

Townhomes with three or more bedrooms must be a minimum of 1,040 sq ft of living space.

Maximum of 70% impervious surface allowed with R-3 Zoning District.

Garage door heights must not exceed 8 feet in height.

Landscaping must meet requirements of 21.301.15. Will require about 24 trees and 59 shrubs on site.

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.

Must meet 2020 MN State Building Code

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 \$5,000 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.

SITE DATA:

LOT AREA: 5,8806 sf. OR 1.35 ACRE
MR-12: 40,000 SF. MINIMUM
SITE WIDTH: 200'-0"
DENSITY: 8 UNITS / ACRE
FRONT SET BACK: 40'-0"
SIDE SET BACK: 10'-0"
BACK SET BACK: 30'-0"
IMPERVIOUS: 80%
FLOOR AREA RATIO: 0.5
GARAGE HEIGHT: 8'-0" MAX.
HEIGHT: 40'-0", TWO STORIES

PARKING REQUIREMENT:

1 BEDROOM: 2.2 SPACES / UNIT
2 BEDROOM: 2.6 SPACES / UNIT

MINIMUM SQ. FT. FOR NUMBER OF BEDROOM / UNIT

1 BEDROOM: 750 SF. / UNIT
2 BEDROOMS: 900 SF. / UNIT
3 BEDROOMS: 1,040 SF. / UNIT

PARKING: 9x19' WITH 24'-0" DRIVEWAY

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT COMBINES THREE EXISTING RESIDENTIAL LOTS INTO A SINGLE MR-12 (MEDIUM DENSITY RESIDENTIAL) ZONED SITE TO ACCOMMODATE A TOWNHOUSE PROJECT. THE LAYOUT INCLUDES 13 TOWNHOUSES, WITH THREE BUILDINGS DESIGNED AS TRIPLEXES (EACH CONTAINING THREE UNITS) AND TWO BUILDINGS CONFIGURED AS DUPLEXES (EACH CONTAINING TWO UNITS). THIS CONFIGURATION MAXIMIZES LAND USE EFFICIENCY WHILE ADHERING TO MR-12 ZONING STANDARDS, WHICH ALLOW FOR MODERATE-DENSITY HOUSING. THE DESIGN PRIORITIZES FUNCTIONAL LIVING SPACES, SHARED AMENITIES, AND COHESIVE AESTHETICS, PROVIDING A MIX OF HOUSING OPTIONS THAT ALIGN WITH COMMUNITY NEEDS AND URBAN DENSITY GOALS. THE PROJECT BALANCES RESIDENTIAL DENSITY WITH NEIGHBORHOOD COMPATIBILITY, ENSURING A HARMONIOUS INTEGRATION INTO THE EXISTING AREA.

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.

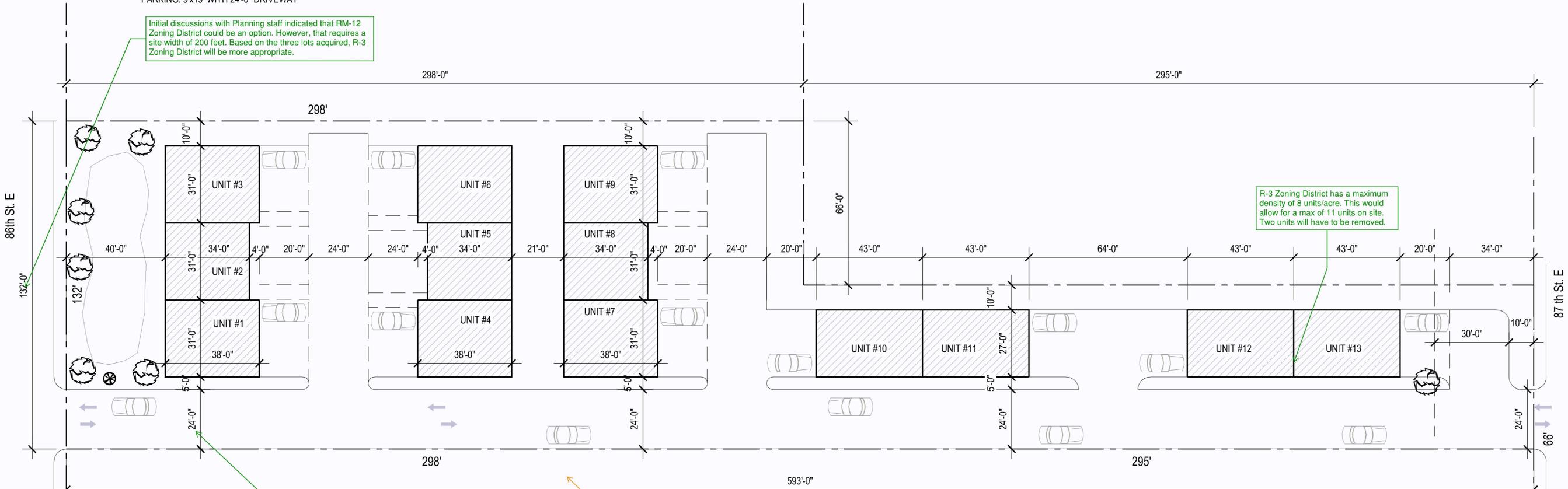
3 unit townhome configuration will require those units to be sprinklered.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Building/property shall be adequately signed for emergency response.

A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

Emergency vehicle access lane shall support a minimum 40 tons.



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.

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.

This two-way drive can be reduced to 20 feet as there is no parking adjacent to the drive aisle.

where is the property line? Show drive aisle setback from property line.

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.

Visitor parking

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.

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.

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

H Architects
Commercial | Retail | Mixed Use Residential | Restaurants
51 11th Ave. South
Waite Park, MN 56387
320-237-7411: harchitects2000@gmail.com

ARCHITECT CERTIFICATION:
I Herby Certify That This Plan Was Prepared By Me Or Under My Direct Supervision and I am A Duty Licensed Architect Under The Laws Of The State of Minnesota
Signature:
Printed Name: Hung T. Ly
REG. 50476 Date: 02/22/2025

Proposed Townhouses and Duplexes
86th St. and 87 St. E.
Bloomington, MN

REVISIONS
DD/MM/YYYY

SHEET TITLE
PROPOSED SITE PLAN

DRAWN BY: DATE:
Hung Ly 02/22/2025

SHEET NO.
A1

PROJECT NO.:

Maximum height of two stories or 40 feet allowed.

Kastenday, Dakota

From: Lien Lam [REDACTED]
Sent: Tuesday, February 11, 2025 4:32 PM
To: Kastenday, Dakota; Hung Ly
Subject: [EXTERNAL]: Sample townhouse pictures

Follow Up Flag: Follow up
Flag Status: Flagged

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In front of townhouses from street



In front from street



Back of townhouse with 2 car garages



One side of townhouse from street



Another side of townhouse from street



Thanks!
Lien