



Comment Summary

Application #: PL202400229

Address: 314 W 90TH ST, BLOOMINGTON, MN 55420

Request: Admin final site and building plan for parking lot improvement

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) Reference 21.301.06 Parking and Loading -

(H) Parking Islands

(i) Parking islands must be installed at the ends of each row of parking spaces. Additional parking islands must be provided mid-row at intervals not to exceed 200 feet for interior parking rows and 300 feet for perimeter parking rows. Where a parking lot contains ten parking spaces or less, the requirement for parking islands is waived, unless the issuing authority determines islands are needed for traffic circulation and safety.

(ii) Where a parking island is immediately adjacent to one or more parking stalls, the island length must be three feet shorter than the adjacent stall to promote ingress and egress into the stall.

(iii) A minimum of one deciduous tree must be provided per parking lot island.

(iv) Where one or more tree are present in a parking island, the minimum island width must be eight feet measured from the inside edges of curb to curb. Where no trees are present in a parking island, the minimum island width is four feet measures from the inside edges of curb to curb.

(v) Parking islands must be delineated by raised concrete curbing or may be depressed to accommodate infiltration for storm water management purposes.

2) Landscape plan is needed; reference 21.301.15 Landscaping and Screening for requirements.

3) Parking code analysis is needed. The analysis will determine how many parking spaces is required per uses: Manufacturing. 2. Warehouse/distribution. 3. Office. 4. Total supply of parking on site.

4) Maintain the restriping of the parking lot based on past conditions.

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) A Parking Lot permit shall be required for any re-striping.
- 4) Provide required accessible stalls per 2020 MN State Accessibility code.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Maintain access to all hydrants.
- 3) Maintain access to all hydrants.
- 4) Maintain emergency vehicle access and circulation throughout the property.

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

- 1) Use City Standard detail for Non-Residential Driveway approach if driveway is impacted.

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

- 1) Provide grading and restoration plans in future submittals.
- 2) Show existing and proposed storm sewer.
- 3) An erosion control bond is required.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) Show erosion control BMP locations on the plan.
- 6) List erosion control maintenance notes on the plan.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) Provide a turf establishment plan.
- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 10) Conversion of concrete islands to bituminous pavement (and vice versa) will most likely result in fully-reconstructed surfaces. If fully reconstructed areas exceed 5,000 SF, stormwater management is required. Consider providing stormwater management for future site improvements for economy of scale.
- 11) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 12) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

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

- 2) Protect existing sewer MH located in this area

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.
- 3) The minimum drive aisle width or parking space does not meet the City Code requirements (21.301.06).
- 4) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

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

- 1) This is a separate platted lot. If chance of selling, make sure new curb meets setback from lot line.