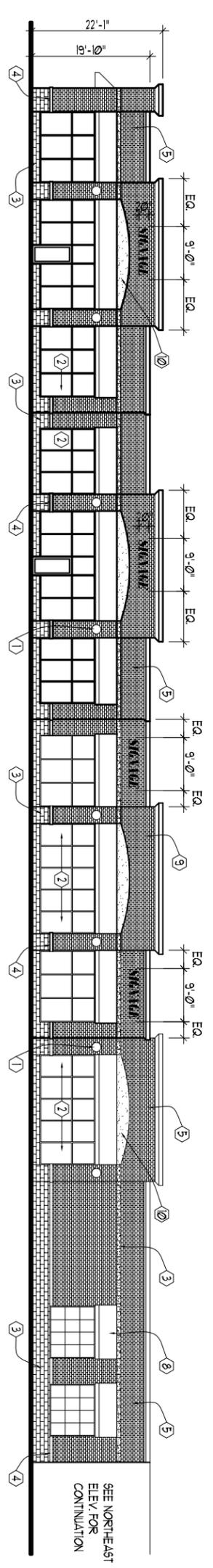
<b>A1</b>	sheet title: FLOOR LAYOUT	date: 04.30.07	rev.:	drawn: SCH	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota. Steve Knutson, NA    Craig D. Wolfram, NA Date: _____ Reg. No.: 14707	<b>BLOOMDALE REDEVELOPMENT BLOOMINGTON, MN</b>	<b>Wolfram Knutson Architects Ltd.</b> 340 N. HILL, BLOOMINGTON, MN SUITE # 328 EAGAN, MN 55121 T. 651-888-5304 F. 651-888-5343
	sheet no.:	comm. no.: 2007.2.1	check: SJK				



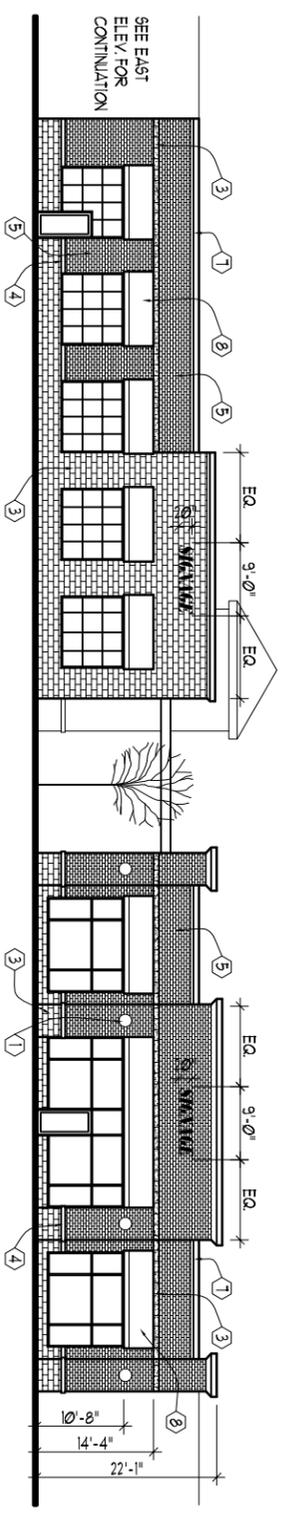
**NORTHEAST ELEVATION**  
SCALE: 3/32" = 1'-0"



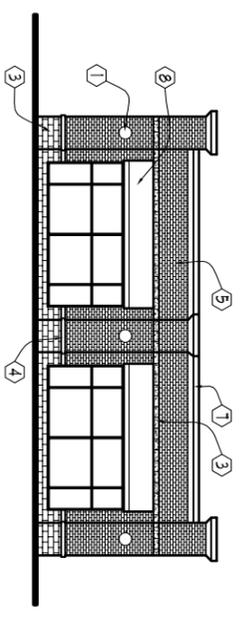
**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



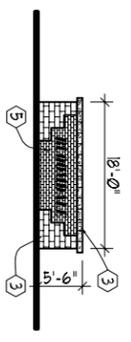
**EAST ELEVATION (FRANCE AVE)**  
SCALE: 3/32" = 1'-0"



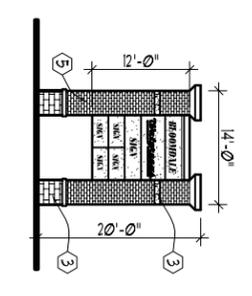
**NORTHEAST ELEVATION (PLAZA)**  
SCALE: 3/32" = 1'-0"



