



## Comment Summary

**Application #:** PL201600233

**Address:** 1700 AMERICAN BLVD E, BLOOMINGTON, MN 55425.

**Request:** **Conditional Use Permit and Major Revision to Final Development Plan to expand hotel floor area, add one hotel room, expand porte cochere, and make interior and exterior modifications to the waterpark and hotel**

**Meeting:** Planning Commission - January 26, 2017  
City Council (tentative) - February 06, 2017

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

- 1) The site must comply with the Landscape Plan approved for the subject property in 2004. A minimum of 153 trees must be located on-site to be Code compliant. The applicant should complete an inventory of existing trees to determine compliance. Replacement plantings may be necessary.
- 2) The site must comply with the Lighting Plan approved in 2004. Staff conducted a lighting inspection in 2008 and found the illumination levels of the parking lot to be well below the lighting levels approved in 2004. The site must comply with Section 21.301.07 of the City Code.
- 4) Max size is 100 square feet. Max height is 20 feet.
- 5) Porte cochere signs are limited to 20 square feet in size and must be of channel construction.
- 6) Wall signage must comply with Section 19.121 of the City Code. Wall signage must be of channel construction.
- 7) If the entertainment and other venues of the hotel are restricted to hotel guests only, the Code-required amount of parking is 541 parking spaces. To ensure Code-compliance related to the quantity of parking, the City will require the property owner to enter into a site development agreement restricting the use of the entertainment and other venues to hotel guests only.

**Building Department Review Contact:** Tim Skusa at tskusa@BloomingtonMN.gov, (952) 563-8953

- 1) A Building Permit for the proposed changes will be required. The modifications must comply with the Minnesota State Building Code. Contact Tim Skusa at tskusa@bloomingtonmn.gov or 952-563-8953 for questions.

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

- 1) The project must comply with all Fire Prevention review comments identified at the December 13, 2016 Development Review Committee meeting.

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

- 1) A Tier 2 Transportation Demand Management (TDM) checklist is required.
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 4) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 5) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 6) Existing utility plans do not match what the City has on file; there are several underground lines missing. To protect these lines, work with the City to check for changes in the area where any excavation will occur.
- 7) Recommend taking this opportunity to evaluate water use and potential conservation via elimination of leaks or changes in processing.

**Other Departmental Review Contact:** Erik Solie at [esolie@bloomingtonmn.gov](mailto:esolie@bloomingtonmn.gov), 952-563-8934

- 1) All food, pool and shower related modifications must be reviewed and approved by the Environmental Health Division. Contact Erik Solie at [esolie@bloomingtonmn.gov](mailto:esolie@bloomingtonmn.gov) or 962-563-8934 for questions. If the pool facilities are opened at any time to the public, the facilities must be reviewed and approved prior to use by non-hotel guests.