



# Comment Summary

**Application #:** PL202400157

**Address:** 9117 LYNDAL AVE S, BLOOMINGTON, MN 55420

**Request:** Pre-application for minor site modifications and parking lot updates at PRBD202409438

**Meeting:** Pre-Application DRC - August 27, 2024

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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:** Emily Hestbech at [chestbech@BloomingtonMN.gov](mailto:chestbech@BloomingtonMN.gov), (952) 563-4507

- 1) Interior trash and recycling must be provided (see City Code Section 21.301.17). The existing plan shows exterior storage of trash which is not permitted by code.
- 2) Parking lot and exterior security 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 of the parking lot). A lighting plan is required.
- 3) The number of parking spaces exceeds the number of spaces required (58)
- 4) The proposed development is less than the impervious surface coverage maximum of 95%
- 5) There is a requirement of one tree per 2,500 square feet and one shrub per 1,000 square feet. It appears there will not be enough shrubs based on the disturbance area of 20,710 sf.
- 6) The minimum drive aisle width meets the City Code requirement of 24 feet (21.301.06).
- 7) All parking stall striping must be painted white.

**Building Department Review - Pre-App Contact:** Kelly Beyer at [kbeyer@BloomingtonMN.gov](mailto:kbeyer@BloomingtonMN.gov), (952) 563-4519

- 1) All accessible parking spaces for public use shall be 8'x18' and striped in white.  
Provide required accessible stalls per 2020 MN State Accessibility code.
- 2) For every 6 or fraction of 6 accessible spaces, at least one shall be a van-accessible parking space.
- 3) Must meet 2020 MN State Building Code
- 4) Must meet 2020 MN Accessibility Code.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.

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

- 1) Infiltration on this site may be prohibited. The site is within the MPCA's Lyndale Avenue Corridor Superfund Site (<https://webapp.pca.state.mn.us/cleanup/search/superfund?siteId=213686-AREA0000000001>). The stormwater management report must be modified to include discussion of the extra steps taken to verify infiltration is acceptable at this site. For guidance, see [https://stormwater.pca.state.mn.us/index.php?title=Contaminated\\_sites\\_and\\_stormwater\\_infiltration](https://stormwater.pca.state.mn.us/index.php?title=Contaminated_sites_and_stormwater_infiltration)

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

- 1) Hatching does not match the legend

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

- 1) 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. (Add to Bloomington site specific notes)
- 2) Provide a sidewalk connection from the building to public sidewalk or street.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.