



Comment Summary

Application #: PL2018-113

Address: 1801 AMERICAN BLVD E, BLOOMINGTON, MN 55425
1701 AMERICAN BLVD E, BLOOMINGTON, MN 55425

Request: Variance to reduce the minimum setback from the planned widened right-of-way line from 20 to 15 feet for a parking lot expansion at an existing office/warehouse building

Meeting: Hearing Examiner – May 01, 2018
City Council - May 07, 2018

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) Parking island must be three feet shorter than adjacent parking stall to promote ingress and egress
- 2) Revised landscaping plan must be approved per the requirements in Section 19.52.
- 3) A revised lighting plan must be submitted. A minimum of 0.75 FC is required for the parking expansion areas.

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

- 1) Building addresses to be clearly visible from American Blvd.

Traffic Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Planned future widening/reconstruction of Pedestrian/Bike facility along American Boulevard - Nokomis Minnesota River Regional Trail
- 1) 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.
- 2) 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.
- 3) Show location of a bike rack and bike rack detail on the plan.

- 4) Consider providing a 23' street easement (60' from centerline) to align with planned widened right-of-way needs for future public improvements along American Blvd E.

Water Resources Review Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Check detail numbering.
- 2) Show drainage area for permeable pavers. It looks like about 1800 SF of the entrance driveway and the 2-1/2 stalls (400SF) drain to the paver area. The volume is sufficient, but it doesn't look like enough runoff gets there. Or consider other location/configuration that receives more runoff.