



Comment Summary

Application #: PL202500182

Address: 403 E 78TH ST, BLOOMINGTON, MN 55420

Request: **Conditional use permit for a daycare in an existing office/warehouse building**

Meeting: Pre-Application DRC -
Post Application DRC -
Planning Commission - December 18, 2025
City Council -

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

Planning Review Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) Provide a sidewalk connection from the building to public sidewalk or street.
- 2) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 3) With the change in use, landscaping improvements must be installed. A total of 7 trees and 18 shrubs must be planted. Please provide a landscaping plan showing the proposed material (with species).
- 4) Based on the floor plans submitted, a total of 29 spaces are required for the entire building.
- 5) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2 foot-candles is required on the parking surface (which may be reduced to 1 foot-candles for the outer perimeter of the parking lot).
- 7) The play areas (both inside and out) must be identified on plans. Any outdoor play equipment over 7 feet tall would be an accessory structure and subject to setbacks.
- 8) A future live/work use is identified on the plans. A live/work unit is currently a conditional use in City Code. A conditional use permit must be submitted and approved prior to occupancy of that space.
- 9) All drop off and pick up activities must occur off public streets.
- 10) Lighting fixture must be 90-degree cut off lens
- 11) Two photometric plans needed: An initial (1.0 LLF) and maintained (0.81 LLF) photometric plans signed by an electrical engineer or lighting professional must be submitted.
- 12) These spaces are dark. A minimum of 1 footcandle on the parking surface is required in this area. Due to children pick up and drop off, it is recommended that this area be well lit.

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

- 1) Plumbing fixture count shall meet requirements of Table 2902.1 of the 2020 MN Building Code.
- 2) Must meet 2020 MN State Building Code
- 3) Must meet 2020 MN Accessibility Code.
- 4) Door will need to swing out if occupant load of 50 or more.
- 5) Any daycare must provide specific Minnesota license for facility.
- 6) Building plans must be signed by a MN licensed architect.
- 7) Provide a code analysis with the plans. Include the ages of all of the children in each category; i.e., pre-school, toddler, infant, school-age, etc.

- 8) 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.

- 9) An architect will need to determine the use of the space on the mezzanine and calculate the occupant load - 2 exits may be required.
- 10) A slide cannot be used as a means of egress/exit.
- 11) Manufacturer's specifications and a structural Engineer may be required for slide design.

Environmental Health Review Contact: Dan Devers at ddevers@BloomingtonMN.gov, (952) 563-8975

- 1) Kitchen will require plan review and licensure and must be built to commercial standards.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Appliances/cooking producing grease laden vapors requires a hood and suppression system.
- 3) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 4) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 5) Entire space(s) shall have fully complying sprinkler protection.
- 6) Ensure a code compliant fire alarm system for an "I" occupancy.
- 7) Building/property shall be adequately signed for emergency response.
- 8) Maintain emergency vehicle access and circulation throughout the property.

Public Works Review 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.

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

- 1) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 2) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 3) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 5) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 6) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 7) A Minnesota licensed civil engineer must design and sign all civil plans.

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

- 1) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 2) Provide a sidewalk connection from the building to public sidewalk or street.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

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

- 1) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) Show erosion control BMP locations on the plan.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.