



Comment Summary

Application #: PL202500093

Address: 7801 DUPONT AVE S, BLOOMINGTON, MN 55420

Request: A variance to reduce the landscape yard front yard setback from 20 feet to 4 feet and a variance to reduce the front yard setback from 20 feet to 2 feet for a freestanding sign

Meeting: Planning Commission - August 07, 2025

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

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

- 1) Must meet 2020 MN Accessibility Code.
- 2) A building permit is required for any new foundation/monument signs. Engineering required for any signs over 7' in height.
- 3) Parking Lot permit required for any re-stripping.
- 4) Must meet 2020 MN State Building Code

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

- 1) Maintain hydrant coverage in/at the circle.
- 2) Maintain emergency vehicle access and circulation throughout the property.
- 3) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 4) 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.

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

- 1) Show sanitary sewer and water lines.
- 2) An encroachment agreement is required for a sign in the easement.
- 3) Setbacks are from property line not curb line. The property line did not change and no property was taken in the condemnation.

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

- 1) List erosion control maintenance notes on the plan.
- 2) See Document Markups
- 3) An erosion control bond is required.
- 5) A Minnesota licensed civil engineer must design and sign all civil plans.
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) 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

- 8) Show erosion control BMP locations on the plan.
- 9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 10) Work that disturbs greater than 50 CY or 5,000 sf must demonstrate compliance with the City's Comprehensive Surface Water Management Plan.
- 11) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. See document mark ups on the Civil Plans. There may be additional utility comments once water/sanitary are shown on all sheets to evaluate full impact to water/sanitary utilities.
- 2) See Document Markups
- 3) FYI - there is on-going design/construction for the I-494 corridor with MnDOT. At this stage, no impacts to water/sanitary utilities are impacted that may impact this parcel, but it's possible this may change based on MnDOT I-494 work.

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

- 1) Show the easement lines on this plan sheet.
- 2) Show the driveway apron for this commercial driveway connecting to the public roadway. Include City of Bloomington detail for non-residential driveway apron. If this is all in place/constructed - please identify that on the plan sheet.
- 3) Add Bloomington non-residential driveway detail
- 4) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
- 5) 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.
- 6) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.