



Comment Summary

Application #: PL202600062

Address: 11140 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 5543811208 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 5543811216 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438

Request: **Final Site and Building Plans and Type III Preliminary and Final Plat to redevelop 11140, 11208, and 11216 into 16 detached townhomes.**

Meeting: Post Application DRC - April 14, 2026
Planning Commission - May 07, 2026
City Council - May 18, 2026

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

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

- 1) 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.
- 2) 2 spaces per dwelling unit, 1 of which must be fully enclosed within a garage. An additional 0.25 spaces per unit must be available for general parking. This requirement has been met.
- 3) The maximum allowable height is 40 feet. This requirement has been met.
- 4) How was developable landscaping area calculated?
- 5) A minimum 20 foot landscape yard is required along all street frontages (see City Code Section 21.301.15). This requirement has been met.
- 6) Staff needs to see the calculation of developable landscaping area to determine whether the landscaping material count has been met. Code requires 1 tree per 2,500 square feet and 1 shrub per 1,000 square feet.
- 7) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 8) Required site setbacks have been met.
- 9) Provide screening here due to potential impact of headlights.
- 10) Please provide the archeological report for 11216 Bloomington Ferry Rd to demonstrate compliance with Minnesota State Statute 307.08 "Private Burials Act".
- 11) Why are there two different calculations for impervious surface? Maximum impervious surface is 80% per detached townhome standards
- 12) At least 20% of detached townhouse development sites must be used for accessible landscaped open space. This requirement has been met.
- 13) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 14) Verify the accuracy of the Bluff Protection Overlay District on all plans. Ensure trees greater than 12 inches in diameter are not removed without authorization of City Forester.

Building Department Review Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Must meet 2020 MN State Building Code

- 2) Any new city sewer connection requires one Met Council SAC charge. 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.
- 3) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.

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

- 1) Code compliant smoke and carbon monoxide (CO) alarms shall be provided for all sleeping areas. Smoke alarms 10 years or older and CO alarms older than 7 years shall be replaced.
- 2) Provide adequate turning radius for all emergency vehicle access lanes.
- 3) No parking on access road. No parking fire lane signs to be installed.
- 4) Install hydrants per code and city specifications.
- 5) Building/properties shall be adequately signed for emergency response.

Assessing Review Contact: Jen Blumers at jblumers@BloomingtonMN.gov, (952) 563-8706

- 1) Park dedication is calculated at \$92,400 for this plat. It also includes credits given for former structures.

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

- 1) All unused water services must be properly removed at the main. All unused sanitary sewer services must be properly removed at the property line.
- 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. See Fire's comment on hydrants.
- 3) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 4) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 5) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 6) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, property lines, easements, etc
- 7) A Minnesota licensed civil engineer must design and sign all civil plans.
- 8) Taps of live water mains are done by City forces. The Contractor pays for and coordinates this work. – add this note to the plan.
- 9) The City has an updated Hydrant detail (#300).
- 10) Provide anticipated sanitary sewer flows, so we can confirm we have capacity based on our hydraulic sanitary sewer model.

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

- 1) Label Bluff Protection Overlay District line. All trees within BP Overlay 12-inches or greater DBH must be approved for removal by the City Forester.
- 2) This line is different than what the city shows for the Bluff Protection Overlay District. Contact City to obtain Shapefile to ensure the BP Overlay is accurately displayed on the plan.
- 3) Utility permit required for connection to existing storm. This connection, including the proposed structure, will be private infrastructure and all maintenance will be the responsibility of the property owner.
- 4) Retaining walls that equal or exceed 4-feet in height requires additional permitting
- 5) Pre-treatment required prior to discharge to stormwater BMP
- 6) Sump with SAFL shown in details. If SAFL is proposed ensure plans clearly reference appropriate detail.
- 7) Note 2 appears to be from a different project. Remove note if it does not apply to this project.

- 8) This site drains to the MN River, which is listed as an impaired water. Ensure SWPPP is prepared using the appropriate timeframes for impaired waters.
- 9) Provide groundwater mounding analysis consistent with MPCA Stormwater Manual demonstrate that infiltration BMP will not result in groundwater flowing over top of adjacent trail. Analysis can be included in the stormwater report for the site.
- 10) Provide more information about what this note means. Fully reconstructed impervious required to be included. Show existing impervious to remain on removal plans.
- 11) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 12) An erosion control bond is required.
- 13) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 14) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. – add this note to the plan.
- 15) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 16) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

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

- 1) An obstruction permit will be needed for any trail or lane closure needed for this planned demolition work.
- 2) Add the same City notes that were included on sheet C2.0
- 3) Add COB driveway detail
- 4) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 6) Any requested Trail closure will only be considered for a limited duration and alternative access/TPAR will be required, as approved by the City Engineer.
- 7) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Keep all sawcuts out of wheel paths
- 2) Minimum 7' walk width adjacent to parking
- 3) Max 2% cross slope where trail crosses both driveways

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

- 1) The plat of Westwind 4th Addition shows a 13.5' gap between the north line of government lot 6 and the north line of the tract of land registered in torrens case no. 4409. This plat shows the lines as the same. Is there an explanation?
- 2) No longer a county road.
- 3) planned widened ROW is 80'.
- 4) Private storm sewer should be covered by private utility easement agreement not with a public drainage and utility easement. May not want a public drainage and utility easement over all outlot, just 10' along street.
- 5) Private utilities should be covered by private utility easement agreement not with a public drainage and utility easement. May not want a public drainage and utility easement over all of outlots, just 10' along roads.
- 6) Private utilities should be covered by private utility easement agreement not with a public drainage and utility easement. May not want public drainage and utility easement over all of outlots, just the 10' along streets and boundary.
- 7) \$15 fee for certified copy of the final plat. Engineering staff will obtain a certified copy of the final plat from Hennepin County.

- 8) Right-of-way dedication may be required on the final plat. Planned widened right of way is 80' on Bloomington Ferry Road.
- 9) Public drainage and utility and easements must be provided on the plat as approved by the City Engineer.
- 10) Private common driveway/access easement/agreement must be provided.
- 11) 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.
- 12) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 13) Private common utility easement/agreement must be provided if sharing a utility with another property.
- 14) Consent to plat form is needed from any mortgage companies with property interest.
- 15) 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.
- 16) 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.