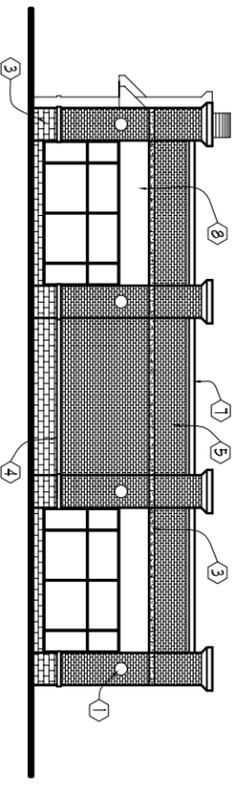
**NORTH ELEVATION (OLD SHAKOPEE RD)**  
SCALE: 3/32" = 1'-0"



**GROUND SIGN**  
SCALE: 3/32" = 1'-0"



**MONUMENT SIGN**  
SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION KEYED NOTES	
Description	
1	Wall Sconce
2	Spandrel Glass
3	Rock Face Block
4	Precast Sill
5	Face Brick
6	Standing Seam Roof Panel
7	Pre-Finished Metal Facia
8	Canvas Awning
9	Face Brick
10	EIFS Panel

GENERAL NOTES	
1.	All Windows To Be Tinted Glass w/ Clear Anodized Alum. Frame Unless Specified

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
 Steve Knutson, AIA    Craig D. Wolfgram, AIA  
 Date: \_\_\_\_\_ Reg. No.: 14707

**BLOOMDALE REDEVELOPMENT**  
**BLOOMINGTON, MN**

**Wolfgram|Knutson Architects Ltd.**  
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sheet title:  
**ELEVATIONS**

sheet no.:  
**A2**

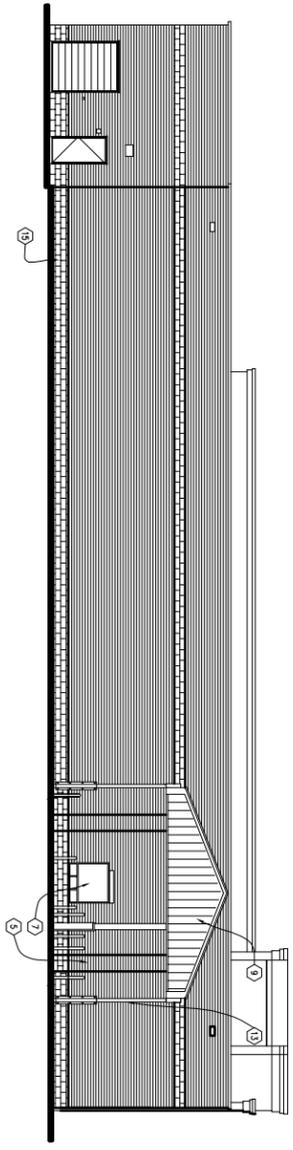
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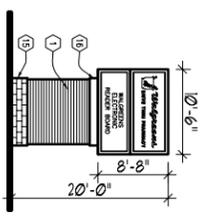
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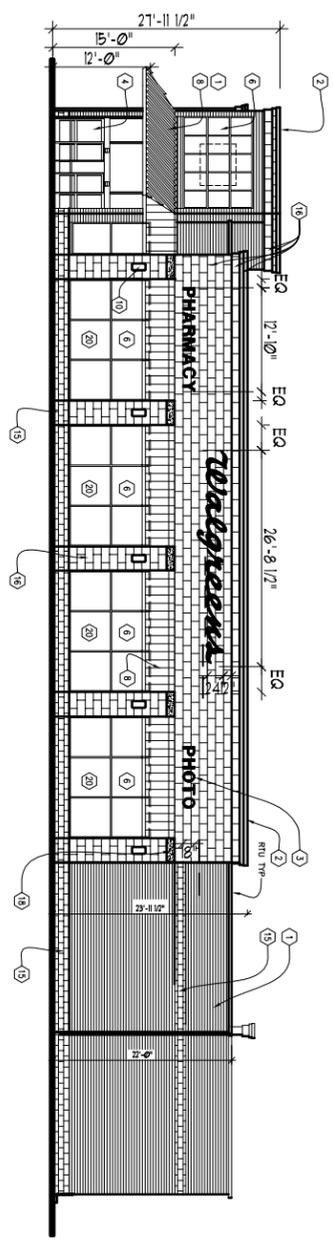
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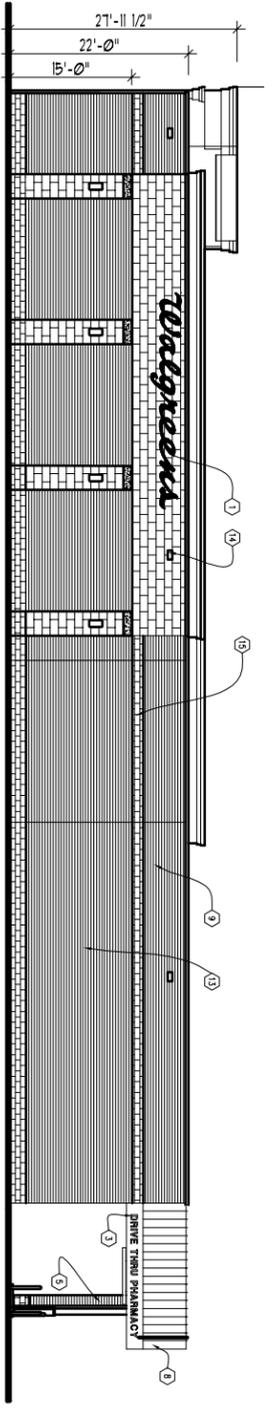
**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



