



# Comment Summary

**Application #:** PL202500019

**Address:** 1000 W 94TH ST, BLOOMINGTON, MN 55420, 1050 W 94TH ST, BLOOMINGTON, MN 55420

**Request:** **Conditional use permit and final site and building plans for an approximately 7,300 square foot convenience facility with fuel sales located at 1050 and 1000 W 94th St.**

**Meeting:** Pre-Application DRC - February 25, 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:** Kareem Sherard at [ksherard@BloomingtonMN.gov](mailto:ksherard@BloomingtonMN.gov), (952) 563-4739

- 1) Landscape yard is needed: 20' deep
- 2) Landscape yard is needed: 5' deep
- 3) Landscape Plan is required. reference 21.301.15
- 4) Lighting Plan is required. reference 21.301.07
- 5) If this is the trash room, the trash room has to be fully integrated as part of the building, with a roof overhead.
- 6) Provide a landscape screen. Reference 21.301.15
- 7) Refer to 21.304.16 for sign standards
- 8) Add additional transparency along the west elevation. The building elevations are code complying, but we believe additional transparency will improve the overall aesthetic along the public street.
- 9) Reference 21.301.04 Exterior Materials and Finish for standards
- 10) Add a parking island

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

- 1) The City of Bloomington has adopted MN Rules 1306.0020 which requires a sprinkler for an M occupancy with 2000 or more gross square feet of floor area.
- 2) Mercantile occupancies have an occupant load factor of 60 persons/square feet.
- 3) Per 2020 MN Building Code: Water or other beverages available through free or fee-based serving or dispensers may be substituted for up to 50 percent of the required number of drinking fountains.
- 4) Per 2020 MN Accessibility Code:  
1109.5.1 Minimum number.  
Not fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.  
Exceptions:  
1. A single drinking fountain with two separate spouts that complies with the requirements for people who use a wheelchair and standing persons shall be permitted to be substituted for two separate drinking fountains.
- 5) Are the Storage and Utility rooms only accessed from the outside?
- 6) Must meet 2020 MN State Building Code
- 7) Must meet 2020 MN Accessibility Code.