



# Comment Summary

**Application #:** PL202500160

**Address:** 8100 24TH AVE S, BLOOMINGTON, MN 55425

**Request:** **Conditional Use Permit for remote airport parking within the Mall of America East Ramp located at 8100 24th Avenue S.**

**Meeting:** Pre-Application DRC - October 14, 2025

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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:** Mike Centinario at [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) The City Code was recently amended to allow remote airport parking within existing parking structures as a conditional use in the CX-2 zoning district. The adopted ordinance has been attached to the pre-application case file.
- 2) Prior to the City accepting a conditional use permit application, a parking study must be completed to determine if there is excess parking capacity to support a remote airport operation. A scope of work will be prepared by City staff for the applicant's review.
- 3) Remote airport parking at the Mall of America must be fully contained within an existing parking structure. Surface parking is prohibited.
- 4) Ensure Bloomington Fire Prevention and the Police Departments have reviewed and approved of the proposed access designs.
- 5) Please provide more detail on any proposed freestanding or wall signage.
- 6) Even if shuttle service is not initially planned, identify where shuttles would pick-up/drop-off within the parking structure as well as where shuttles would be stored. City staff must ensure any shuttle services do not impact existing transit operations.

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

- 1) A Building permit is required for monument signs.  
  
A Building permit is required for any wall signs that are over 50 s.f. or weigh more than 50 lbs.

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

- 1) FD emergency vehicle access to be maintained throughout the property including gate access and clear width to accommodate the mini pumper. Gate access control devices to be approved by the Fire Prevention Division.

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

- 1) It appears that the proposed work consists of striping and signage modifications, rather than site disturbance that will modify impervious surface or disturb soil. If site disturbance is proposed, provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

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

- 1) These DMS signs are on public ROW and controlled by the City. Advertising is not allowed on DMS signs per MnMUTCD.
- 2) Per Sec 21.501.04 a parking study must be completed prior to submittal of a formal development application.