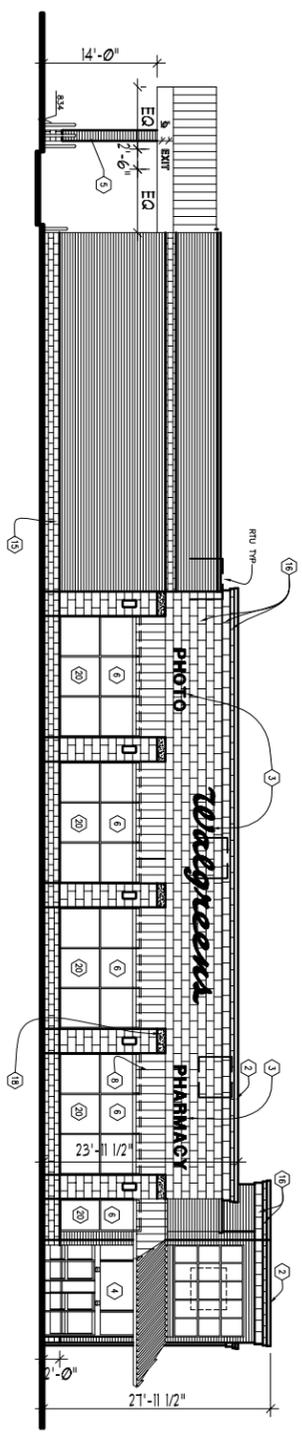
**MONUMENT SIGN**  
SCALE: 3/32" = 1'-0"



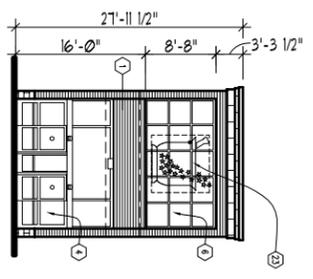
**NORTH ELEVATION (OLD SHAKOPEE ROAD)**  
SCALE: 3/32" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**FRONT ENTRY**  
SCALE: 3/32" = 1'-0"

