



Comment Summary

Application #: PL2025-198

Address: 9955 LYNDALDE AVE S, BLOOMINGTON, MN 55420

Request: **Comprehensive Plan Amendment to Reguide 9955 Lyndale Avenue S. from General Business to High Density Residential, Rezoning, Preliminary and Final Development Plans, and a Type III Preliminary and Final Plat to redevelop 9955, 10001, 10009, 10017, 10027, and 10029 Lyndale Avenue S. into a four-story, 180-unit affordable apartment building.**

Meeting: Post Application DRC - December 23, 2025
Planning Commission - January 15, 2026
City Council - February 23, 2026

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

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

- 1) 9955 Lyndale Ave S is guided for General Business and zoned B-2. This proposal necessitates the site to be reguided to High Density Residential and rezoned to RM-50(PD). The Planned Development (PD) overlay is necessary to allow development flexibility. The five other properties included in this proposal are zoned R-1, but guided High-Density Residential. These properties need to be rezoned to RM-50(PD).
- 2) Island must be three feet shorter than adjacent parking stall to promote egress/ingress from parking space (Section 21.301.06(c)(2)(H)(ii)).
- 3) One tree per 2,500 square feet of developable landscaping area (168,405 sq ft) is required. 68 trees are required where 59 are provided. 169 shrubs are required and that requirement has been met.
- 4) A minimum 20 foot landscape yard is required along all street frontages (see City Code Section 21.301.15). This setback standard is met.
- 5) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 6) The 40' front setback is not met; flexibility has been requested for a 19'7" setback.
- 7) An Affordable Housing Plan was not initially provided with the application, but details on affordability were included in the project description. The applicant is proposing a mix of one, two, and three-bedroom units. The developments proposes to provide 2% of units at 30% AMI; 7% of units at 50% AMI; 77% of units at 60% AMI; 14% of units at 70% AMI. OHO incentives will be applied with this development.
- 8) With the base zoning requirements, 345 parking stalls are required (180 must be within a fully enclosed space). With the OHO parking incentive, 295 parking spaces are required (90 must be within a fully enclosed space). 318 are proposed (164 are fully enclosed).
- 9) Base zoning requires 54,000 sq ft of open space. Useable open space requirements may be reduced by up to 25% according to OHO. With the reduction, 40,500 sq ft are required where 41,600 sq ft are provided.
- 10) This drive lane needs to be at least 20'
- 11) The maximum allowable height per Code is 3 stories/50 feet. With OHO incentives, the maximum height can be increased to 4 stories/60 feet. Maximum proposed height is 43'3".
- 12) There is a step back required from residential uses at a 1:1 ratio of building height to the closest protected residential property line. This requirement has not been met. Please provide justification for the flexibility and how the deviation from Code provides a public benefit.

- 13) A three foot high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
- 14) 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.
- 15) To account for vehicle overhang, sidewalks next to parking spots must be 7-feet in width. Please widen sidewalks immediately adjacent to parking stalls accordingly.
- 16) A landscaping surety will be required prior to the issuance of the building permit.
- 17) Please clarify on the plans that the storage spaces are at least 96 cubic feet.
- 18) Required primary/secondary building material ratio is 65:35. With OHO incentives, all facades not facing the public street may increase secondary building material up to 75%. This requirement has been met. Metal panels must meet thickness and warranty standards. A 30-year warranty is required. Documentation must be submitted prior to building permit.
- 19) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 20) A separate sign permit will be required. Review regulations in Code section 21.304.01.
- 21) The shadow study demonstrates no shadows cast on single family residential uses at 2 pm on December 21st.
- 22) Developable landscape area is equal to net property area

Building Department Review 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) When plans are 80% complete please contact Building & Inspections to set up a Building Code review.
- 6) 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.

- 7) Must meet 2024 MN Energy Code and any testing/commissioning requirements.

Environmental Health Review Contact: Mark Stangenes at mstangenes@BloomingtonMN.gov, (952) 563-8980

- 1) 1. City rental license required
2. Unsealed well at 10027 lyndale ave s. Must get sealed by a licensed well contractor.

