



Comment Summary

Application #: PL201800255

Address: 1901 and 1951 American Boulevard West, Bloomington, MN
8049 and 8050 Morgan Circle, Bloomington, MN
8000 and 8100 Knox Avenue South, Bloomington, MN
2000 West 82nd Street, Bloomington, MN

Request: Rezoning of 1901 and 1951 American Blvd W, 8000 Knox Ave S, and 8049 Morgan Circle from C-5 to C-5(PD); Preliminary Development Plans for two four-story multiple-family residential buildings, a two-story restaurant, and an existing restaurant; Final Development Plans for two four-story multiple-family residential buildings totaling 248 units and a two-story restaurant; Conditional Use Permit for a restaurant; and a Type III Preliminary and Final Plat to create three lots and four outlots.

Meeting: Pre-Application DRC – October 2, 2018
Post Application DRC - October 16, 2018
Planning Commission - November 08, 2018
City Council (projected) - December 03, 2018

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) City Code requires 683 parking spaces, whereas 600 total spaces are proposed. The application requests a parking deviation of 12.2 percent. A parking study was performed by Alliant Engineering, which concluded that adequate parking is provided according to the ITE and Local Parking Model methods.
- 2) The project description does not identify all requests for flexibility through the Planned Development Overlay District (Sec. 19.38.01). Please revise the project description to include all flexibility requests.
- 3) The drive-through lanes must be screened from public streets and sidewalks (Sec. 21.301.02(f)(7)). The screening proposed as shown on the landscape plan is not adequate.
- 4) In the C-5 zoning district, there is a maximum of one drive-through lane and it may not be between a building and a street. Identify this as a requested flexibility measure and document the public benefit.
- 5) The southern (primary) and eastern (secondary) facades of the proposed restaurant must meet mixed use district design standards (see Section 21.301.03 (b)). The southern facade must include at least 50% transparent windows between two and ten feet above grade. The

eastern facade must include at least 25% transparent windows between two and ten feet above grade. Plan modifications are required.

- 6) The minimum building floor area in the C-5 zoning district is 20,000 square feet, whereas the proposed restaurant is 12,385 square feet. Identify this as a requested flexibility measure and document the public benefit.
- 7) The application is seeking a deviation to reduce the minimum amount of nonresidential floor area. In the C-5 zoning district, the minimum nonresidential FAR is 0.25. The nonresidential floor area proposed is 0.061. Identify this as a requested flexibility measure and document the public benefit.
- 8) 50 percent of the linear primary street (W 80th 1/2 St) frontage must be enclosed by buildings. 34 percent of West 80th 1/2 Street is enclosed by the proposed restaurant. 30 percent of the secondary street (Knox Ave) frontage must be enclosed by buildings. 27 percent of Knox Avenue South is enclosed by the proposed restaurant. Identify this as a requested flexibility measure and document the public benefit.
- 9) Per the requirements for corner lots in mixed-use districts (C-5), parking may not be located within 100 feet of the intersection of two public streets. Identify this as a requested flexibility measure and document the public benefit.
- 10) Provide a sidewalk along the south side of 81st St. to replace the existing sidewalk in this area.
- 11) Interior trash and recycling must be provided. Modify the plans to move the restaurant trash and recycling into the restaurant building. The storage facility must be a minimum of 187 sq. ft. in size (Sec. 19.51 of City Code and 1303.1500 of MN State Building Code).
- 12) Odor control devices approved by the Environmental Health Division must be utilized for the new restaurant use.
- 13) Please clarify approximately how much storage is provided per residential dwelling, or what percentage of the storage requirement is provided.
- 14) The applicant is requesting PD flexibility to the Exterior Materials and Finish Policies and Procedures Guide with respect to the finish warranty of metal panels on residential building elevations facing the interior courtyards.
- 15) Additional product specifications and method of installation must be provided on any use of thin brick.
- 16) Precast concrete not permitted as a primary material per Section 19.63.08(c) of the City Code.
- 17) A minimum 20 foot landscape yard is required along all street frontages. The required landscape yard is not provided along American Blvd W. Identify this as a requested flexibility measure and document the public benefit.
- 18) All parking islands must have one deciduous tree.
- 19) Supplemental landscaping policy states that 50 percent of building frontages facing a public street have foundation plantings. This policy would apply to the east elevation of the proposed restaurant.

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet MN Accessibility Code
- 2) Must meet current MN State Building Code
- 3) Must meet MN Accessibility Code
- 4) SAC review by MET council will be required.
- 5) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.
- 6) Travel distant greater than 100'
- 7) Must meet MN Accessibility Code
- 8) Max distance for dead end corridors is 50'
- 9) Elevator lobby or smoke curtain or equivalent must be provided to protect the corridor from smoke on all levels.

