

RECOMMENDED CONDITIONS OF APPROVAL

Case PL201600108

Project Description: Rezoning several parcels from R-1 to I-3(PD) and 351 American Blvd. W. from I-3 to I-3(PD), Preliminary and Final Plat, and Major Revision to the Preliminary and Final Development Plan for the Toro Corporate campus planned development

Address: 8015 GRAND AVE S 8001 GRAND AVE S 8011 GRAND AVE S 351 AMERICAN BLVD W 8111 LYNDALE 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 A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
2. Prior to Permit A Proof of Parking Agreement for 158 spaces must be approved and filed with Hennepin County.
3. Prior to Permit The Grading, Drainage, Utility, and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit A right of way use agreement for the temporary use of the Pleasant Avenue right of way parking must be approved by the City Council.
5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
6. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
7. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
8. 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 (22.03(a)(2)).
9. Prior to Permit An erosion control surety must be provided (16.05(b)).
10. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
11. 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.
12. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
13. Prior to Permit Vacation of existing right of way and easements are recommended upon re-conveyance of a new easements, as approved by the City Engineer.
14. Ongoing All pickup and drop-off must occur on site and off public streets.
15. Ongoing All loading and unloading must occur on site and off public streets.
16. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
17. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).

18. Ongoing Building must 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).
19. Ongoing A minimum 5 foot sidewalk must be installed connecting primary buildings within the planned developpent (Section 21.301.04(b)(1)).
20. Ongoing A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months, shall be provided.
21. Ongoing A consent to plat form from any mortgage companies with property interest shall be provided.
22. Ongoing Park dedication must be satisfied.
23. Ongoing Right-of-way on American Boulevard West shall be dedicated to the public as approved by the City Engineer.
24. Ongoing Right-of-way on Grand Avenue South shall be dedicated to the public as approved by the City Engineer.
25. Ongoing Right-of-way on West 82nd Street shall be dedicated to the public as approved by the City Engineer.
26. Ongoing Drainage and utility easements must be provided as approved by the City Engineer.
27. Ongoing A 10-foot sidewalk and bikeway easement shall be provided as approved by the City Engineer.