



Comment Summary

Application #: PL2019-54

Address: 1700 American Boulevard East, Bloomington, MN 55425

Request: **Conditional Use Permit for indoor recreation, a Major Revision to Final Development Plans, and a Change in Condition related to Case PL201600233 to allow for the sale of day passes to an existing waterpark.**

Meeting: Planning Commission - May 09, 2019
City Council (Projected) - May 20, 2019

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

Planning Review Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Indoor recreation is a conditional limited (CL) use in the C-4 zoning district. Limited uses are limited to 25 percent of total floor area of the facility. Based on staff analysis, the total floor area of the Great Wolf facility is 365,131 square feet. The hotel use comprises 78 percent (285,104 square feet) of the facility, and the indoor recreation use comprises 22 percent (80,027 square feet) of the total floor area. The indoor recreation use is consistent with a limited use designation.
- 2) Please provide the exact requested language of the amended condition (Condition #14 of Case #PL2016-233). Please clarify if you desire for non-hotel or non-meeting space guests to patronize the restaurants.
- 3) If the indoor recreation use was stand-alone, the parking requirement would be 506 spaces. Given that the majority of users for the indoor recreation use are guests of the hotel, an internal capture rate factor is appropriate for the analysis. With an internal capture rate of 90 percent, the required increase of parking would be 51 spaces. With an internal capture rate of 80 percent, the required increase in parking would be 101 spaces. The overall parking deviation from City Code would be dependent on the rate of internal capture for the waterpark occupants.
- 4) The maximum occupancy for the waterpark and broader facility established by the Fire Code must be observed at all time irrespective of the sale of waterpark passes to non-hotel guests.
- 5) Snow and goods storage resulted in 50 designated parking spaces being unavailable according to the parking study. The applicant should take steps to maximize available on-site parking in light of the request to sell waterpark passes to non-hotel guests.
- 6) Please provide the status of the storage of materials and goods in the underground parking garage, both in the present and future term.
- 7) Irrespective of the issuance of day passes for the waterpark, fire and circulation lanes must be kept clear. Parking violations must be monitored and enforced by the operator.

Fire Department Review Contact: Kris Kaiser at kkaiser@BloomingtonMN.gov, (952) 563-8968

- 1) Maintain emergency vehicle access and circulation throughout the property.

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

- 1) This is a driveway with no street name. Remove "Decathlon Drive" or identify as private driveway
- 2) If guests and staff are parking in the lot across this road, there should be a clear pedestrian way identified for them to access the Great Wolf Property. Show the exit from the parking ramp and provide a sidewalk connection on the Great Wolf parcel.
- 3) During the parking study there were 50 on-site spaces identified as unusable for parking (snow or equipment being stored in the spaces). If these stalls are not available for parking they will not count toward the parking supply.
- 4) There is concern with allowing or relying on the parking spaces provided off-site given the temporary nature of the lease, their use could be disallowed with only 30 days notice.