

## **RECOMMENDED CONDITIONS OF APPROVAL**

**Case PL201600120**

**Project Description:** Major Revision to the Mall of America Final Development Plan for the renovation of the Metro Transit Mall of America Transit Station

**Address:** 8100 24TH 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 Provide copies of revised and recorded joint access, transit, and MOA Transit Center easement agreements.
2. Prior to Permit The applicant must identify potential locations for South Loop District placemaking elements.
3. Prior to Permit The Grading, Drainage, Utility, and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
6. 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.
7. Prior to Permit Signs must be in conformance with the requirements of Chapter 19, Article X of the City Code and the Mall of America master sign plan, as amended. No signage is approved through the final development plan.
8. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
9. 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.
10. Prior to Permit A Construction Management Plan, including construction phasing and staging, must be submitted for review and approval by the City.
11. Ongoing All construction stockpiling, staging, and parking must take place on-site and off adjacent public streets and public rights-of-way.
12. Ongoing Alterations to utilities must be at the developer's expense.
13. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
14. Ongoing Transit station design must not preclude the implementation of a pedestrian bridge between the transit station and MOA Phase III, located east of 24th Avenue South and East 82nd Street.