



Comment Summary

Application #: PL202600105

Address: 1525, 1601, 1603 and 1605 E 86TH ST, and 1604 and 1606 E 87TH ST

Request: **Rezoning from R-1 to R-3, Final Site and Building Plan, and a preliminary and final plat to redevelop 1525,1601,1603,1605 E 86th St, 1604 and 1606 E 87th St into a 33-unit townhome development.**

Meeting: Post Application DRC - June 16, 2026
Planning Commission - July 09, 2026
City Council - August 03, 2026

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

Planning Review Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) Landscaping surety must be provided for the plant material. Amount is equal to 50 cents per square feet of disturbance area.
- 2) Parking lot and exterior security lighting must meet Section 21.301.07. An initial (1.0 LLF) and maintained (0.81 LLF) photometric plan must be submitted.
- 3) Discrepancy: This configuration is not consistent with what's shown on the civil plans. Also, sidewalk must meet a 5 foot setback from the property line.
- 4) Minimum 20 foot drive aisle
- 5) Discrepancy: 6 foot public sidewalk is not shown here but is on the civil plans.
- 6) Minimum landscape yard is 20 feet
- 7) Discrepancy: Units are not articulated. There is articulation shown on the site plans.
- 8) Discrepancy: Retaining wall appears to be in a different place on the site plan. Retaining wall must stay out of easement.
- 9) Discrepancy: Guest parking spaces are laid out and striped differently on the civil plans.
- 10) Provide detail on the fence location on plans.
- 11) discrepancy: sidewalk location and placement is different. Staff suggests a further setback from the property line to allow for a larger green area for play space.
- 12) Eight foot wide public sidewalk required and must be identified on plans.
- 13) Minimum 20 foot drive aisle
- 14) Minimum landscape yard is 20 feet
- 15) curb and gutter is required along the private driveways

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

- 1) R313.1 Townhouse automatic fire sprinkler systems.
An automatic residential fire sprinkler system shall be installed in townhouses.
- 2) Must meet 2020 MN State Building Code
- 3) Any new City sewer connections shall be charged (1) Met Council SAC fee and (1) City SAC fee.
If any property previously held a residence that was connected to city sewer - (1) credit shall be given.

- 4) Engineer plans required for any retaining walls over 4 feet in height (measured from bottom of footing to top of wall).

Environmental Health Review Contact: Mark Stangenes at mstangenes@BloomingtonMN.gov, (952) 563-8980

- 1) the following properties have unsealed wells that must be sealed by a licensed well contractor before any building permit can be issued: 1525, 1601, 1603, and 1605 E 86th St

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

- 1) The proposed hydrant locations need to be relocated to the main center driveway as their current positioning makes them inaccessible from the emergency vehicle access lane. There is a high likelihood in the current configuration that they will be plowed in and blocked by parked vehicles.
- 2) Townhome units shall have fully complying sprinkler protection.
- 3) Building/property shall be adequately signed for emergency response.
- 4) Minimum emergency vehicle access lane in 20'.

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

- 1) Include Std B618 C&G and Sidewalk details
- 2) Keep sawcut out of wheel paths
- 3) Install Non-Residential driveway entrance and include detail

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

- 1) \$15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the final plat from Hennepin County.
- 2) 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.
- 3) Public drainage and utility and easements must be provided on the plat as approved by the City Engineer.
- 4) 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.
- 5) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 6) Private common utility easement/agreement must be provided if sharing a utility with another property.
- 7) Consent to plat form is needed from any mortgage companies with property interest.
- 8) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 9) Private common driveway/access easement/agreement/declaration must be provided.
- 10) Right-of-way dedication is required on the final plat. The planned widened right of way on East 86th Street is 40' from centerline.
- 11) Planned widened right of way is 40' from centerline.
- 12) Don't dedicate public drainage and utility easement over all Outlot A. Dedicate public D/U easements along exterior lines. All interior utilities should be covered by private easement agreement or declaration.
- 13) Should Outlot A be a numbered lot? Needs to be a numbered lot for building permit. This could be one block with all numbered lots.
- 14) Think about addressing. Named private street with units addressed off that street.
- 15) The association declaration or private agreement will have to address access, utilities, maintenance, etc.
- 16) Proposed Outlot A will be a private roadway with a street name of 16th Avenue South.

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

- 1) An erosion control bond is required.