**EXTERIOR ELEVATIONS KEYED NOTES**

DESCRIPTION
1 FACE BRICK: CAROLINA CERAMICS COLOR "CRIMSON"
2 PREFINISHED METAL COPING, COLOR "SIERRA TAN"
3 BOX STYLE SIGN
4 CLEAR ANODIZED ALUMINUM STOREFRONT
5 FACE BRICK CLOINGS TO MATCH BUILDING
6 CLEAR ANODIZED ALUMINUM WINDOW FRAME
7 CLEAR ANODIZED ALUMINUM W/ CLEAR GLASS DRIVE-THRU WINDOW SYSTEM
8 STANDING SEAM METAL ROOF BY COPPER SALES INC. R14-8T. COLOR "SHERWOOD GREEN"
9 VERTICAL FLUSH METAL PANEL, COLOR TO MATCH ROOF
10 WALL MOUNTED LIGHT FIXTURE, COLOR "TAN"
11 HOLLOW METAL DOORS, COLOR "SIERRA TAN"
12 INSULATED METAL OVERHEAD DOOR, COLOR "SIERRA TAN"
13 SCULPER AND DOWNSPOUT, COLOR "SIERRA TAN"
14 MOUNTED WALL LIGHT FIXTURE - SEE ELEC DRAWINGS
15 SPLIT FACE BLOCK, ANCHOR BLOCK, COLOR #10 TAUPE
16 SMOOTH FACE MANUFACTURED LESTONE, ROCKCAST, COLOR "BUFFSTONE"
17 SMOOTH FACE MANUFACTURED LESTONE QUOIN
18 ROUGH-FACE MANUFACTURED LESTONE, ROCKCAST, COLOR "BUFFSTONE"
19 12" HIGH SIGN BAND - SYNTHETIC STUCCO - COLOR TO COMPLEMENT BRICK
20 VISION GLASS
21 TINTED SP-ANDREI, GLASS
22 NOT USED
23 WALGREENS NEON GRAPHIC BEYOND

Originator <b>Community Development</b>	Item <b>Rezoning from B-4 to B-4(PD); and Preliminary and Final Development Plan</b>	#
Agenda Section <b>HEARINGS/PUBLIC INPUT Development Business</b>	By <b>CDC</b>	Approved  Date <b>July 12, 2007</b>

Item 6

Case 8926ABC-07

## GENERAL INFORMATION

Applicant: Bloomdale, LLC

Location: 3901 & 3919 West Old Shakopee Road, 10718, 10724 & 10750 France Avenue

Request: Rezoning from B-4 to B-4(PD); and Preliminary and Final Development Plan for the Bloomdale Shopping Center

- 1) Rezone from Neighborhood Commercial Center B-4 to Neighborhood Commercial Center Planned Development (Case 8926A-07);
- 2) Preliminary Development Plan for a retail shopping center and office uses (Case 8926B-07);
- 3) Final Development Plan for a retail shopping center and office uses (Case 8926C-07);

Existing Land Use and Zoning: Retail Shopping Center; zoned B-4

Surrounding Land Use and Zoning: West – Offices, zoned B-2 and Multifamily Housing; zoned R-4; North, and East – Retail Shopping Centers, zoned B-2 and B-2(PD); South - Single family residential; zoned R-1

Comprehensive Plan: The Comprehensive Land Use Plan recommends General Business land use for the property.

**Council Action**

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ to \_\_\_\_\_

## PROPOSAL

The owner proposes to redevelop an existing retail shopping center that is located at the Southwest corner of W. Old Shakopee Road and France Avenue S. The site consists of approximately 5.93 acres in single ownership. The existing retail buildings will be demolished and in their place a new shopping center and an office will be constructed. The new development will have 36,728 square feet in retail uses and a 10,000 square foot office building. The development will occur in two phases, the first phase will include the retail uses and all site improvements except for the office building, which is proposed to be built in a separate phase.

There will be three retail buildings on the site. Walgreen's is the proposed anchor tenant, and will occupy a freestanding building located to the east of an access drive off of W. Old Shakopee Road, presently shared by the shopping center and the Richfield Bloomington Credit Union. The remaining retail space is located in two buildings which extend along the northeast corner of the site. At the northeast corner of the site, the applicant also proposes a plaza which can accommodate outdoor seating for restaurant diners. This plaza reflects the look of the central plaza at The Point, the new shopping center at the northeast corner of this same intersection.

The office building, proposed along France Avenue to the south of the entrance drive to the center, will be built in a future phase. The parking for this use is included in the proposed on-site parking, as are pedestrian lighting and street landscaping. This building will be required to apply for a Final Development Plan before a building permit can be obtained.

Required parking is 308 spaces for the site. This assumes 36,724 square feet of retail space, a 10,000 square foot two story office building; including restaurant seating for 302 seats. The on-site parking will be provided in a central parking lot, located behind the retail shops. 271 spaces are shown on the proposed site plan.

