



Comment Summary

Application #: PL202400147

Address: 3901 MINNESOTA DR, BLOOMINGTON, MN 55435

Request: Preliminary and final development plans to develop a multiple-family residential building with commercial space at 3901 Minnesota Drive.

Meeting: Pre-Application DRC - August 13, 2024

NOTE: All comments are not listed below.

Please review all plans for additional or repeated comments.

Planning Review - Pre-App Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) The site is currently guided and zoned for office uses. The proposed mixed-use building is inconsistent with the Comprehensive Plan's Office designation. There are a couple entitlement route options: 1) Reguide the site to a land use designation better aligned with the proposed development; and 2) Work with MN Center owner to consent to rezoning to C-4(PD) and the City could treat both sites as one overall planned development. The latter option would not require rezoning or reguiding 3901 Minnesota Drive.

Staff is also investigating if/what environmental review is required given the potential for a Comprehensive Plan Guide Plan Amendment. The site is a brownfield that entails contamination and poor soils.

- 2) The City's Opportunity Housing Ordinance requires at least 9 percent of units are affordable at a 60 percent area median income level. Potential development incentives accompany affordable units - the greater the quantity of units and/or more deeply affordable units are eligible for greater incentives. There is a fee in lieu option, but the fee in lieu option is not eligible for incentives. Any development flexibility would need to be approved through the planned development process and meet a "public benefit" finding.
- 3) Show location of a bike rack and bike rack detail on the plan.
- 4) Exterior materials must meet Section 19.63.08. Examples of permitted exterior materials are brick, stone, glass, stucco, architectural concrete, and some metal panels. Metal panels are subject to further review and must meet City thickness and finish warranty requirements.
- 5) List the number of parking spaces required by city code and the number of spaces provided on the site plan. The parking requirement is substantially higher than the proposed parking. This is exacerbated by the sharing parking agreement with the MN Center. Staff recommends a parking study is conducted to model the parking demand.
- 6) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 7) Provide a sidewalk connection from the building to public sidewalk or street.
- 8) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 9) A minimum 20-foot landscape yard is required along all street frontages (see City Code Section 21.301.15).
- 10) Parking lot and exterior security lighting must meet Section 21.301.07. There are different lighting standards for surface parking versus structured parking.
- 11) A landscape plan must be submitted with the development application. One tree is required per 2,500 square feet and one shrub per 1,000 square feet of site area.
- 12) Keep in mind deed restrictions that encumber the site. These include but are not necessarily limited to shared parking, uses, and exterior finishes.
- 13) Architectural graphics will be important when considering the reduced setback along France Avenue.

- 14) Ensure there is a minimum 7-foot sidewalk if parking stalls abut sidewalk. Commercial entrances should accommodate even more space for ingress/egress.
- 15) Ensure there is at least 2 feet between the edge of the sidewalk and any obstructions.
- 16) Consider ways to mitigate traffic noise for the outdoor patio.
- 17) Minimum 8-foot concrete sidewalks are required along France Avenue and W. 78th Street.
- 18) Minimum 6-foot concrete sidewalks are required along Minnesota Drive.

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

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Building plans must be signed by a MN licensed architect.
- 4) SAC review by MET council will be required.
- 5) Provide a detailed code analysis with the plans.

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

- 1) Hose valves shall be provided throughout the lower level of the parking ramp.
- 2) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 3) All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.
- 4) Access shall be provided to/from all stairwells on all floors and parking levels.
- 5) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 6) Appliances/cooking producing grease laden vapors requires a hood and suppression system.
- 7) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.
- 8) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 9) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 10) Provide adequate turning radius for all emergency vehicle access lanes.
- 11) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 12) 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.
- 13) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 14) Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.
- 15) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 16) Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors.
- 17) Building/property shall be adequately signed for emergency response.
- 18) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Environmental Health Review - Pre-App Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1)
 1. State health dept review and approval for the pool. City pool license required
 2. City rental license required
 3. City health dept review and approval of restaurant license
 4. Restaurant odor control equip required

5, Records show an in-use monitoring well on this property with unique well number 458714. This needs to get sealed before any grading permit issued.

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

- 1) Provide trip generation numbers for the site using ITE Trip Generation Standards. Traffic study may be needed.
- 2) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 3) 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 - Pre-App Contact: Jordan Vennes at jvennes@BloomingtonMN.gov,

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 3) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 4) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.

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

- 1) An erosion control bond is required.
- 2) List erosion control maintenance notes on the plan.
- 3) Show erosion control BMP locations on the plan.
- 4) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 8) Provide a turf establishment plan.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 12) A Minnesota licensed civil engineer must design and sign all civil plans.

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

- 1) Private common driveway/access easement/agreement must be provided.
- 2) No public sidewalk or easement in this area.
- 3) Show transportation facility easement in this area.

Assessing Review - Pre-App Contact: Jason Heitzinger at jheitzinger@BloomingtonMN.gov, (952) 563-4512

No Comment at this time. If there was a park dedication deferment granted at the time of platting, a park dedication fee will be calculated and provided to the applicant.