



# Comment Summary

**Application #:** PL202600009

**Address:** 7900 XERXES AVE S, BLOOMINGTON, MN 55431

**Request:** **Rezoning from CO-1(PD) to C-4(PD) at 7900 Xerxes Ave S and 3400 American Blvd W, Major Revision to Preliminary Development Plans adding two phases of residential development to an existing office development, Final Development plans for a six story apartment building, and lot line adjustment.**

**Meeting:** Pre-Application DRC - January 20, 2026

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

**Planning Review - Pre-App Contact:** Dylan Palmer at [dpalmer@BloomingtonMN.gov](mailto:dpalmer@BloomingtonMN.gov), (952) 563-8918

- 1) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 footcandles is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot). The structured parking must have a minimum 3.0 maintained footcandles.
- 2) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 3) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 5) Provide a sidewalk connection from the building to public sidewalk or street.
- 6) A three foot high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
- 7) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 8) Show location of a bike rack and bike rack detail on the plan, and show bike storage requirements for each apartment.
- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 10) Exterior materials must meet Section 21.301.24.
- 11) 1 parking space per 50 units must be equipped with a Charging Level 2 electric vehicle charger or higher.
- 12) The required setback for surface parking is a minimum of 20 feet from a planned widened right-of-way line, planned development flexibility would be required to reduce the parking setback along Southtown Dr to 5 feet.
- 13) Planning staff prefers the main entrance to be at the NW corner of the Phase 1 building for better accessibility and Metro Mobility vehicles.
- 14) Consider shifting the building further south and removing the parking stalls along American Blvd.
- 15) A shared parking agreement is required with the Wells Fargo Plaza building to the west of this site. A lot line adjustment will be required.
- 16) Current landscaping standards would be required to be met as part of this development.
- 17) Can the garage be designed so that only one entrance is necessary on the western side?
- 18) 10' setback would be okay on the North side of Phase 2 building
- 19) A parking island is required on the eastern end of the row of parking stalls

**Building Department Review - Pre-App Contact:** Kelly Beyer at [kbeyer@BloomingtonMN.gov](mailto: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.
- 6) Must meet 2024 MN Energy Code and any testing/commissioning requirements.
- 7) When plans are 80% complete please contact Building & Inspections to set up a Building Code review.

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

- 1) 1. City rental license required.
2. Indoor pool requires state health dept review and approval and city pool license.

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

- 1) Concerned with front door being at a dead end with limited access for emergency responders especially for medical response.
- 2) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 3) 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.
- 4) Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.
- 5) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 6) Provide adequate turning radius for all emergency vehicle access lanes including the common parking lot between phase 1 & 2.
- 7) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 8) Building/property shall be adequately signed for emergency response.

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

- 1) Existing drainage utility easements may be vacated. Contact Bruce Bunker at 952-563-4546 or [bbunker@BloomingtonMN.gov](mailto: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) Private common driveway/access easement/agreement must be provided.
- 3) A \_10\_-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 4) Private common utility easement/agreement must be provided if sharing a utility with another property.
- 6) See checklist of items that must be included on the lot line adjust per the Bloomington City Code, Chapter 22.
- 7) Planned widened ROW along Am Blvd is 60' from center, current is 50'.

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

- 1) A parking study will be needed when because the application relies on shared parking
- 2) Include 8' sidewalk along American Boulevard and Xerves Avenue
- 3) Include 6' sidewalk parallel to Southtown Drive
- 4) Demonstrate how/where Metro Mobility and school buses will access/serve this site. Connect with Metro Transit and Bloomington Public Schools if there are questions about their access needs

- 5) Bike parking is required. Show location of a bike rack(s), capacity of racks, and bike rack detail on the plan.
- 6) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 7) Provide a sidewalk connection from the building to public sidewalk or street.
- 8) 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.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, property lines, easements, etc
- 2) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 3) An erosion control bond is required.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. – add this note to the plan.
- 5) Provide a turf establishment plan.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) Show erosion control BMP locations on the plan.
- 9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 10) List erosion control maintenance notes on the plan.
- 11) 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.
- 12) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

**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) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a fire truck accessible hydrant within 50' of the building FDC.
- 3) Use schedule 40, SDR 26, or better for PVC sewer services.
- 4) Use zinc coated Class 52 DIP water main. A minimum 8 mil V-Bio encasement is required on all DIP. – add this note to the plan
- 5) Loop water system (supply from two locations with valve between) to provide increased reliability of service and reduction of head loss. Minimum size 8".
- 6) What are the approximate dates that each phase of the project would be occupied? There is a sanitary sewer capacity constraint downstream of this development which is being addressed through a sewer project in 2026-2027. Detailed capacity evaluation has not been performed for this development. Please consider water reuse strategies for this proposed development.
- 7) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter – add this note to the plan.