



## Comment Summary

PL201600221

**Application #:** PL201600221

**Address:** 1700 AMERICAN BLVD E, BLOOMINGTON, MN 55425.

**Request:** **Conditional Use Permit and Major Revision to Final Development Plans for the renovation of a waterpark and hotel.**

**Meeting:** Pre-Application DRC - December 13, 2016

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

- 1) If all restaurant, retail and entertainment venues are restricted to hotel guests only, City Code would require 509 parking stalls (444 stalls for hotel rooms and 65 stalls for meeting space) to be maintained. Staff would request that the applicant provide an estimate of maximum employment for venues that are deemed above and beyond typical hotel operations. Venues above and beyond typical operations include but are not limited to the water park, ropes course, arcade, bowling alley, additional bars/restaurants (above and beyond main bar/restaurant space), and other entertainment venues not found in a typical hotel.
- 2) If the restaurant, retail and entertainment venues are to be restricted to hotel guests only, the City will require the property owner to enter into a Site Development Agreement memorializing use restrictions. This agreement must be recorded against the property.
- 3) The proposed expansion of the porte-cochere must meet a 60-foot setback from the front property line.
- 4) Any expansion of the building must meet exterior materials standards per Section 19.63.08 of the City Code. The portions of the building that were legally coated when the hotel was approved in 2004 may be recoated.
- 5) Site landscaping must be consistent with the approved landscaping plan from prior approvals in 2004 (Case 6001A-04).
- 6) Site lighting must be consistent with the approved lighting plan from prior approvals in 2004 (Case 6001A-04).

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

- 1) Maintain a minimum 20' wide, 13' 6" clear height emergency access lane around the structure.
- 2) Hose valves required to be within 130' on both sides of the horizontal exit.
- 3) All corroded sprinkler heads shall be replaced.

- 4) Hose valves required within 200' of all areas of the structure.
- 5) All water based hood suppression systems shall be replaced with code compliant suppression systems.
- 6) Smoke detectors 10 years or old shall be replaced or pass sensitivity testing.
- 7) Maintain a minimum 20' wide, 13' 6" clear height emergency access lane around the structure.

**Parks and Recreation Review - Pre-App Contact:** Randy Quale at [rquale@BloomingtonMN.gov](mailto:rquale@BloomingtonMN.gov), (952) 563-8876

- 1) No comments at this time until I have the opportunity to review the proposed redevelopment plans.

**Environmental Health Review - Pre-App Contact:** Mike Thissen at [mthissen@BloomingtonMN.gov](mailto:mthissen@BloomingtonMN.gov), (952) 563-8981

- 1) They have several dumpsters that sit outside by their dock. They need to enlarge their interior trash garage.

**Traffic Review - Pre-App Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 2) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 3) 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.
- 4) Show location of a bike rack and bike rack detail on the plan.
- 5) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 6) The minimum drive aisle width or parking space does not meet the City Code requirements (21.301.06)

**Utility Review - Pre-App Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)

- 3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 4) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. Show the location on the plans.
- 5) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 6) 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.
- 7) Use schedule 40, SDR 26, or better for PVC sewer services.

8) Existing Utility plans do not match what the City has on file there are several underground lines missing.

To protect these lines work with the City to check for changes in areas where any excavation will occur.

9) Recommend taking this opportunity to evaluate water use and potential conservation via elimination of leaks or changes in processing.

**Water Resources Review - Pre-App Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Need more info on exterior changes.
- 2) Show erosion control BMP locations on the plan. Is there exterior grading to change parking? Need more info.
- 3) List erosion control maintenance notes on the plan.
- 4) What changes are being made to the exterior? Any change to impervious surface coverage?