



Comment Summary

Application #: PL202600055

Address: 7850 NORD AVE S, BLOOMINGTON, MN 55435

Request: A pre-application for an expansion to the Seagate Campus at 7850 Nord Ave.

Meeting: Pre-Application DRC - March 31, 2026

**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, (952) 563-8918

- 1) A new landscaping plan is required with the full plan submission. Please show replacement of landscaping materials that will be removed, as well as newly required landscaping based on the total disturbed area.
- 2) Exterior materials must meet Section 21.301.24. With the full plan submission please provide a diagram showing what materials will be used, the area of the building, and the percentage of total exterior materials.
- 3) If the tank expansion in the SE corner of the property is still proposed, please detail that on the revised Preliminary Development Plan. This can also provide us with a more accurate space number for the parking study.
- 4) Please provide a revised PDP and FDP with the full submission. If possible, please include any additional proposed expansions on the PDP.
- 5) A 25 foot setback is required from the southern property line, it is considered a street because the area to the south is dedicated ROW.
- 6) Once the parking study is complete, please include the results with the plan submittal.

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) Building plans must be signed by a MN licensed architect.
- 4) Provide a detailed code analysis with the plans.
- 5) When plans are 80% complete please contact Building & Inspections to set up a Building Code review.
- 6) 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.

- 7) A report shall be submitted identifying the maximum expected quantities of Hazardous Materials. The report shall be prepared by a qualified person, firm, or corporation.

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

- 1) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

- 2) 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.
- 3) Submit a third party protection engineer hazardous material code analysis for the building to ensure adequate protection for the commodity, storage arrangement and operations of the business.
- 4) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 5) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.
- 6) The current hydrant location along with the requirement to have a hydrant within 50' of the FDCs and with 150' of all exterior walls of all buildings.
- 7) New additional shall not negatively impact emergency vehicle access.
- 8) Water line for hydrant and sprinkler protection cannot be under the building/addition. Need additional information on the FDC/Riser room for the existing structure in this area and how it will be impacted or have to be relocated.

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

- 1) An erosion control bond is required.
- 2) List erosion control maintenance notes on the plan.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. – add this note to the plan.
- 4) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) 100-yr modeled flood elevation is 822.7-ft. Placement of fill below the 100-yr flood elevation prohibited unless compensatory flood storage is provided at or below the same elevation. Low floor elevation should provide 2-feet of freeboard from the 100-yr flood elevation.
- 7) Show erosion control BMP locations on the plan.
- 8) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 9) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

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

- 1) Parking study requested by applicant to confirm proposed site plan provides adequate parking supply for the proposed use/changes.

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, property lines, easements, etc
- 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) Provide peak hour and average day water demand and wastewater flow estimates.