Comment Summary

Application #: PL202500185

Address: 1525, 1601, 1603, 1605 E. 86th Street and 1604 E. 87th Street, Bloomington, MN 55425

Request: **Rezoning from R-1 to R-4, Final Site and Building Plan, and a preliminary and final plat to redevelop 1525,1601,1603,1605 E 86th St and 1604 E 87th St into an approximately 25-unit townhome development.**

Meeting: Pre-Application DRC - November 25, 2025

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

Planning Review - Pre-App Contact: Derly Navarro at dnavarro@BloomingtonMN.gov, (952) 563-8941

1) The proposed zoning district is R-4. The Multiple-Family Residential (R-4) District is "intended to provide appropriate redevelopment standards in areas already developed as predominantly multiple-family residential uses." The subject site is along a major collector with transit access, but is not in an area that is predominately multiple-family residential. City staff are evaluation changes to this language.
2) R-4 Zoning District has a maximum density of 12 units/acre, this would allow for a max of 27 units on site. The proposed lots are guided Medium Density Residential (MDR), this designation allows residential development between five and 15 dwelling units per acre. The proposed development is consistent with the Medium Density Residential designation.
3) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit. Clarify whether the units will be individually platted for separate ownership or a single-lot rental project.
4) For the purposes of the pre-application meeting, the project may proceed through a final site and building plan review, provided the proposal is fully code-compliant. If the applicant intends to seek flexibility or deviate from standards, then a Preliminary and Final Development Plan would be required instead.
5) For townhouses residential projects creating 20 or more new dwelling or co-living units, at least 9% of the newly created units must be affordable to households at or below 60% of AMI. The applicant must submit an Affordable Housing Plan demonstrating how the project will meet the requirements of the Opportunity Housing Ordinance (OHO). For more information about the OHO, please contact Kenny Niemeyer at 952-563-4981 or kniemeyer@BloomingtonMN.gov.
6) Proposed project must comply with townhouses standards in section 21.302.08. Please note, that Planning staff are working on code amendments related to "missing middle" housing types, including townhouses. Townhouses performance standards could be updated.
7) This project may affect Route 538 Bus Stop #51986 based on the parcels included. If sidewalk or frontage work impacts the bus stop, Metro Transit would like to coordinate with the city and the developer to maintain bus stop access and explore ADA-compliant improvements.
8) The R-4 zoning district allows a maximum impervious surface coverage of 80%. Please provide the total impervious surface calculation on the site plan to confirm compliance.
9) Landscaping must comply with Section 21.301.15, which requires one tree per 2,500 sq. ft. of developable area and one shrub per 1,000 sq. ft. Based on the site area, the project will need approximately 40 trees and 100 shrubs. A landscape plan must be submitted with the application.

10) Lighting must meet Section 21.301.07. Two photometric plans must be submitted, one initial light levels and one maintained light levels (using a 0.81 LLF)
11) Fences must comply with Section 21.301.08. A maximum of 4 feet in height and 50% opacity for yards abutting a street, and up to 6 feet in height with no opacity requirement for yards not abutting a street.
12) Minimum parking requirements will be based on the number of townhouse units and the number of bedrooms for each unit. See 21.301.06 for parking standards. Driveways greater than 20 feet and garage space can be counted towards parking stalls minimums.
13) Update the site data to reflect accurate information/proposal.
14) An 8-foot sidewalk must be provided along 86th St.
15) The current sidewalk does not connect to anything and does not meet a minimum 5-foot side yard setback. We suggest adding a sidewalk along the driveway to link the two site entrances on 86th St. and 87th St. to improve pedestrian access.
16) The minimum setback for R-4 Zoning Districts is 40 feet along streets and 10 feet plus 0.25 feet for each foot in height over 30 feet. Setbacks are not met. Development flexibility may be considered to reduce the front yard setback to 30 feet.
17) The current side yard setback requirement is 12.5 feet if the building is 40-feet. The proposed standard in the forthcoming ordinance changes is 10 feet.
18) Ensure stormwater management features are located outside of public easements.

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

1) Must meet 2020 MN State Building Code
2) A Metropolitan Council SAC fee ($2485.00) will be applied towards each unit with a new sewer connection.

   A City SAC fee ($2026.00) will also be applied to each unit with a new sewer connection.

Environmental Health Review - Pre-App Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

1) there are unsealed wells at all of these properties that need to get sealed before a demo permit can issue

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

1) Sprinkler protection (13D system) will be required for buildings with more than 2 units.
2) Code compliant smoke and carbon monoxide (CO) alarms shall be provided for all sleeping areas and on all levels.

3) Building/property shall be adequately signed for emergency response.

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

2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
3) 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.
4) A Minnesota licensed civil engineer must design and sign all civil plans.
7) List erosion control maintenance notes on the plan.
8) Show and label all property lines and easements on all plan sheets.
9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. This includes demonstrated compliance with rate control, volume control, phosphorus

control, and freeboard standards. Stormwater runoff must be directed to management facilities sized proportionally to the contributing runoff area.

10) Show erosion control BMP locations on the plan, consistent with City of Bloomington requirements.
11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
12) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided as applicable.
13) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
14) An erosion control bond is required.
15) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
16) Provide a turf establishment plan.

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) Show where driveway location is relative to other driveways/streets along 86th St. Show house location across street from this driveway access
4) Agree, 1 sidewalk along the main drive aisle would be recommended vs the 2 sidewalks on the outside of the development
5) Show locations of neighboring houses - will want to identify vegetation/screening that will be provided on your site to screen headlights from the internal driveways on this site.

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

1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
3) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
5) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
6) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
7) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
8) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
9) Use schedule 40, SDR 26, or better for PVC sewer services.

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

1) Public drainage and utility and easements must be provided on the plat as approved by City Engineer.
2) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
3) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
4) Consent to plat form is needed from any mortgage company with property interest.

5) $15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the final plat from Hennepin County.

6) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
7) A 10-foot sidewalk and bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

Assessing Review - Pre-App Contact: Jen Blumers at jblumers@BloomingtonMN.gov, (952) 563-8706

An estimated park dedication fee is $42,975. That does include credit for the 4 existing homes onsite. Amount can change if the scope of the project changes.