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

- 1) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 2) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand. Solenoid devices are not to be used to meet sprinkler system demand.
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 4) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 5) 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.
- 6) Provide adequate turning radius for all emergency vehicle access lanes.
- 7) All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.
- 8) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.

- 9) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 10) Access shall be provided to/from all stairwells on all floors and parking levels.
- 11) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
- 12) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand. Solenoid devices are not to be used to meet sprinkler system demand.
- 13) Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.
- 14) Building/property shall be adequately signed for emergency response.

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

- 1) Keep sawcut limits out of wheel paths. Extend to nearest lane line.
- 2) 7' minimum adjacent to parking stalls
- 3) Is there a difference between Heavy Duty Concrete Pavement and the Concrete Pavement detail? If not, would suggest having the detail and legend text match. Also, driveway entrance should be 8" concrete with no rebar in City ROW.
- 4) show additional curb removal and replacement for WM connection

Utility Review Contact: Kallie Doeden at kdoeden@BloomingtonMN.gov, (952) 563-8776

- 1) Utility Review: Remove existing water services all the way to the water main.
- 2) Utility Review: We'll require a new hydrant to be installed instead of salvaging and relocating an existing hydrant.
- 3) Utility Review: Instead of separate domestic and fire services, we require one fire-domestic service. See standard detail 318 for the internal to the building fire-domestic service
- 4) Utility Review: Outside drops may be needed depending on elevations. See City specs/details.
- 5) Utility Review: Structural concern with building foundations/basement located along the property line. If this area is excavated for utility work in the future, what will the impact be to the building foundation? Please conduct a structural analysis of the building foundation to confirm how close the building foundation could be to the easement in the scenario the easement is excavated. Existing sanitary sewer is approximately 12" diameter and 13' deep.
- 6) Utility Review: Maintain minimum 18" vertical clearance between outside diameters of existing water main and proposed storm sewer.
- 7) Utility Review: Maintain minimum 18" vertical clearance between outside diameters of existing water main and proposed storm sewer.
- 8) Utility Review: Depending on elevations of proposed sanitary services connecting to public sanitary sewer, may need to add detail for outside drops.
- 9) Utility Review: Add detail for fire-domestic service.
- 10) See Document Markups
- 11) Utility Review: We'll require a new hydrant to be installed instead of salvaging and relocating an existing hydrant.
- 12) Utility Review: Instead of separate domestic and fire services, we require one fire-domestic service. See standard detail 318 for the internal to the building fire-domestic service
- 13) Utility Review: In coordination with Fire Review, water main looping and additional hydrants will be required for fire protection.
- 14) Utility Review: Outside drops may be needed depending on elevations. See City specs/details.
- 15) Utility Review: Structural concern with building foundations/basement located along the property line. If this area is excavated for utility work in the future, what will the impact be to the building foundation? Please conduct a structural analysis of the building foundation to confirm how close the building foundation could be to the easement in the scenario the easement is excavated. Existing sanitary sewer is approximately 12" diameter and 13' deep.

- 16) Utility Review: Remove existing water services all the way to the water main.
 - 17) Utility Review: Maintain minimum 18" vertical clearance between outside diameters of existing water main and proposed storm sewer.
 - 18) Utility Review: Maintain minimum 18" vertical clearance between outside diameters of existing water main and proposed storm sewer.
 - 19) See Document Markups
 - 20) Utility Review: Remove existing water services all the way to the water main.
 - 21) Utility Review: Remove existing water services all the way to the water main.
 - 22) Utility Review: We'll require a new hydrant to be installed instead of salvaging and relocating an existing hydrant.
 - 23) Utility Review: Instead of separate domestic and fire services, we require one fire-domestic service. See standard detail 318 for the internal to the building fire-domestic service
 - 24) Utility Review: In coordination with Fire Review, water main looping and additional hydrants will be required for fire protection.
 - 25) Utility Review: Outside drops may be needed depending on elevations. See City specs/details.
 - 26) Utility Review: Structural concern with building foundations/basement located along the property line. If this area is excavated for utility work in the future, what will the impact be to the building foundation? Please conduct a structural analysis of the building foundation to confirm how close the building foundation could be to the easement in the scenario the easement is excavated. Existing sanitary sewer is approximately 12" diameter and 13' deep.
 - 27) Utility Review: Maintain minimum 18" vertical clearance between outside diameters of existing water main and proposed storm sewer.
 - 28) Utility Review: Maintain minimum 18" vertical clearance between outside diameters of existing water main and proposed storm sewer.
 - 29) Utility Review: Depending on elevations of proposed sanitary services connecting to public sanitary sewer, may need to add detail for outside drops.
 - 30) Utility Review: Add detail for fire-domestic service.
 - 31) See Document Markups
 - 32) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
 - 33) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
 - 34) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
 - 35) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
 - 36) 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.
 - 37) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
 - 38) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
 - 39) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 12/19/2025: Utility plans for water and sanitary were on three different documents (Utility Plan, Stormwater Management Plan, and Civil Plans). All comments are on all 3 versions of the plans for ease of review; unfortunately, that means they are then repeated multiple times in the corrections section below. Main concerns: fire protection (water main looping and additional hydrants requested), utility easement and building foundation structural concern if excavation in easement is needed in the future (structural analysis requested), and available sanitary sewer capacity (Utilities Division is actively modeling this and should have an answer by January 1, 2026).

