



## Comment Summary

**Application #:** PL201700147

**Address:** 8200 Humboldt Avenue South, Bloomington, MN 55431

**Request:** **Conditional Use Permit for a day care facility in the B-1 zoning district serving up to 60 children.**

**Meeting:** Pre-Application DRC – July 18, 2017  
Planning Commission – September 07, 2017

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

- 1) The Code-required quantity of parking for the day care facility is 18 parking stalls. 18 surface parking stalls have been designated on the site plan. Total quantity of required parking for the site is 182 parking stalls. The site has 233 parking stalls according to City records. Overall quantity of parking is Code-compliant.
- 2) Outstanding ordinance violations issued by the Environmental Health Division for the subject property must be resolved prior to the issuance of the Certificate of Occupancy. For additional information about the outstanding violations, contact the Environmental Health Division at 952-563-8934.
- 3) Separate lighting plan (both initial and maintained (LLF 0.81)), prepared by an Electrical Engineer (EE) or Lighting Certified (LC) professional, that includes all the information required in Section 21.301.07(b) must be submitted. Minimum illumination for parking areas must be 2.0 foot-candles (can be reduced by 50% along perimeter of parking lot). Minimum illumination for primary building entrances must be 10.0 foot-candles. Lighting Plan must be approved prior to the issuance of building permits.
- 4) Interior trash facilities that comply with the requirements of Section 19.51 of the City Code and are accessible to the subject tenant space must be provided. Trash facilities must be documented prior to the issuance of building permits.
- 5) Any future business identification signage must comply with Chapter 19, Article X - Signage Regulations of the City Code. The subject property is subject to the regulations of the Class III Sign District (Section 19.112 of the City Code).
- 6) Should the day care chose to erect an outdoor play area, Final Site and Building Plans may be required depending on location. Play apparatus over four feet in height must not be located in the front yard and must have a 15-foot setback to property boundaries. Fencing must comply with Section 21.301.08 of the City Code.

**Building Department Review:** Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) See Document Markups

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

- 1) The tenant space and any associated spaces used for exiting etc. shall be sprinklered.

**Public Works Review:** 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.

**Other Departmental Review:** Erik Solie at [esolie@bloomingtonmn.gov](mailto:esolie@bloomingtonmn.gov), (952) 563-8978

- 1) Provide documentation on the approved and licensed caterer to Environmental Health.
- 2) Provide plans and specification of all food equipment and kitchen layout to Environmental Health for approval.
- 3) Provide Environmental Health plan review application with submittal of plans.