



# Comment Summary

**Application #:** PL202400237

**Address:** 2401 E 86TH ST, BLOOMINGTON, MN 55425

**Request:** Minor revision to Final Development Plans for site modifications for an existing office building

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

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

- 1) is this a gap in screening? If so, three foot tall screening is required. (see markups)
- 2) Ensure this species provides three foot solid screen at maturity. (see markups)
- 3) This is for parking lots with 50 or fewer spaces overall. This exception would not apply here. (see markups)
- 4) Landscaping surety required for new material. Amount equal to 50 cents per square foot of disturbance area.
- 5) Separate sign permit required. Foundation permit required as well.
- 6) 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).

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

- 1) Separate Parking Lot permit required for any modifications to parking lot.
- 2) Must meet 2020 MN State Building Code
- 3) Fences over 7' in height require a Building permit. Provide Structural Engineer drawings for design.
- 4) Must meet 2020 MN Accessibility Code.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Fire Prevention to review and approve gate controls/locks prior to installation.

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

- 1) Coordinate any tree removal in City Right of Way with City Forester

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

- 1) Since an old base plan is being used the water and sewer lines may not be shown correctly. Locate and protect these lines from freezing or damage due to construction in the area. All valves, Manholes, and other structures, must be located protected and brought up to grade. A file of old asbuilt plans that were submitted to the City in the past along with a map of utilities is attached in Cityview for reference. Any changes to the water, sanitary or storm sewer systems must be designed and submitted as a Civil plan for City review and approval prior to any construction.



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

- 1) Is this crosswalk remaining?
- 2) This Autoturn movement shows that this truck cannot make this turn?
- 3) This Autoturn Movement is showing that this truck cannot make this turn?
- 4) Provide a sidewalk connection from the building to public sidewalk or street.
- 5) 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.

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

- 1) An erosion control bond is required.
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County. The agreement can amend the previous Declaration filed with Hennepin County, A11237414.