Environmental Health Review Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Provide an Environmental Health Plan Review Application
- 2) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 3) Provide floor, wall and ceiling finish schedule of kitchen and service area
- 4) Provide a minimum of ceramic tile to six feet in height and two feet beyond all two- and three- compartment sinks, dish washing machines, and food preparation areas designated on the plan. Stainless steel may be used in place of ceramic tile. (City Code Sec. 14.452 (a)(4)(C))
- 5) All trash and recycling must be stored within the principle structure of the building

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

- 1) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Provide emergency vehicle access around the structure and adequate turning radius to accommodate BFD Ladder 1
- 4) Insure kitchen hood suppression system is an approved UL300 listed system connected to the building sprinkler system.

- 5) Provide reliable heat in the room.
- 6) All emergency vehicle access lanes including all areas of the parking structure shall support a minimum 40 tons.

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

- 1) Add "Minnesota"
- 2) Please clarify that the utility quality level is not "C" and is only at level "D". If it is only "D" the applicant should seriously consider upgrading the utility base map information to Level "C" especially in the area of the 36" watermain due to its criticality.
- 3) Add "Minnesota"
- 4) In general, please update all XX placeholders to contain the appropriate information.
- 5) Change "his" to "their"
- 6) Move text so it is legible or change hatch pattern (typ)
- 7) In general, please update all XX placeholders to contain the appropriate information
- 8) Add note to protect existing 36" PCCP watermain during demo
- 9) In general, please update all XX placeholders to contain the appropriate information
- 10) Clarify how this crossing will work--it does not appear to use the pork chop, but it also looks like it is in the curb/gutter and manhole.
- 11) How will the connection to the property to the south for pedestrians be made? Have discussions been made with that property owner?
- 12) Clarify how this crossing will work--it appears to be partially in the pork chop without any consideration for pedestrians
- 13) Widen replacement sidewalk to 6'
- 14) This is not a helpful note--what is the definition of inner vs outer? Also there are a bunch of radii that are not labeled on Morgan Circle that need to be as they are neither 5' nor 10'. In addition there is a detail for curb radii later in the plan that you may want to reference as well, since those radii are 3'
- 15) These both appear to be inside curves, but one is 5' and one is 10'.
- 16) Please label 20' +/- curves
- 17) Based on the pavement arrow it appears that vehicles could turn west from southbound, however the radius does not look like it will make that easy.
- 18) Label radius
- 19) Label radius
- 20) Why no flares on some of the pedestrian ramps? Is there side curb?
- 21) No flare on ped ramp?

- 22) What is this measuring from?
- 23) Light location will be an issue for snow removal. Need 2' clear minimum
- 24) Minimum public sidewalk width is 6'
- 25) This porkchop is an issue for pedestrian crossing and why no flares on the ped ramps?
- 26) Clarify: the Orange line bus stop by text is listed north of 80 1/2 Street, (which is where it is shown on the Orange line plans) but there is what appears to be a bus pull out south of 80 1/2 Street. What is that area for? It's not labeled for parking.
- 27) Minimum sidewalk width of 7' adjacent to parking stalls
- 28) Why does this pedestrian ramp and the other ramp on the west side of street vary so much in width?
- 29) 7' minimum width adjacent to parking stalls
- 30) Missing information?
- 31) Grade differs from typical section
- 32) Move Text
- 33) Overlapping text in many locations
- 34) Add note on C501 Grading Notes regarding a Licensed Engineer needed to design wall of 4' in height and greater
- 35) Minimum 0.50% grade
- 36) Minimum 0.5% grade
- 37) Update STA XX+XXX on all typical sections
- 38) Where are sheets 54 and 55?
- 39) With the four 831 contours, please show where the storm water run off will go. It appears that CBs may be missing
- 40) Fix contours through median
- 41) Shift contours slightly so swale is 2' away from sidewalk and not on the edge of the walk
- 42) Call out slope of walk. Make sure it is not steeper than the road.
- 43) Missing text on these HDPE details?

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

- 1) See Document Markups
- 2) Outlots and easement areas need to have adequate space to access and service all underground installations safely, for both public and commercial service. Special consideration of the storm and water transmission systems that coincide with new street construction. The street system needs to allow adequate access for fire vehicles.
- 3) Public drainage/utility and easements must be provided on the plat.

- 4) Private common utility easement/agreement must be provided.
- 5) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 8) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 9) Show and label all property lines and easements on all plan sheets.
- 10) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 13) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 14) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 15) Provide peak hour and average day water demand and wastewater flow estimates.
- 16) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 17) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 18) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 19) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 20) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 21) 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.
- 22) 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.
- 23) An inspection manhole is required on all commercial sewer services.
- 24) Use standard short cone manholes without steps.

- 25) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 26) Install interior chimney seals on all sanitary sewer manholes.
- 27) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 28) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 29) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 30) Use schedule 40, SDR 26, or better for PVC sewer services.
- 31) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 32) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.

