

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2016-50

Project Description: Conditional use permit for outdoor storage as a primary use.

Address: 8100 PILLSBURY AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
2. 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.
3. 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.
4. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
5. Prior to Permit The Grading, Drainage, Utility, and Erosion Control plans must be approved by the City Engineer.
6. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
7. Prior to Permit An erosion control surety must be provided (16.05(b)).
8. Prior to Permit 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).
9. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety filed (Sec 19.52).
10. Prior to Permit Plans must be revised to depict four Code compliant off-street parking spaces.
11. Prior to C/O Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
12. Prior to C/O A screening fence must be installed and permanently maintained in good condition as follows: on the north side, at least ten feet in height and set back at least 20 feet from the property line; on the east side, at least ten feet in height and set back at least 20 feet from the property line; on the south side at least six feet in height for a distance of 45 feet from the east side fence and set back at least five feet from the property line.
13. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
14. Prior to C/O Concrete curb must be reestablished along Pillsbury Avenue where curb cut exists. No future access from Pillsbury Avenue may be constructed. Any access from West 81st Street must be approved by the City Engineer.

15. Ongoing All loading and unloading must occur on site and off public streets.
16. Ongoing The applicant must follow the two-phase improvement plan approved in conjunction with Case PL2016-50. Failure to meet the approved phasing timeline will result in immediate and automatic revocation of the conditional use permit allowing exterior storage as a primary use at 8100 Pillsbury Avenue South.
17. Ongoing All construction stockpiling, staging, and parking must take place on-site and off adjacent public streets and public rights-of-way.
18. Ongoing Alterations to utilities must be at the developer's expense.
19. Ongoing All permitted storage must be maintained in a neat and orderly manner within the area as shown on the approved plans in Case PL2016-50. Storage of salvage, inoperable vehicles, refuse, and use of shipping or cargo containers, or similar receptacles for storage is prohibited.