



Comment Summary

Application #: PL2020-14
Address: 611 West 98th Street, Bloomington, MN 55420
Request: **Major Revision to Preliminary Development Plans and Final Development Plans for a new one-story, freestanding bank.**
Meeting: Pre-Application DRC – September 17, 2019
Post-Application DRC - January 28, 2020
Planning Commission - February 20, 2020
City Council (Projected) - March 02, 2020

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

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

- 1) Can the building be shifted further north? Moving the building north would provide greater visibility to wall signage and more street presence.
- 2) Drive-through must be screened from public streets (Sec. 21.301.02(f)(7)) by extending a wall from the northwest corner or installing evergreen plantings.
- 3) Parking island must have eight feet of internal width.
- 4) Staff estimates that there are four stacking spaces available for the drive-through ATM, whereas City Code (Sec. 21.301.05(a)) requires six stacking spaces. Please clarify if you are seeking a deviation to reduce the number of drive-through stacking spaces.
- 5) Per the Planned Development Overlay District standards (Sec. 19.38.01(c)), flexibility may not be requested to allow a freestanding sign type, in this case a pylon sign, that is not allowed in the pertinent sign district (Class VIII). Per the City's nonconformity standards (Sec. 21.504). The existing pylon sign does not retain its legal nonconforming status as a result of the change of use proposed. The sign is considered a discontinued sign per the definitions in Article X - Sign Regulations of the City Code. As a result, the pylon sign cannot remain as requested as part of the Final Development Plan application. The Class VIII Sign District would allow a ground sign up to eight feet in height at a 20-foot setback. Flexibility to reduce the front setback could be requested through the Final Development Plan application.
- 6) City Code (Sec. 21.301.06(d)) would require 17 parking spaces for the proposed bank. The proposed site contains 30 parking stalls, which complies with parking requirements. The revised shared parking easements must be provided to staff to verify overall compliance.
- 7) Parking area/drive aisle setback proposed (7 feet) matches condition of existing planned development. Please confirm you are formally requesting flexibility to allow this condition to remain.
- 8) Section 21.301.03(a)(3) of the City Code requires architectural unity in terms of style, color and exterior materials among non-residential buildings constructed on one site. The other structures in the planned development are constructed of brick and are brown and dark red in color. The proposed building is not related in style, color or exterior material and requires modification.

- 9) 50% of the northern elevation between two and ten feet in height must consist of transparent windows (Sec. 21.301.03(b)(1)). West 98th Street is the primary facade. More transparent windows are needed on the north building elevation.
- 10) Metal panels must comply with the City's Exterior Materials and Finish Policies and Procedures Guide. Panels will be reviewed for thickness, durability and finish warranty (30-year minimum required).
- 11) Verify that trash and recycling storage proposed complies with Section 21.301.17 of the City Code.
- 12) Document species of existing trees to verify they are not on the City's prohibited list (Sec. 18.03).
- 13) 50% of the north elevation must have foundation plantings per the City's Landscaping and Screening Policies and Procedures manual.

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

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) SAC review by MET council will be required.

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

- 1) Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Building/property shall be adequately signed for emergency response.
- 4) Building is required to be sprinklered per MSBC 1306.
- 5) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

- 1) Ensure that there are landing areas of 2% or less grade adjacent to pedestrian ramps that are between 5-8.3%
- 2) If any utility work occurs in 98th St, keep removal limits out of vehicle paths and extend to lane lines.

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

- 1) Show sidewalk along 98th and along drive aisle
- 2) Meet COB minimum dimensions for drive aisle and parking stall dimensions. Label
- 3) Work in W 98th Street will require HC and COB permits and approved traffic control plans.
- 4) I think you need to add parking stall markings to these two stalls since there are no existing cues that the stalls extend beyond the curb.
- 5) Try to line up the north-south sidewalk so the crosswalk is straight across the driveway. As shown a user has to turn around the building, there may not be enough clearance if the bike rack is in use and the crosswalk will be angled across the driveway.
- 6) Add bike rack installation detail that shows rack type as well as spacing and required clearance around each rack.
- 7) 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) for permit information.
- 8) 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: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Old Sewer Service to be abandoned back to MH.
- 2) Show this connection as a tap see note 24.
- 3) City records indicate this may be a 60 year old 6" Asbestos Cement Pipe Sewer service. There were some indications of issues/repairs in the past but not much detail is known. Project Engineer and Contractor should verify the condition of the pipe via CCTV for the owner. It may be necessary to rehab/line or replace the service.
- 4) Please clearly indicate all pipe sizes.
- 5) Use SDR26 or Sch 40.
- 6) Sewer will be abandoned back to this MH, show new service pipe straight into the Bldg and another MH will not be needed. This will eliminate the water and sewer service crisscross.
- 7) Need a new valve to perform testing of the new water main and straighten out water service.
- 8) Notes 31 - 34 are repeated.
- 9) Only Stainless.
- 10) Private common utility easement/agreement must be provided.
- 11) Use schedule 40, SDR 26, or better for PVC sewer services.

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

- 1) Engineer to provide Bloomington Engineering with copy of approved test results.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

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

- 1) Private common utility easement/agreement must be provided.
- 2) Private common driveway/access easement/agreement must be provided.