## APPLICABLE REGULATIONS

- 1) Rezoning, Case 8926A-07; Section 21.204.03
- 2) Preliminary Development Plan, Case 8926B-07: Section 19.38.01
- 3) Final Development Plan, Case 8926C-07: Section 19.38.01(e)(5)(A),(B),(C),(D),(E),(F),(G) and (H)

## REQUIRED FINDINGS

- 1) Rezoning, Case 8926A-07; None
- 2) Preliminary Development Plan, Case 8926B-07: Section 19.38.01(e)(5)(A),(B),(C),(D),(E),(F),(G) and (H)
- 3) Final Development Plan, Case 8926C-07: Section 19.38.01(e)(5)(A),(B),(C),(D),(E),(F),(G) and (H)

## HISTORY

- City Council Action:
- 02/05/07 – City Council approved a rezoning for five parcels from B-2, General Commercial to B-4, Neighborhood Commercial Center.
  - 11/20/06 – City Council adopted resolution to initiate rezoning of five parcels from B-2, General Commercial to B-4, Neighborhood Commercial Center.

**CHRONOLOGY**

Planning Commission Agenda: 07/13/07 – Public Hearing scheduled

**DEADLINE FOR AGENCY ACTION**

Application Date:	05/09/07
60 Days:	07/07/07
Extension Letter Mailed:	No
120 Days:	09/05/07

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## Item 6

**GENERAL INFORMATION**

Applicant: Bloomdale, LLC

Location: 3901 & 3919 West Old Shakopee Road, 10718, 10724 & 10750 France Avenue S.

Request: Rezoning from B-4 to B-4(PD); and Preliminary and Final Development Plan for the Bloomdale Shopping Center

**PROPOSAL**

A redevelopment plan for the entire France Avenue and West Old Shakopee Road area was considered and adopted by the Housing and Redevelopment Authority (HRA) at their meeting on May 10, 2005. The City Council approved the redevelopment plan for the area at their June 6, 2005 meeting. The plan shows this site, the southwest quadrant, as a public initiated commercial redevelopment.

In November, 2006, the City Council initiated a rezoning of the properties in the southwest quadrant to Neighborhood Commercial Center B-4. This City-initiated proposal was intended to guide the property owner when redevelopment of this parcel occurred; this zoning district is more consistent with the recommendations of the adopted redevelopment plan and would require any new development on this site to have a similar development pattern. The B-4 zoning provides opportunities for more intense redevelopment than does the B-2 zoning allowed.

The applicant proposes to redevelop an existing retail shopping center that is located at the Southwest corner of West Old Shakopee Road and France Avenue. The site consists of approximately 5.93 acres in single ownership. The applicant proposes to remove the existing retail buildings on the site, and build four new buildings on the site in two phases.

The redevelopment proposal involves rezoning the property from Neighborhood Commercial Center B-4, to Neighborhood Commercial Center with a Planned Development Overlay B-4(PD), and a preliminary and final development plan for the site. The applicant will be required to replat the site before development can begin; they are proposing to plat the existing five lots into three lots which could be held in separate ownership.

The new development will have 36,724 square feet in retail uses and a 10,000 square foot office building. All buildings will be parallel to France Avenue or West Old Shakopee Road. Walgreen's will have a freestanding 15,927 square foot building at the northwest area of the site, with the remaining retail (including restaurant space) in two one-story buildings at the northeast corner of the site and extending south along France Avenue. The proposed office building, to be built in a later phase, is located at the southeast corner of the site facing France Avenue.

The first phase will include the retail uses and all site improvements except for the office building, which is proposed to be built in a separate phase. All trash will be stored within the three buildings.

Stormwater will be managed by the construction of a pipe gallery beneath the main interior parking lot. Existing water, sanitary sewer and storm sewer utility services will serve the property.

## **CODE COMPLIANCE**

The Planned Development overlay district, Section 19.38.01, allows flexibility in application of City Code requirements. The proposed Planned Development deviates from the following City Code requirements. The first requirement is the floor area ratio for the site (FAR). Section 21.301.01 requires a minimum FAR of 0.2. The proposal shows 41,724 square feet of building area on the site, this calculates to a FAR of 0.18. Section 19.41 requires buildings in the B-4 Neighborhood Commercial zoning district to have a 10-foot side yard setback. On the interior of the site, the proposed lot 1 for Walgreen's would have a 4.5 foot setback along the western lot line, due to the alignment of the access drive at this location.

The proposal deviates from the current parking requirements for office and retail uses. The code would require 308 parking spaces for this center, reflecting 31,335 square feet of retail space, 302 restaurant seats and 10,000 square feet of office in phase II. The proposed site plan shows 271 parking spaces in three parking areas on the site, a 12% deviation of the code.