Traffic 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.

- 2) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 3) Any requested sidewalk closure will only be considered for a limited duration and alternative access/TPAR will be required, as approved by the City Engineer.
- 4) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 5) Verify this sign will not overhang above roadway or trail. 2' clearance from road and trail
- 6) Consider wider boulevard where feasible for pedestrian comfort

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

- 1) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 2) Show and label all property lines and easements on all plan sheets.
- 3) Right-of-way dedication of 40 ft from center along Lyndale Ave is required on the final plat.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 8) Consent to plat form is needed from any mortgage companies with property interest.
- 9) Public drainage and utility and easements must be provided on the plat as approved by the City Engineer.
- 10) \$15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 11) pointing to wrong lines.

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

- 2) See Document Markups
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 7) An erosion control bond is required.
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Water Resources Review: Provide additional documentation demonstrating that entirety of building roof will drain to the underground stormwater treatment system.
- 10) Water Resources Review: Check elevations (9xx vs 8xx)
- 11) Water Resources Review: Provided HWL of infiltration vault will result in full storm sewer, water levels higher than roof drain inverts, and water levels higher than the FFE of the building. City requires 2 ft of vertical separation between HWL of stormwater systems and low floor of new buildings.

This standard applies to adjacent structures (off site) too. With readily available data, evaluate flood risk to neighboring properties and ensure compliance with City freeboard standard.

HydroCAD model shows HWL of 822.3 ft; ensure consistency / revise typo.

- 12) Water Resources Review: Provide description of where the water will be pumped to and how it will be managed
- 13) Water Resources Review: Consider placement of sumps with respect to maintenance and associated parking impacts. Current location is adequate for City, this is just a suggestion.

- 14) Water Resources Review: Provide soils documentation demonstrating suitability for infiltration and adequate separation from groundwater.
- 15) Water Resources Review: Ensure there is adequate space in existing MH to add private pipe.
- 16) Water Resources Review:
City advises evaluation of potential impacts to underground parking structures due to stormwater infiltration
- 17) Water Resources Review: Provide details for underground stormwater system.
- 18) Water Resources Review: Ensure adequate maintenance access in underground system; design adequate pretreatment (isolator rows) and sufficient access for cleaning.
- 19) Water Resources Review: These tables indicate a significant increase in rates flowing to the north during the 100-yr event and a minor increase in rates to the east. Revise to ensure rate control at each site boundary, to avoid adversely impacting neighboring properties.

Proposed 100-yr at DA-1P appears to be a typo, based on HydroCAD results.

- 20) Water Resources Review: City requires WQV of 1.1" of new AND fully reconstructed impervious. Verify that this is provided (i.e. not just net new impervious).
- 21) Water Resources Review: City requires no net increase in TSS & TP loading AND 60% removal of TP and 90% removal of TSS on an average annual basis. WQ model provided shows 87% TSS removal.

Assessing Review Contact: Jason Heitzinger at jheitzinger@BloomingtonMN.gov, (952) 563-4512

We have calculated a park dedication fee of \$310,550. This includes credit for the existing building.