



# Comment Summary

PL202500023 PL2025-23
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**Application #:** PL202500023

**Address:** 1603 E 86<sup>th</sup> St; 1605 E 86<sup>th</sup> St; and 1604 E 87<sup>th</sup> St, Bloomington, MN 55425

**Request:** **Rezoning, final site and building plan, and Type I Preliminary and Final Plat to combine three lots to one lot for a proposed 13-unit townhouse development.**

**Meeting:** Pre-Application DRC - March 04, 2025

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

**Planning Review - Pre-App Contact:** Dakota Kastenday at [dkastenday@bloomingtonmn.gov](mailto:dkastenday@bloomingtonmn.gov), (952) 563-8926

- 1) Initial discussions with Planning staff indicated that RM-12 Zoning District could be an option. However, that requires a site width of 200 feet. Based on the three lots acquired, R-3 Zoning District will be more appropriate.
- 2) R-3 Zoning District has a maximum density of 8 units/acre. This would allow for a max of 11 units on site. Two units will have to be removed.
- 3) Townhomes with three or more bedrooms must be a minimum of 1,040 sq ft of living space.
- 4) Maximum of 70% impervious surface allowed with R-3 Zoning District.
- 5) Maximum height of two stories or 40 feet allowed.
- 6) Garage door heights must not exceed 8 feet in height.
- 7) Landscaping must meet requirements of 21.301.15. Will require about 24 trees and 59 shrubs on site.
- 8) This two-way drive can be reduced to 20 feet as there is no parking adjacent to the drive aisle.
- 9) Planning staff are working on code amendments related to "missing middle" housing types, including townhouses. Depending on when the applicant applies for a building permit, some townhouses performance standards could be updated.
- 10) Minimum parking requirements will be based on the number of townhouse units and the number of bedrooms for each unit. See 21.301.06 for parking standards. Driveways greater than 20 feet and garage space can be counted towards parking stalls minimums.
- 11) Structure setbacks in R-3 would be 30 feet from the street, 30 feet from the rear and 10 feet from the side property line.
- 12) Zoning applications would include: Rezoning, Site Plan (FSBP or PDP/FDP), and Type I Plat. This would require review by the Planning Commission and final approval from the City Council.

**Building Department Review - Pre-App Contact:** Kelly Beyer at [kbeyer@BloomingtonMN.gov](mailto:kbeyer@BloomingtonMN.gov), (952) 563-4519

- 1) Must meet 2020 MN State Building Code
- 2) A SAC fee is required for any new connections to city sewer system per the Metropolitan Council.

On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council SAC. This applies to any permits submitted on or after 01/02/25.

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

- 1) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 2) Emergency vehicle access lane shall support a minimum 40 tons.
- 3) 3 unit townhome configuration will require those units to be sprinklered.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Building/property shall be adequately signed for emergency response.

**Assessing Review - Pre-App Contact:** Jennifer Blumers at [jblumers@BloomingtonMN.gov](mailto:jblumers@BloomingtonMN.gov), (952) 563-8706

1) We calculated a park dedication fee for this plat to be \$32,620 based on the 13 units. If the number of units changes, we may need to provide a new estimate. This does include credit for the 3 existing SF structures.

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

- 1) 1603 E 86th St- house built in 1946. City water connected in 1960. There is an unsealed well on property.  
1605 E 86th St-house built in 1958. City water connected in 1960. There is an unsealed well on property.  
1604 E 87th St-house built in 1952. City water connected in 1960. There is an unsealed well on property.  
These wells must be sealed under permit by a mn licensed well contractor before a demo permit can be issued.

**Traffic Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 2) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 3) Provide a sidewalk connection from the building to public sidewalk or street.
- 4) where is the property line? Show drive aisle setback from property line.
- 5) Show locations of neighboring houses - will want to identify vegetation/screening that will be provided on your site to screen headlights from the internal driveways on this site.

**PW Admin Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 2) Private common driveway/access easement/agreement must be provided.
- 3) Public drainage and utility and easements must be provided on the plat as approved by the city engineer.
- 4) A \$15 fee for certified copy of final plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 5) 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.
- 6) Private common utility easement/agreement must be provided.
- 7) 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.
- 8) 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.
- 9) Consent to plat form is needed from any mortgage company with property interest.

**Utility Review - Pre-App Contact:** Jordan Vennes at [jvenues@BloomingtonMN.gov](mailto:jvenues@BloomingtonMN.gov),

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 4) 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)
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Private common utility easement/agreement must be provided.
- 7) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 8) 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.
- 9) Use schedule 40, SDR 26, or better for PVC sewer services.
- 10) 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.

**Water Resources Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 2) An erosion control bond is required.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Show erosion control BMP locations on the plan.
- 6) List erosion control maintenance notes on the plan.
- 7) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Stormwater treatment practices should be located such that they receive runoff from the impervious surface they are designed to treat.