



PL2016-57
PL201600057

Comment Summary

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Application #: PL201600057

Address: 510 HALSEY LN, BLOOMINGTON, MN 55420.

Request: Preliminary and Final Plat to divide a single lot into two lots. One lot would be a vacant land as part of the adjacent warehouse and the other retained for the switching station and increased parking.

Meeting: Pre-Application DRC - April 19, 2016

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

1) Maintain Emergency Vehicle Access to current and future building(s).

Public Works Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) 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.
- 2) Consent to plat form is needed from any mortgage companies with property interest.
- 3) Public drainage/utility and easements must be provided on the plat.
- 4) Private common driveway/access easement/agreement must be provided.
- 5) A signed Conditional Approval for Encroachment into Public Easements with the City of Bloomington shall be provided. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for a copy of the Encroachment Agreement Application. Application fee = \$300 per application. Developer/owner to provide legal description and Engineering staff will prepare and file the encroachment agreement document. Or remove rain garden.
- 6) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.
- 7) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 10) Future development will require stormwater review.

- 11) Grading to remove berm will require a City of Bloomington grading permit (over 50cg) and Nine Mile Creek WD permit.
- 12) Easement vacation application must be submitted to vacate existing easements.

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

- 1) The 1974 Conditional Use Permit approval required curbs. In addition, it prohibited exterior storage. The use has change and the CUP is no longer applicable, although the use as warehouse with storage must meet the standards at the time it was developed. Curbs must be provided as well as Code complying parking and screening, in accordance with the Code when the use was established.
- 2) Required 20 foot yard area of 20 feet in depth along all public streets. This is inside the property line and exclusive of the boulevard. This requirement has been in effect since the 1960s.
- 3) Pond not allowed in the 20 foot landscaped yard area. Rain Garden may be possible, if outside any easements.
- 4) Must maintain rear yard setback of 5 feet. (South) Setback from the west may be reduced provided a joint access easement is files for the two properties. If Platted, the setback to the east would be provided.
- 5) Provide a landscaped island at the end of the parking tier.
- 6) What type of fence is proposed and where are the gates proposed?
- 7) Provide details on the proposed storage.
- 8) Three foot solid screen required for parking along a public street.
- 9) The applicant asserts the industrial building and site is legally non-conforming and has not ceased being used as warehouse and storage for 365 days. If this is the case, we must assure full compliance with the standards in effect when the use was established.
- 10) The required rear yard setback for the AT&T Building is 25 feet. A variance would be required. There is adequate room to move the building to the east.
- 11) Site expansion would require 12 trees and 28 shrubs.