



Comment Summary

Application #: PL202600009

Address: 7900 XERXES AVE S, BLOOMINGTON, MN 55431

Request: Rezoning from CO-1(PD) to C-4(PD) at 7900 Xerxes Ave S and 3400 American Blvd W, Major Revision to Preliminary Development Plans adding two phases of residential development to an existing office development, Final Development plans for a six story apartment building, and lot line adjustment.

Meeting: Pre-Application DRC - January 20, 2026

NOTE: All comments are not listed below.

Please review all plans for additional or repeated comments.

Planning Review - Pre-App Contact: Dylan Palmer at dpalmer@BloomingtonMN.gov, (952) 563-8918

Gallery Team Responses in Blue/Italics:

- 1) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 footcandles is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot). The structured parking must have a minimum 3.0 maintained footcandles.
 - *Noted.*
- 2) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
 - *Noted. Provided.*
- 3) Interior trash and recycling must be provided (see City Code Section 21.301.17).
 - *Noted; refer to interior trash room and interior trash staging in ARCH plan Sublevel 1.*
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
 - *Noted – Civil Plans.*
- 5) Provide a sidewalk connection from the building to public sidewalk or street.
 - *Provided; see Site Plan.*
- 6) A three foot high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
 - *Noted – refer to Landscape Plans.*
- 7) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
 - *Noted. No rooftop equipment is planned. We will address this at Building Permit if necessary following final MECH Equipment design.*
- 8) Show location of a bike rack and bike rack detail on the plan, and show bike storage requirements for each apartment.
 - *All garage parking stalls facing a foundation wall will receive a 2-bike wall mounted rack in front of each stall. See ARCH plans.*
- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
 - *Noted.*
- 10) Exterior materials must meet Section 21.301.24.
 - *Noted. All materials proposed are Class A materials: veneer stone & brick, architectural metal panel*
- 11) 1 parking space per 50 units must be equipped with a Charging Level 2 electric vehicle charger or higher.
 - *At least (8) chargers will be initially provided within the Garage with ability for expansion.*
- 12) The required setback for surface parking is a minimum of 20 feet from a planned widened right-of-way line, planned development flexibility would be required to reduce the parking setback along Southtown Dr to 5 feet.
 - *Noted.*

- 13) Planning staff prefers the main entrance to be at the NW corner of the Phase 1 building for better accessibility and Metro Mobility vehicles.
 - *Front Door + Lobby is at the SW Corner which faces our primary street frontage American Boulevard; this location is also at the lowest grade on site which affords us a 2-story visible entry at grade; provides for a drive-up drop off, and is at the primary visible corner of circulation on the site; having our American Blvd Access thru our neighboring property and along the shared drive lane of our shared property line.*
- 14) Consider shifting the building further south and removing the parking stalls along American Blvd.
 - *We have designed a beautiful 2-story corner glass lobby and drive-under drop-off. The (14) stalls assist in this drive-lane design and provide us guest parking for future residents outside our office; and provides a place for mail, parcel trucks to temp park off the primary drive circulation.*
- 15) A shared parking agreement is required with the Wells Fargo Plaza building to the west of this site. A lot line adjustment will be required.
 - *Correct. Draft easement exhibits for site access, egress/ingress across our properties and shared drive lane, shared parking and utility easements are attached.*
- 16) Current landscaping standards would be required to be met as part of this development.
 - *Noted*
- 17) Can the garage be designed so that only one entrance is necessary on the western side?
 - *Parking Garage now only has (1) access and opens to our parking lot versus directly onto the shared driveway. This is ideal for site circulation and works best for grading as well.*
- 18) 10' setback would be okay on the North side of Phase 2 building.
 - *Noted. 10-0 provided.*
- 19) A parking island is required on the eastern end of the row of parking stalls
 - *Noted. Provided.*

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

- 1) Must meet 2020 MN State Building Code
 - *Noted. Details provided at Building Permit Submittals.*
- 2) Must meet 2020 MN Accessibility Code.
 - *Noted. “ “*
- 3) Building plans must be signed by a MN licensed architect.
 - *Noted. “ “*
- 4) Provide a detailed code analysis with the plans.
 - *Noted. “ “*
- 5) SAC review by MET council will be required.
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 Determination.
- 6) Must meet 2024 MN Energy Code and any testing/commissioning requirements.
 - *Noted. “ “*
- 7) When plans are 80% complete please contact Building & Inspections to set up a Building Code review.