The B-4 zoning district has performance standards for parking placement. Section 21.204.03 (c)(2)(E) states to that no parking be provided between a building and a public street. The code also provides that sites with multiple frontages will allow a deviation from parking placement at the rear of the site when the intent of the B-4 district is met. Along West Old Shakopee Road, there is approximately 65 feet of parking facing the street between the buildings. This parking is screened from the roadway by a low wall; the parking extends back towards the rear (main) parking lot with four rows of parking.

A building design standard of the B-4 district addresses window standards. There are two distinct building areas along the street frontages, the Walgreen's building and the corner retail which extends south along France Avenue. The code requires 50 percent of the primary elevation facing a public street to be composed of transparent windows or entrances. Window percentages range from 30 to 48 percent transparent window space. Staff feels that the look of the facades meets the intent of the code, to create inviting spaces with visible interiors. The interior space plan for the portion of the northern part of the building fronting on France Avenue contains the building trash room and restaurant storage and cooking area, creating a blank wall along the exterior. Staff would like to see the blank façade along this frontage broken up with a column detail similar to others on this frontage or by adding spandrel windows to this façade to simulate windows.

Walgreen's building meets the window standard along West Old Shakopee Road, as does the east building elevation adjacent to the parking lot. The west building elevation, facing the interior driveway at West Old Shakopee Road while not directly on a streetfront, does not meet the window standard having 12 percent transparent glass. This side of the building has the loading dock and interior trash rooms and the building stock room. Staff recommended that the long windowless façade be broken up with vertical column details, but would allow the façade to remain as proposed.

Building materials are regulated by Section 19.63.08 of the Code. The retail buildings fronting along France Avenue and at the corner of West Old Shakopee Road are constructed predominately of brick. Rock face concrete block is used as the building foundation material up to a height of 3 feet. The

building facades also have signband areas at each storefront which are Exterior Insulation Finish System (EFIS). The code restricts the use of these materials as architectural trim to a maximum of 15 percent of each building elevation. The elevations on this site plan propose non-masonry materials on sign band and foundation areas, which are an average of 20 percent of the building area, but to staff meets the intent of the Code.

## **ANALYSIS**

### **Rezoning**

Rezoning of the property from B-4, Neighborhood Commercial to B-4(PD), Neighborhood Commercial (Planned Development) will allow for a retail/office development on the site with design flexibility. Staff believes the proposal to be an appropriate use for the property given the site size, location, surrounding uses and Advisory committee recommendation. The rezoning would be consistent with the Comprehensive Plan land use guide plan designation of General Business for the area.

### **Preliminary and Final Development Plan**

The final development plan proposes three retail buildings on the site in the first phase of development. Walgreen's is the proposed anchor tenant, and will occupy a one-story, 15,927 square foot freestanding building adjacent to an access drive off of West Old Shakopee Road. This building is set back 25 foot from the front property line.

The northeast corner of the site also has two buildings, one which wraps along the street frontage to France Avenue. The smaller retail building (Building B) has approximately 4,000 square feet and has parking in the lot shared by Walgreen's in this corner of the site. The building fronting on France Avenue (Building C) has five retail spaces and a restaurant space with a total of 11,103 square feet. These buildings have a patio area which mirrors the plaza area at the Point Shopping Center and could serve for pedestrian seating and outdoor dining for a restaurant. All buildings maintain a minimum 20 foot setback from the property line.

All setbacks are based on the planned widened right-of-way of 50 feet from centerline along West Old Shakopee Road and 40 feet on France Avenue. Walgreen's has a 25 foot setback from West Old Shakopee Road and is approximately 100 feet east of the Richfield Bloomington Credit Union. This building has an enclosed trash and recycling collection and storage room located at the western side of the building adjacent to the loading dock.

#### *Walgreen's*

Walgreen's is proposed to be a free-standing, one-story building located to the east of an access drive from West Old Shakopee Road. This building faces Old Shakopee Road and has the main entrance at the northeast corner of the building. The building has a drive through pharmacy along the southern face, cars stack along this south elevation and exit into the adjacent drive lane. Parking for this use is located to the east of the building. There are two handicapped spaces near the front door of Walgreen's. The loading area and trash areas are located along the western face of the building, visible when driving east along West Old Shakopee Road.

*Building B*

Building “B” at the intersection of West Old Shakopee Road and France Avenue is one-story and proposes two retail spaces with tenants having two entrances for each space. Each space will have one entrance which faces the plaza area and one entrance facing the site interior. These spaces could function as retail or restaurant space for the center.

