



PL2016-229  
PL201600229

## Comment Summary

**Application #:** PL2016-229 PL201600229

**Address:** 8201 PARK AVE S.

**Request:** Conditional Use Permit for a 15,170 SF, 11 classroom daycare with up to 264 students

**Meeting:** Pre-Application DRC – January 3, 2017

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**Building Department Contact:** Sandy Harvey [sharvey@BloomingtonMN.gov](mailto:sharvey@BloomingtonMN.gov), (952) 563-8958

- 1) Specific daycare license from State must be presented when applying for the building permit.
- 2) Provide two sets of plans to scale with specific room dimensions given.
- 3) Each room must be designated as to age of children to be cared for. See MN statute 245A.02 subd.19
- 4) Due to change of Use whether any physical building work is done it will require a building permit for code review purposes and Certificate of Occupancy for Change of Use.

**Fire Department Contact:** Laura McCarthy [lmccarthy@BloomingtonMN.gov](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) Kitchen shall meet code including sprinkler protection and hood suppression.
- 2) Meet all fire alarm requirements for assigned occupancy (A, E and/or I).
- 3) Suppression and alarm systems shall be serviced annually. Systems shall be monitored.
- 4) Rooms/areas classified as an I-4 occupancy (more than 5 children <= to 2.5 years of age) with an occupant load of 10 or more shall have 2 exits.

**PW Admin Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) The use of park must follow Joint Use Agreement or amend agreement.

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

- 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) Show location of a bike rack and bike rack detail on the plan.
- 3) Traffic study will be triggered by trip generation for the 15,000 square foot Day Care use.
- 4) If any parking lot modifications are made, a site plan must be submitted for review.

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

- 1) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

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

- 1) Food supplied to the students must come from a licensed caterer or licensed kitchen. Current kitchen within the facilities do not meet current code requirements and is not currently licensed
- 2) All other food products must be stored in an approved area, meeting the current code requirements
- 3) All other food products must be stored in NSF approved equipment, including refrigeration if required.

**Assessing Review Contact:** Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) No park dedication is required, since no platting is necessary. Depending on who operates the daycare, there is a possibility that portion of building and land become taxable. More information is needed.

**Planning Review Contact:** Londell Pease at lpease@BloomingtonMN.gov, (952) 563-8926

- 1) City Code Section 21.302.27 requires all day care facilities in a residential district be adjacent to a Collector or Arterial Street. The current approved 20 person day care is legally non-conforming. No expansion would be allowed without a City Code change. The following Planning Division comments are based on a Code changed being approved. This would be a privately initiated Code change which staff may or may not support. That will be determined with a proper analysis and review.
- 2) The approved CUP does not allow the entire remaining area to be assembly. Please clarify the uses for each of the spaces within the building.
- 3) The approved CUP is for a primary school not to exceed 60 students (Monday through Friday), a daycare not to exceed 20 students, men's and women's fitness not to exceed 45 patrons from 5-9PM daily, a weekend school operating from 9 AM to 2 PM with no more than 80 students and a Friday prayer service. The applicant must update the use and add parking, if required, to accommodate the proposed daycare use with up to 264 individuals.
- 4) What are the ages and anticipated hours for the program? Will this include before and after school that would impact park use?
- 5) Parking is increasingly important for Friday, when prayer services are conducted. The Code required 1.2 spaces for each ten program participants based on the facility's licensed capacity, plus one space per caregiver on the maximum shift. Staff estimates a parking increase of 20 spaces would be required. This is based on eliminating the 60 student school previously approved and additional 226 day care participants.
- 6) If the City Code is changed and proposed expansion approved, please provide a site plan to identify any drop-off and pick-up Plans. Assume the drop-off and pick-up will only use parking spaces as the only other option would be fire lanes or required access aisles?
- 7) All day care facilities must maintain all required local, county, and state licenses at all times.

- 8) Would the food service be in the rooms or separate room? Please identify any food service location and details.
- 9) If the City Code is changed and proposed expansion approved, the expanded use may require a larger indoor trash facility be provided. See Section 19.51 to calculate the required trash size. This is in addition to any required recycling area required.
- 10) If the City Code is changed and proposed expansion approved, day care activities must not be conducted before 5:00 a.m. or after 9:00 p.m. in residential zoning districts.