



# Comment Summary

**Application #:** PL202400164

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

**Request:** Administrative Final Site and Building Plans for minor site modifications and parking lot expansion at Chu Vision, 9117 Lyndale Ave S.

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

**Planning Review Contact:** Emily Hestbech at ehestbech@BloomingtonMN.gov, (952) 563-4507

- 1) 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).
- 2) A surety of \$2,495 is required based on the developable landscaping area of 4,990.

**Building Department Review Contact:** Kelly Beyer at 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.

For every 6 or fraction of 6 accessible spaces, at least one shall be a van-accessible parking space.

Must meet 2020 MN State Building Code and 2020 MN Accessibility Code.

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

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

**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.
- 3) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 4) This site is within the MPCA Lyndale Avenue Corridor study area and infiltration may be prohibited. Applicant must document the MPCA contamination screening checklist. Please see [https://stormwater.pca.state.mn.us/index.php?title=Stormwater\\_Infiltration\\_and\\_soil/groundwater\\_contamination:\\_A\\_guide\\_to\\_the\\_Construction\\_Stormwater\\_Permit\\_requirements](https://stormwater.pca.state.mn.us/index.php?title=Stormwater_Infiltration_and_soil/groundwater_contamination:_A_guide_to_the_Construction_Stormwater_Permit_requirements) for more information.
- 5) See Document Markups from Pre-Application Review (PL202400157)
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

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

- 1) Bike racks should be provided for the site and placed within 50' of the main entrance. Show location of a bike rack (existing or proposed) and bike rack detail (if not existing and adding with the project) on the plan.
- 2) Add COB Note: 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.