



Comment Summary

Application #: PL202400230

Address: 1701 AMERICAN BLVD E, BLOOMINGTON, MN 55425

Request: Admin Final Site and Building Plan for Health and Fitness Club

Meeting: Pre-Application DRC - December 17, 2024

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

Planning Review - Pre-App Contact: Kareem Sherard at ksherard@BloomingtonMN.gov, (952) 563-4739

- 1) Need an architectural floor plan showing the changes.
- 2) Permitted use of health club in zoning district FD2 due to recent code amendments.
- 3) Sign permit is required for tenant identification if desired.
- 4) The change of use from office to health club does not require additional parking spaces.
- 5) Is there any work being done to the building exterior?

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.

Starting January 2nd, 2025, the City of Bloomington will implement a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

- 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) Entire space(s) shall have fully complying sprinkler protection.
- 2) Fire alarm system may need to be upgraded depending on occupancy classification.
- 3) Provide specifications for the play structures and other equipment. The sprinkler system may need to be upgraded depending on the material classifications.

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.
- 2) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

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

- 1) If the project expands to include exterior improvements disturbing more than 5,000 SF, provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 2) If the project expands to include exterior improvements, provide erosion control plan.

Environmental Health Review - Pre-App Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Provide an Environmental Health Plan Review application if providing food for customers.