



Comment Summary

Application #: PL202500046

Address: 11216 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438

Request: **Rezone 11216 Bloomington Ferry Road from R-1 to R-3, Final Site and Building Plans to develop three two-family dwellings (6 units total); and a Type III Preliminary and Final Plat to subdivide one lot into 6 lots.**

Meeting: Pre-Application DRC - April 29, 2025

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

Planning Review - Pre-App Contact: Emily Hestbech at chestbech@BloomingtonMN.gov, (952) 563-4507

- 1) Ensure that there is a 20 ft separation between townhomes
- 2) The driveway will require a joint access agreement
- 3) This would be considered the rear yard and would need a 30 ft setback – see document markup
- 4) The 5' driveway setback is not met. The 30' rear setback is not met.
- 5) At least 20% of townhouse development sites must be used for accessible landscaped open space
- 6) 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.
- 7) Townhouse standards are located in section 21.302.08(c) of the City Code. Please review these standards, particularly, (10) Articulation, and (11) Garages.
- 8) Ensure that you are working with the Minnesota Indian Affairs Council to determine whether there are prehistoric burial grounds located on this property.
- 9) This site will need to be rezoned to R-3 for townhomes.
- 10) Townhouse driveway depth must be less than ten feet or greater than 20 feet
- 11) A landscaping plan must be provided. See Code section 21.301.15 for details. Landscaping requirements, including amount of material, species, and density, must be consistent with the recommendations of the Minnesota River Valley Natural and Cultural Systems Plan and approved by the City Forester according to the Bluff Protection Overlay District.
- 12) Part of this property is located within the Bluff Protection Overlay District (21.208.02). The standards in this section must be met as well as standards in the Slope Protection section, 21.303.04.
- 13) Impervious surface coverage may be further limited because of the steep slopes. For lots with an average slope of 12% or greater, impervious surface coverage is limited. See 21.303.04(b) for specific numbers. These restrictions may not apply if all ISC is located on a part of the lot with less than 12% slope and surface water runoff is located away from the steep slopes and into a public storm sewer or public or approved BMP.
- 14) Guest parking spaces must be appropriately provided and dispersed throughout the development, subject to approval of the issuing authority

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

- 1) Provide emergency vehicle access, circulation and adequate turning radius for BFD Ladder 3. The access lane is to extending to connecting roadways. Hammerheads and dead end roads do not meet the requirement.

- 2) Buildings/property shall be adequately signed for emergency response.

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

- 1) Show erosion control BMP locations on the plan.
- 2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) An erosion control bond is required.
- 4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 5) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 6) List erosion control maintenance notes on the plan.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) Provide a turf establishment plan.
- 9) For sites that propose to disturb 1 acre or more a National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 10) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 11) Steep slope requirements apply. An analysis meeting the requirements of City Code 21.208.02 and Rule F with the Lower Minnesota River Watershed District with regard to steep slopes and professional certification is required and can be included with the stormwater report for the project.
- 12) The City has authority to permit projects within the Lower Minnesota River Watershed District.
- 13) This line does not represent the steep slope area or top of bluff. Analysis will be required if using different line than provided by LMRWD
- 14) No ponding or soil saturation BMPs allowed in steep slope area.
- 15) This structure is within the steep slope area, cannot be permitted as shown

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

- 1) Driveway should be minimum 5' from property line
- 2) The driveway through the ROW should intersect the trail and road at 90 degree angle for safety and sight lines
- 3) 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.
- 4) 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

Utility 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) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 3) Use schedule 40, SDR 26, or better for PVC sewer services.
- 4) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

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

- 1) Public drainage and utility easements must be provided on the plat as approved by the City Engineer.

- 2) Private common utility easement/agreement must be provided.
- 3) Consent to plat form is needed from any mortgage companies with property interest.
- 4) Private common driveway/access easement/agreement must be provided.
- 5) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 6) Property must be platted per Chapter 22 of the City Code and the approved final plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 7) A \$15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 8) A 10-foot sidewalk and bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 9) 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.
- 10) Right-of-way dedication is required on the final plat as approved by the City Engineer.

Assessing Review - Pre-App Contact: Shonte Brown at sbrown@BloomingtonMN.gov, (952) 563-4844

1)
We calculated a park dedication fee of \$30,500 for this plat of 6 new units. This property had a structure present within the last 5 years, so it qualifies for a credit as well, which is in that calculation. We do need verification of what the legal description of this project. The park dedication amount may change based on that. Please contact Jen Blumers in Assessing for questions.