



Comment Summary

Application #: PL201700166

Address: 7803 Penn Avenue South, Bloomington, MN 55431

Request: **Minor Revision to Final Development Plans for interior and exterior building improvements at an existing drive-through restaurant.**

Planning Review Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Per Section 21.301.03(a)(3) of the City Code, nonresidential buildings must be related in architectural style, color scheme and building materials when multiple nonresidential structures are constructed on one site. The proposed design of the drive-through restaurant does not appear to be consistent with the other nonresidential buildings within the Southtown Shopping Center. The design of the restaurant must be revised to be more architecturally consistent with surrounding nonresidential buildings.
- 2) Exterior materials must meet Section 19.63.08 of the City Code. Additional information (product specifications) is needed to confirm compliance with the City's exterior material standards. Metals that are proposed as primary exterior materials must comply with durability and warranty standards established in the City's Exterior Materials and Finish Policy. Coating of primary exterior materials is not permitted. Except for metal and glass, all color should be integral to the wall finish material. Secondary materials may not exceed 15% of any one building elevation.
- 3) New exterior lighting must comply with Section 21.301.07 of the City Code. Light fixtures must comply with the State Energy Code. Primary building entrances must have a minimum illumination of 10.0 foot-candles within a radius extending a distance twice the size of the door opening width.
- 4) Building identification signage must comply with Chapter 19, Article X of the City Code and the Uniform Sign Design (USD #38) of record. Separate sign permits must be obtained.

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet MN Accessibility Code.
- 2) Must meet MN State Building Code.
- 3) 20% of budget must be applied to accessibility updates.

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) The existing water based suppression system protecting the fryers is not code compliant.

Utility Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) If no increase in seating is planned, SAC determination is not necessary. Grease interceptor modifications are not required unless the kitchen is being modified.
- 2) There is an existing Large Public Water Supply Line located next to the east side of the building. To prevent damage (and not encroach into the easement) there must not be excavation or heavy equipment used in that area.

Environmental Health Review Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Provide a minimum ceramic, quarry or terrazzo floor tile with a sanitary integral cove base tile in all food prep, production, handling and storage areas. Any alternative flooring material must be approved by this division PRIOR to any installation.
- 2) Provide Environmental Health Plan Review application with submittal.
- 3) Provide equipment specifications for all equipment.
- 4) All millwork cabinets must be plastic laminate (or equal) on all (inside and out) surfaces, to include cut edges for equipment or utility openings. 4" back splash must be provided where required. Place on 6" NSF approved legs, castors, or an approved cement curb with integral sanitary cove base tile. Provide detailed drawings for approval by this department prior to construction. Ref. MN Food Code 4626.0505