*Building C*

Building “C” faces the intersection of West Old Shakopee Road and France Avenue. It is shown divided into five retail spaces and one proposed restaurant space. Each tenant will have an entrance that faces toward the street and an entrance that will face toward the site interior. This building is one-story, although at the street intersections both building B and C are 28 feet tall, with a façade which simulates a second story, reflective of the buildings at The Point shopping center. The final mix of tenants and the individual lease space dimensions will be determined by tenant mix and the space needs of each tenant for both the retail and restaurant space. The amount of restaurant space will be determined by parking with a maximum of 302 seats distributed throughout the site for this use.

*Phase II*

The office building, proposed along France Avenue to the south of the entrance drive to the center, will be built in a future phase. The parking for this use is included in the proposed on-site parking lot. All site improvements, including pedestrian lighting and street landscaping will be built in Phase I. This building will be required to apply for a Final Development Plan before a building permit can be obtained.

*Exterior Building Materials*

Exterior building materials will be predominately brick and architectural concrete masonry units (CMUs) with EFIS on the upper portion of the building. Section 19.63.08 of the City Code allows a maximum of 15 percent non-masonry materials on any elevation to be used as architectural trim. The plan shows an average of 20 percent EFIS on building elevations, including the CMU along the base of the building.

*Parking, Access and Circulation*

The proposal deviates from the current parking requirements for office and retail uses. The code would require 308 parking spaces for this center, reflecting 31,335 square feet of retail space and 302 restaurant seats and 10,000 square feet of office in phase II. The proposed site plan shows 271 parking spaces on the site. The majority of parking is provided in a central parking lot behind the retail with a smaller lot between Walgreen’s and the corner retail. The site plan shows proof of parking for 7 additional spaces at the exit drive from the Richfield Bloomington Credit Union. This parking would intrude into the 5 foot perimeter utility easement and would force cars parked here to back into traffic exiting the Credit Union. Staff does not agree to this element of the plan. Staff reserves the right to re-analyze the parking situation at the time of the phase II office development and would consider reducing the amount of allowed office in this location if the parking for the development becomes a problem after the center is operating.

The site will have a full movement access drive from West Old Shakopee Road which is aligned with the Valley West entrance to the north. This drive has an existing access easement shared by the shopping center and the Richfield Bloomington Credit Union which will remain in place. A signal is planned for this intersection in the future, but needs Hennepin County approval before it is installed.

There is a second access drive to and from France Avenue at a new location aligned with the drive into The Chateau Apartments. A third new access drive is located along the southern edge of the site, at the western end, aligned with Goodrich Avenue.

Sidewalks have been installed along West Old Shakopee Road and France Avenue as part of the landscape/streetscape plan. The developer will continue along France Avenue with 8 foot sidewalks to 108<sup>th</sup> Street and a 6 foot sidewalk along the site frontage on 108<sup>th</sup> Street. This will allow neighborhood access to the site. Sidewalks will also be provided to the street side entrances at the retail spaces.

#### *Lighting and Landscaping*

The project will comply with the City's lighting regulations and the lighting requirements that have been adopted for the redevelopment area. A lighting plan has been submitted showing lighting poles that are 25 feet in height. The lighting plan does not show lighting on the Walgreen's building. The lighting plan will need to be revised to show a plan for all the buildings prior to the issuance of permits.

The landscape/streetscape plan for the redevelopment area was developed by the City's consultant, Hoisington Koegler Group and was installed in the summer of 2005. A landscape plan submitted for the site was by RLK, Inc. of Minnetonka and appears to meet the City Code landscaping requirements.

The landscaping ordinance requires perimeter screening to buffer retail/office uses from residential uses when they are within 30 feet of one another. A five-foot tall fence is proposed along the west property line near the single family homes to provide screening for the homes to the west.

Parking lot screening is necessary to reduce the visual impact of surface parking lots and improve the aesthetic quality of the area for users of the site. Approved screening must be a minimum of three feet and a maximum of four feet in height. The applicant has shown some plantings along 108<sup>th</sup> Street and France Avenue at the proposed office building. Staff recommends a combination of street trees and three-foot tall fencing and live plantings to meet the landscape requirement.

#### *Stormwater Management*

The storm sewer in the area is extremely shallow, which presented a challenge for managing stormwater on the site. The proposal includes a pipe gallery which has two areas, one at the northeast corner, draining into West Old Shakopee road, The second, more extensive pipe gallery in the center of the site drains 108<sup>th</sup> Street. Stormwater calculations have been submitted to the Engineering division and will need to be approved the City Water Resources Engineer and the Watershed Districts.