Traffic Review Contact: Kirk Roberts at kroberts@BloomingtonMN.gov, (952) 563-4915

- 1) Are all of these tasks really by City? Maintain access to businesses.
- 2) What is this?
- 3) There is an existing sidewalk network to Morgan Cir that is displaced by the proposed W 81st St extension. This should be replaced on the south side of the road with this project.
- 4) Add ped ramps for north-south pedestrian crossings at this driveway intersection.
- 5) Make this intersection an all way stop control
- 6) More curbing may be needed here - appears access aisle is adjacent to building. What is aisle width? Is this 2-way?
- 7) ? Is the private stairway landing in the public sidewalk and forcing the sidewalk to curve out? Seems like a problem for usability, maintenance and safety.
- 8) Very confusing to see the linework in this area
- 9) See comments on proceeding sheet about replacing displaced sidewalk network. Provide ped ramps for crossing from south side to north at this location.
- 10) Discuss removal of public street cul-de-sac and resulting public road ending into a private road.
- 11) Add note: no obstructions to be placed in the sidewalk
- 12) Add note: no obstructions to be placed in sidewalk
- 13) Clarify what these squares are

- 14) Show sidewalk dimension
- 15) The lights in the sidewalk are not good. Creates a hazard and maintenance complications. Provide a separate boulevard for lighting and other infrastructure, outside of the sidewalk.
- 16) 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 Lacey Kaare (952-563-4555, lkarre@BloomingtonMN.gov) for permit information.
- 17) 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.

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

- 1) Remove inlet protection from CB's that do not receive direct runoff from Site to minimize street flooding
- 1) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Under review.
- 2) Inlet protection devices must have emergency overflow capability
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) An erosion control bond is required.
- 5) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 6) Provide storm sewer schedule and profiles
- 7) Add sump/SAFL baffle type at CBMH 301
- 8) Add sump/SAFL baffle type at CB 303
- 9) Pretreatment required prior to underground CMP system
- 10) Verify storm sewer, check with City project 2018-905
- 11) Verify storm sewer, check with City project 2018-905
- 12) Pretreatment required prior to underground CMP system
- 13) Provide details of underground stormwater system, plan says CMP, detail HDPE? Provide more information. How will it be maintained, shop drawings, etc.
- 14) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
Remove details that are not needed.

- 15) 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.
- 16) Underground stormwater systems as-built must be signed by a MN licensed PE.
- 17) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

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

- 1) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 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) 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.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Right-of-way dedication is required on the final plat. Planned widened ROW on Am Blvd is 120'
- 6) Public drainage/utility and easements must be provided on the plat as approved by City Engineer.
- 7) Private common utility easement/agreement must be provided.
- 8) Private common driveway/access easement/agreement must be provided. Include properties at 8100 Knox Ave, 8030, 8040 & 8050 Morgan Cir, and 2000 & 2200 W 82nd St.
- 9) Existing easements may be vacated. There are many easements along Am Blvd that can be vacated and consolidated into new plat description along with the Morgan Cir ROW. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 10) Show and label all property lines and easements on all plan sheets.
- 11) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 12) A sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document. Coordinate with vacation to clean up easements along perimeter of site.

- 13) Is Morgan Circle to remain a public street? If street goes through should be renamed Morgan Ave S.

Construction/Infrastructure Review Contact: Julie Long at jlong@BloomingtonMN.gov,
(952) 563-4865



Comment Summary Addendum

Application #: PL201800255

Address: 8050 MORGAN CIR, BLOOMINGTON, MN 554318000 KNOX AVE S, BLOOMINGTON, MN 554311901 AMERICAN BLVD W, BLOOMINGTON, MN 554318049 MORGAN CIR, BLOOMINGTON, MN 554312000 W 82ND ST, BLOOMINGTON, MN 554318100 KNOX AVE S, BLOOMINGTON, MN 554311951 AMERICAN BLVD W, BLOOMINGTON, MN 55431

Request: **Rezoning of 1901 and 1951 American Blvd W, 8000 Knox Ave S, and 8049 Morgan Circle from C-5 to C-5(PD); Preliminary Development Plans for two four-story multiple-family residential buildings, a two-story restaurant, and an existing restaurant; Final Development Plans for two four-story multiple-family residential buildings totaling 248 units and a two-story restaurant; Conditional Use Permit for a restaurant; and a Type III Preliminary and Final Plat to create three lots and four outlots.**

Meeting: Pre-Application DRC -
Post Application DRC - October 16, 2018
Planning Commission - November 29, 2018
City Council - December 03, 2018

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

Public Works Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4545

- 1) Need 15 ft. of ROW from the north platted lot line to achieve Planned ROW of 120 ft. per the comp plan for American Blvd, see attached sheets for reference the red line shows the full planned ROW width.
- 2) On Morgan Cir prior to ROW vacation utilities must be moved or utility easements granted, access agreement needed with property to the west.
- 3) On W 80 ½ St Storm Easement must be maintained around entire box culvert structure.
- 4) Vacate Morgan Cir north of W 80 ½ St.
- 5) Follow proposed 81st St alignment through unconnected parcel and make jog at Newton to match.
- 6) What is loading/unloading area? Not allowed on public street.
- 7) Dedicated City utility easement needed to maintain clearance and ability to maintenance watermain on W 81st St.