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

- 1) 1. City rental license required. *Noted.*
2. Indoor pool requires state health dept review and approval and city pool license. *Noted.*

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

- 1) Concerned with front door being at a dead end with limited access for emergency responders especially for medical response.
 - *We have reduced the dead-end. This is a minimal 14-stall deep guest parking and drop-off drive-under lobby area. Very visible corner and easy to traverse for emergency responders. The drive-under height will be 20-foot of clearance.*
- 2) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
 - *Noted.*
- 3) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler

system water demand. Solenoid devices are not to be used to meet sprinkler system demand.

- *Noted*
- 4) Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.
 - *All decks will be metal / non-combustible.*
- 5) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 6) Provide adequate turning radius for all emergency vehicle access lanes including the common parking lot between phase 1 & 2.
 - *Turning movement exhibit provided for ladder truck*
- 7) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
 - *New hydrants proposed*
- 8) Building/property shall be adequately signed for emergency response.
 - *Noted*

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

- 1) Existing drainage utility easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
 - *Easement Vacation sketch and description included with submittal*
- 2) Private common driveway/access easement/agreement must be provided.
 - *Various easements will require recording and exhibits; to be created once finalized*
- 3) 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.
 - *Various easements will require recording and exhibits; to be created once finalized*
- 4) Private common utility easement/agreement must be provided if sharing a utility with another property.
 - *Various easements will require recording and exhibits; to be created once finalized*
- 6) See checklist of items that must be included on the lot line adjust per the Bloomington City Code, Chapter 22.
 - *Noted*
- 7) Planned widened ROW along Am Blvd is 60' from center, current is 50'.
 - *Need to understand this further and review together.*

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

- 1) A parking study will be needed when because the application relies on shared parking
 - *Noted*
- 2) Include 8' sidewalk along American Boulevard and Xerves Avenue
 - *Noted*
- 3) Include 6' sidewalk parallel to Southtown Drive
 - *OK; this will be provided with Phase 2 Improvements – as discussed.*
- 4) Demonstrate how/where Metro Mobility and school buses will access/serve this site. Connect with Metro Transit and Bloomington Public Schools if there are questions about their access needs
 - *Noted*
- 5) Bike parking is required. Show location of a bike rack(s), capacity of racks, and bike rack detail on the plan. *Noted; all garage parking stalls facing a wall will receive a wall-mounted 2-bike rack.*
- 6) Provide trip generation numbers for the site using ITE Trip Generation Standards.
 - *Provided*
- 7) Provide a sidewalk connection from the building to public sidewalk or street.
 - *Provided*
- 8) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
 - *Noted*

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, property lines, easements, etc
 - *Noted*
- 2) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
 - *Noted*
- 3) An erosion control bond is required.
 - *Noted*
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. – add this note to the plan.
 - *Noted*
- 5) Provide a turf establishment plan.
 - *See Landscape Plan*
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
 - *Noted*
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
 - *Noted; to be acquired*
- 8) Show erosion control BMP locations on the plan.
 - *Noted*
- 9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
 - *Noted*
- 10) List erosion control maintenance notes on the plan.
 - *Noted*
- 11) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
 - *Noted; added to plans*
- 12) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
 - *Noted*

Utility Review - Pre-App Contact: Jordan Vennes at 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.
 - *water stubs in the middle of Xerxes do not encroach our property line.*
- 2) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a fire truck accessible hydrant within 50' of the building FDC.
 - *New hydrants proposed – see Civil plans.*
- 3) Use schedule 40, SDR 26, or better for PVC sewer services.
 - *SDR-26 proposed*
- 4) Use zinc coated Class 52 DIP water main. A minimum 8 mil V-Bio encasement is required on all DIP. – add this note to the plan
 - *Note added to plan*
- 5) Loop water system (supply from two locations with valve between) to provide increased reliability of service and reduction of head loss. Minimum size 8".
 - *Noted*
- 6) What are the approximate dates that each phase of the project would be occupied? There is a sanitary sewer capacity constraint downstream of this development which is being addressed through a sewer project in 2026-2027. Detailed capacity evaluation has not been performed for this development. Please consider water reuse strategies for this proposed development.
 - *Phase 1 = estimated start Fall 2026; Completion Spring/Summer 2028*
- 7) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter – add this note to the plan. *Note added*