



# Comment Summary

**Application #:** PL202300076

**Address:** 2800 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425

**Request:** **Minor revision to Final Development Plans for a 5,750 square foot addition to an existing building**

**Meeting:** Pre-Application DRC - May 30, 2023

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

**Planning Review - Pre-App Contact:** Elizabeth O'Day at [eday@BloomingtonMN.gov](mailto:eday@BloomingtonMN.gov), (952) 563-8919

- 1) The proposed addition may be reviewed administratively, if plans are Code complying.
- 2) Exterior materials must meet Section 19.63.08. Exterior elevations must be submitted so staff can review the proposed building materials.
- 3) The proposed addition requires two trees and 5 shrubs. A landscaping surety is required.
- 4) Provide a detailed floor plan of the building so staff can conduct a parking analysis.
- 5) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)

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

- 1) Provide sprinkler protection per NFPA 13 and NFPA 855 2016 edition.
- 2) Areas with lithium batteries shall meet the requirements of the MSFC and NFPA 855 including air-aspirating smoke detector system or a radiant-energy detection system. The room shall be separated from the remainder of the building(s) by fire barriers with a minimum 2-hour fire resistance rating and with horizontal assemblies with a 2-hour fire resistance rating.
- 3) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 4) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 5) Provide updated inventory of hazardous materials, locations and protection engineer analysis of remodeling areas for code compliance.

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

- 1) With minimal exterior work, no stormwater management needed.

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

- 1) Any new or substantial remodel of food service areas in a facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 3) Provide peak hour and average day water demand and wastewater flow estimates.