



Comment Summary

Application #: PL202500018
Address: 401 W 98TH ST, BLOOMINGTON, MN 55420
Request: PDP/FDP for a Chase bank at 401 W 98th St.
Meeting: Pre-Application DRC - March 04, 2025

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

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

- 1) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 2) Water line into the building will need to be increased to support the combined sprinkler/domestic water supply.
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 4) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 5) All emergency vehicle access lanes shall support a minimum 40 tons.
- 6) Provide adequate turning radius to accommodate BFD L3 for all emergency vehicle access lanes.
- 7) Entire space(s) shall have fully complying sprinkler protection per IBC Chapter 1306

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

- 1) All parking islands must have a deciduous tree. Code requirement is one tree per 2,500 square feet of developable landscaping area and one shrub per 1,000 square feet of developable landscaping area.
- 2) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot).
- 3) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 4) Staff agrees that flexibility of 4 to 5 cars for stacking is reasonable. All deviations sought must comply with Section 21.208.03 of the City Code and demonstrate public benefit.
- 5) Exterior materials must meet Section 21.301.24. The proposed materials, fiber cement, are not approved for greater than 15 percent of the building elevation which is shown on the south, east, and north elevations. All deviations sought must comply with Section 21.208.03 of the City Code and demonstrate public benefit.
- 6) The number of parking spaces complies with code requirement of one space per 240 square feet of gross floor area.
- 7) Primary building setbacks along a street in the B-4 zoning district are as follows: 10-foot minimum, 40-foot maximum. 10 ft. side setbacks and 15 ft. rear setbacks are required.
- 8) 50 percent of the primary street frontage, West 98th Street, must be enclosed by a building. Additional structure placement standards for structures in mixed-use districts are found in Section 21.301.02(f) of the City Code.
- 9) The building must comply with mixed-use design standards in Section 21.301.03. The ground level portion of a building façade between two feet and ten feet above grade must consist of a minimum of 50% transparent windows, including windows on entrances on the primary façade. The façade facing 98th street does not appear to meet this standard. Additionally, when multiple buildings are constructed in one planned development or site,

they must be related in architectural style, color scheme and building materials. The other buildings in the planned development have brick exteriors.

- 10) Drive-through windows and stacking lanes in mixed used districts must be screened from public and private streets, and sidewalks.
- 11) island length must be three feet shorter than the adjacent stall
- 12) Planning would like to see the building moved closer to the northwest corner
- 13) Building size must meet the minimum requirement of 4,000 sq. ft. Staff doesn't believe there is a public benefit from the building being less than 4,000 square feet.
- 14) Fifty percent of the frontage of a building facing a public street should be landscaped with foundation plantings.
- 15) Drive-thru can't be located between the building and street
- 16) There is a 0.2 minimum and 0.5 maximum for FAR.

Utility Review - Pre-App Contact: Jordan Vennes at jvenues@BloomingtonMN.gov,

- 1) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 2) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 3) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 4) Private common utility easement/agreement must be provided for connection to private watermain.
- 5) Use schedule 40, SDR 26, or better for PVC sewer services.
- 6) An inspection manhole is required on all commercial sewer services.
- 7) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 8) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 9) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) Nearest existing sanitary sewer is in center of 98th. Contact Jordan Vennes (jvenues@bloomingtonmn.gov) for as-builts to coordinate design of san service.

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

- 1) Minimum 7' width adjacent to parking stalls

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) Provide a detailed code analysis with the plans.
- 5) SAC review by MET council will be required.
On January 2nd, 2025, the City of Bloomington implemented 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.
- 6) Must meet 2024 MN Energy Code and any testing/commissioning requirements.

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

- 1) An erosion control bond is required.
- 2) Show erosion control BMP locations on the plan.

- 3) List erosion control maintenance notes on the plan.
- 4) 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided for sites that will disturb one acre or more.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 12) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

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

- 1) Provide a sidewalk connection from the building to public sidewalk or street.
- 2) 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.

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

- 1) Missing 25'x30' utility and traffic control device easement.
- 2) The DRC cover letter mentions an ADA ramp to the public sidewalk along 98th St. I don't see it.
- 3) Private common driveway/access easement/agreement must be provided if changes are required.
- 4) Private common utility easement/agreement must be provided if changes are required.