### **RECOMMENDATION**

In Case 8926A-07, Staff recommends approval of the rezoning from B-4, Neighborhood Commercial Center, to B-4(PD) Neighborhood Commercial Center (Planned Development).

In Cases 8926 BC-07, Staff recommends approval of the preliminary and the final development plan for three retail buildings at 3900 and 3919 West Old Shakopee Road, 10718, 10724 and 10750 France Avenue, subject to the following conditions being satisfied prior to the issuance of grading and building permits:

- 1) A site development agreement including all conditions of approval be executed by the applicant and the City and proof of filing be provided to the Manager of Building and Inspection;
- 2) Temporary street signs, lighting, and addresses shall be provided during construction;
- 3) A bond for landscaping be submitted as approved by the Planning Manager;
- 4) NPDES construction site permit and Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to the issuance of permits. The SWPPP shall include the name and phone number of the party responsible for erosion control.
- 5) Lower Minnesota River Watershed District comments and Nine Mile Creek Watershed District Permit and comments shall be submitted to the Engineering Division;
- 6) A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit shall be provided prior to the issuance of permits;
- 7) The revised Grading, Drainage, Utility, Erosion Control and Construction Traffic Control plans be approved by the City Engineer;
- 8) An Erosion Control Bond shall be provided prior to the issuance of permits;
- 9) Connection charges shall be satisfied prior to issuance of utility permits;
- 10) A SAC questionnaire be completed and submitted to the Department of Public Works;
- 11) Erosion control measures be in place prior to issuance of grading permits and be maintained until all disturbed areas are stabilized and removal has been approved by the City Engineer;
- 12) Access, circulation and parking plans be consistent with approved plans as approved by the City Engineer;
- 13) A signed construction agreement to construct an extension of the free right turn lane on France Avenue from the existing driveway (to be removed) to the proposed driveway shall be provided and approved by the City Engineer.
- 14) A Stormwater Maintenance Plan shall be provided and shall include:
  - a) Stormwater rate control, volume control and water quality treatment which meets the requirements of the Bloomington Comprehensive Surface Water Management Plan (CSWMP);
  - b) Maintenance Schedule/Plan for Stormwater BMP signed by property owner and to be filed on record with Hennepin County. Proof of filing shall be submitted to Engineering.

and subject to the following additional conditions of approval:

- 15) Alterations to utilities be at the developer's expense;
- 16) Sidewalks shall be constructed in a new sidewalk/bikeway easement at the developer's expense;
- 17) Connection charges be satisfied as appropriate;
- 18) Sewer Availability Charge (SAC) be satisfied;
- 19) All pickup and drop-off occur on site and off of public streets;
- 20) All loading and unloading occur on site and off of public streets;
- 21) The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy;

and subject to the following Code requirements:

- 1) The property shall be platted per Section 16.03 of the City Code. The approved Final Plat shall be filed with Hennepin County (Section 16.05.01) and a certified copy shall be provided to the Engineering Division prior to the issuance of building permits (Section 16.10).

- 2) Landscape plan be approved by the Planning Manager, and be consistent with the France/Old Shakopee Road streetscaping plan;
- 3) Landscape plan be approved by the Planning Manager and landscape bond be filed (Sec 19.52);
- 4) Exterior building materials shall be approved by the Planning Manager (Sec. 19.63.08);
- 5) All rooftop equipment be fully screened (Sec. 19.52.01);
- 6) All trash and recyclable materials be stored and screened inside the principal building. (Sec. 19.51);
- 7) Recyclable materials shall be separated and collected (Sec. 10.45);
- 8) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec. 19.64);
- 9) Building shall be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903);
- 10) Fire lanes be posted as approved by the Fire Marshal (Sec. 8.73);
- 11) All unused water services shall be properly abandoned, per Section 11.15 of the Bloomington City Code;
- 12) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C);
- 13) Food service plans be approved by the Environmental Services Division (Sec. 14.360);
- 14) Parking lot and security lighting shall satisfy the requirements of Section 19.54 of the City Code; Pedestrian lighting and installation shall be coordinated with the Engineering division to ensure that all new pedestrian lights will operate with the existing pedestrian lights.
- 15) A Uniform Sign Design in conformance with the requirements of Chapter 19, Article X of the City Code shall be approval by the Planning Manager and all signage be in conformance with the requirements of Chapter 19, Article X of the City Code.

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