- 2) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) recommend revising language to "pre-project" and "post-project" for consistency w/ Table 5.1 and City rules.
- 6) Ensure use of correct site name
- 7) HydroCAD model and resulting discharge rates assume that the entirety of flow from contributing drainage areas is captured and routed to BMPs, even in 100-yr event. This sheet indicates that the pipes limit the inflow to BMPs and that there will be some bypass. Revise design and/or submittals to ensure consistency.
- 8) Provide soil borings and/or soil infiltration tests in location(s) and at depth(s) of proposed stormwater BMPs to confirm presence of soils that will support infiltration
- 9) Provide native MIDS model files to allow review of inputs for both existing and proposed condition
- 10) Submit groundwater mounding calculations to evaluate risk to adjacent basement due to proposed infiltration system(s).
- 11) Provide low floor elevations of proposed structures, not finished floor, to demonstrate compliance with freeboard requirements.
- 12) Clarify EOF locations on plans
- 13) Core-drill connection required for connection to existing catch basin.
- 14) Provide pre-treatment of all influent flows to stormwater BMPs in conformance w/ MPCA Stormwater Manual
- 15) Confirm maintenance access route(s) for stormwater BMPs and pre-treatment devices & that access routes can support maintenance equipment space requirements & loads
- 16) Revise to connect to catch basin or manhole. Either core-drill into existing structure or install a new structure at connection.
- 17) Consider use of surface basin instead of french drain to allow more efficient maintenance and better manage larger event flows
- 18) Include documentation describing how the infiltration basin's infiltration capacity will be protected throughout construction, given that its construction is shown as Phase 1 and the rest of the site will continue to be worked.

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

- 1) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 2) Provide peak hour and average day water demand and wastewater flow estimates.
- 3) 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.
- 4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 5) There have been 1 utility disconnect permit, 2 demo permits, and 1 plumbing permit in 2026 for some of these parcels.
- 6) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/eng/info (water service, hydrant, sewer service, etc.)
- 7) 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. Also see Fire Department's comments regarding hydrants.
- 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) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. – add this note to the plan.

- 10) Use zinc coated Class 52 DIP water main. A minimum 8 mil V-Bio encasement is required on all DIP. – add this note to the plan
- 11) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. – add this note to the plan.
- 12) Utilities review: Missing water/sanitary details (services, hydrant, etc.)
- 13) Utilities review: Add existing water/sanitary sewer services. Identify which services will be removed/abandoned. Add which pavement will be removed for propose water/sanitary services.
- 14) Utilities review: Add existing water/sanitary sewer services. Identify which services will be removed/abandoned. Add which pavement will be removed for propose water/sanitary services.
- 15) Utilities review: Wet tap required. Need to show removals on removals sheet/s.
- 16) Utilities review: Add water and sanitary items to legend.
- 17) Utilities review: Why end in an upstream manhole? Is there proposed future development?
- 18) Utilities review: Add water service pipe sizes and material. Add sanitary sewer pipe sizes and materials.
- 19) Utilities review: Provide elevations and/or profiles to verify vertical water/sanitary/storm separation - minimum of 18 inches required.
- 20) Utilities review: Wet tap required. Need to show removals on removals sheet/s.
- 21) Utilities review: Add water and sanitary items to legend.
- 22) Utilities review: Why end in an upstream manhole? Is there proposed future development?
- 23) Utilities review: Add water service pipe sizes and material. Add sanitary sewer pipe sizes and materials.
- 24) Utilities review: Provide elevations and/or profiles to verify vertical water/sanitary/storm separation - minimum of 18 inches required.
- 25) Utilities review: What is water and sanitary bury depth? Water requires minimum of 8'.
- 26) Utilities review: What is water and sanitary bury depth? Water requires minimum of 8'.
- 27) Utilities review: Confirm water has minimum 8' bury depth with proposed grading.
- 28) Utilities review: Minimum 10' horizontal separateion from outside edge of CG to outside edge of water pipe.
- 29) Utilities review: Verify water has 18" minimum separation from any storm/sanitary.
- 30) Utilities review: Taps of live water mains are done by City forces. The Contractor pays for and coordinates this work. add this note to the plan.
- 31) Utilities review: Use zinc coated Class 52 DIP water main. A minimum 8 mil V-Bio encasement is required on all DIP. add this note to the plan
- 32) Utilities review: Confirm water has minimum 8' bury depth with proposed grading.
- 33) Utilities review: Minimum 10' horizontal separateion from outside edge of CG to outside edge of water pipe.
- 34) Utilities review: Verify water has 18" minimum separation from any storm/sanitary.
- 35) Utilities review: Taps of live water mains are done by City forces. The Contractor pays for and coordinates this work. add this note to the plan.
- 36) Utilities review: Use zinc coated Class 52 DIP water main. A minimum 8 mil V-Bio encasement is required on all DIP. add this note to the plan
- 37) Utilities review: Minimum 10' from valve to storm sewer.

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

- 1) 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.
- 2) The minimum drive aisle width or parking space does not meet the City Code requirements (21.301.06).
- 3) Any requested sidewalk closure will only be considered for a limited duration and alternative access/TPAR will be required, as approved by the City Engineer.
- 4) Any work that will impact or obstruct the sidewalk will require an approved sidewalk closure and pedestrian detour plan.
- 5) 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.

- 6) A sidewalk or trail meeting the requirements of the City Code and/or Alternative Transportation Plan must be constructed at the developer's expense.
- 7) A ROW permit will be required for each of these private sidewalk connections between the City street and the front entrances - is there a value to having these each connect to public ROW? Perhaps an internal sidewalk connection around the building, similar to the rest of the buildings, would be better and easier to privately manage/maintain?
- 8) Show garbage route/pickup areas.

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

Park dedication fee is \$72,400 and it does include credits for the existing structures.