



# Comment Summary

**Application #:** PL2019-220

**Address:** 7101 West 78th Street, Bloomington, MN 55439

**Request:** Final Site and Buildings Plans to construct a new parking lot with 23 parking stalls to serve an existing office building.

**NOTE: All comments are not listed below.  
Please review all plans for additional or repeated comments.**

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

- 1) Parking island must be three feet shorter than adjacent parking stall. A deciduous tree must be provided within the island.
- 2) Retaining walls over four feet in height must meet principal building setbacks (B-1 zoning: front - 35 feet, side - 10 feet).
- 3) Parking lot lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter 25 feet of the parking lot).
- 4) A Shore Area Permit for grading, filling and disturbance in the shore area must be obtained prior to the issuance of a parking lot permit.
- 5) Parking lot screening must be provided to a height between three and four feet (Sec. 19.52(d)(3)).
- 6) City Code would require 44 total trees for the property. Please demonstrate that proposed tree removal does not make the property nonconforming for required landscaping quantities (Sec. 19.52(c)(2)). If tree removal makes the property nonconforming, trees will need to be replaced to maintain conformance with landscaping quantities.
- 7) A landscape plan with the necessary trees and shrubs must be approved prior to issuance of a parking lot permit.

**Building Department Review Contact:** Bernadette Gillespie at bgillespie@BloomingtonMN.gov, (952) 563-4709

- 1) Must meet 2015 MN State Accessibility Code

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

- 1) Provide for the new parking area and maintain for existing structures emergency vehicle access throughout the property.
- 2) Provide adequate turning radius for BFD Ladder 4 for all emergency vehicle access lanes.

**Construction/Infrastructure Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Retaining walls over four feet in height must be designed by a Professional Engineer licensed in MN

**Traffic Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Per City Code section 21.301.06(c)(2)(C)(iii)(cc) compact parking spaces require pavement markings to identify the compact spaces
- 2) This parking stall dimension is only allowable in the compact spaces, the remaining spaces must be a minimum of 9' by 18'
- 3) No signs or pavement markings allowed in the public right-of-way, place behind the property lines.
- 4) label parking stall dimensions and drive aisle dimension.
- 5) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, [sjenkins@BloomingtonMN.gov](mailto:sjenkins@BloomingtonMN.gov)) for permit information.
- 6) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.

**Utility Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 2) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 3) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. Verify with City of Edina.
- 4) City of Edina provides water in this area, verify if they require disconnected water services to be abandoned (disconnected 2011 and 2015)

**Water Resources Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) See Document Markups
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) Show and label all property lines and easements on all plan sheets.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) An erosion control bond is required.
- 7) Show erosion control BMP locations on the plan
- 8) List erosion control maintenance notes on the plan.
- 9) Provide a turf establishment plan
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 12) Wetland area within proposed impact area
- 13) Label wetland areas consistent with delineation report

**PW Admin Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Show new plat property and easement lines on all sheets.
- 2) Looks like construction limits over property line. Is there an agreement for construction on City Property?
- 3) No retaining walls within drainage and utility easements.