CITY OF
BLOOMINGTON
MINNESOTA

Comment Summary

Application #: PL202500176

Address: 9955, 10001, 10009, 10017, 10027, and 10029 Lyndale Avenue S.

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: Pre-Application DRC - November 04, 2025

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

Planning Review - Pre-App Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

1) The existing Wixon jewelry store site is guided for General Business land uses and zoned B-2 General Business. The redevelopment necessitates this 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, such as the setbacks along Lyndale Avenue S.

   The five other properties are all zoned R-1, but already guided for High-Density Residential development. These parcels must also be rezoned to RM-50(PD).
2) 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.
3) 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.
4) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
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 minimum usable open space requirement is 300 square feet per dwelling unit. That equates to 54,000 square feet. The OHO incentives offer some relief from the open space requirement. As part of the plan submittal, prepare a usable open space graphic that depicts the areas on the site that meet the usable open space definition.
7) Provide a sidewalk connection from the building to public sidewalk or street.
8) A three foot high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
9) A minimum 20 foot landscape yard is required between the surface parking area and Lyndale Avenue S. (see City Code Section 21.301.15).
10) Show location of a bike rack and bike rack detail on the plan.
11) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
12) Exterior materials must meet Section 21.301.24. The OHO offers exterior material incentives for non-street facing building elevations. The only street-facing building elevation is along Lyndale Avenue, which must meet City Code requirements.

13) Interior trash and recycling must be provided (see City Code Section 21.301.17).
14) One tree is required for each 2,500 square feet or site area. One shrub is required for each 1,000 square feet.
15) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
16) Incorporate a 20-foot landscape yard between Lyndale Avenue and surface parking lot.
17) Are these spaces tenant storage spaces? Please identify the dimensions and quantity of storage units in order to review for Code compliance.
18) The proposed site area and density are compliant with the RM-50 zoning district.
19) 8-foot concrete sidewalk must be installed along Lyndale Avenue S. Also provide a sidewalk connection from public sidewalk to main entrance.
20) Minimum unit size for 1, 2, and 3 bedroom units are 650, 800, and 950 square feet, respectively.
21) The OHO does not have a parking reduction incentive for developments with only 60 percent AMI units. If 9 percent of the units are affordable at a 50 percent level, for example, the parking reduction would be 15 percent. The proposed reduction based on the pre-application proposal is approximately 8 percent.
22) To account for vehicle overhand, sidewalk next to parking must be 7-feet in width.
23) The proposed ~22-foot setback requires development flexibility from City Code.
24) The maximum allowable height 3 stories or 50-feet. However, the OHO offers a height bonus of 1 story or 10 feet if at least 9 percent of the units are affordable at a 60 percent AMI level. The proposed development would be eligible for the height to be 4 stories or 60-feet.

Building Department Review - Pre-App 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) Provide a detailed code analysis with the plans.
4) Building plans must be signed by a MN licensed architect.
5) When plans are 80% complete please contact Building & Inspections to set up a Building Code review.
6) Must meet 2024 MN Energy Code and any testing/commissioning requirements.
7) 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.

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

1) Lack of emergency vehicle access is a concern.
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) Entire space(s) shall have fully complying sprinkler protection.
4) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
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) All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.
7) 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
8) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
9) Building/property shall be adequately signed for emergency response.
10) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.

PW Admin Review - Pre-App 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) 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.
3) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
4) $15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
5) 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.
6) Consent to plat form is needed from any mortgage companies with property interest.
7) Public drainage and utility and easements must be provided on the plat as approved by City Engineer.
8) 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.
9) Right-of-way dedication is required on the final plat as approved by the City Engineer. Planned widened ROW for Lyndale Ave is 50-feet from center.

Water Resources Review - Pre-App 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) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
3) This site is in the vicinity of the MPCA Lyndale Avenue Corridor study area, as documented in the MPCA Groundwater Contamination Atlas. Please review site applicability and design stormwater management features accordingly. Please see https://stormwater.pca.state.mn.us/index.php?title=Stormwater_Infiltration_and_soil/groundwater_contamination_A_guide_to_the_Construction_Stormwater_Permit_requirements more information.
4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
5) Show erosion control BMP locations on the plan.

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

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) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
3) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
4) A Minnesota licensed civil engineer must design and sign all civil plans.
5) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
8) See Document Markups for the "_Utilities Comments" Plans. Comments include water/storm separation, water service sizing, combined fire/domestic service, and additional review for sanitary capacity.

Traffic 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, etc.
2) Show location of a bike rack and bike rack detail on the plan.
3) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
4) A sidewalk or trail meeting the requirements of the City Code and/or Alternative Transportation Plan must be constructed at the developer's expense.
5) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
6) 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.
7) Provide a sidewalk connection from the building to public sidewalk or street.
8) Provide trip generation numbers for the site using ITE Trip Generation Standards.
9) 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.
10) The minimum drive aisle width or parking space does not meet the City Code requirements (21.301.06).

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

Assessing has calculated a park dedication fee in the amount of $310,550 based on the current information provided. This includes credit for the existing building. This estimate is subject to change if there are changes to the final plans.

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

1) The property at 10027 lyndale ave s has an unsealed well. This must be sealed before building permit approved.