



MEMO 01 – DRC Comments + Resubmittals

April 24, 2026

Dylan Palmer - City Planner
City of Bloomington, MN

RE: **Responses to DRC + Staff Comments**
Gallery Bloomington Development Proposal
7900 Xerxes Ave S Bloomington, MN 55431

Mr. Palmer,

Please find attached updated plans and additional documentation as requested. Please reference the attached DRC-Review Comments to refer to our comments/responses and specific plan updates. As discussed, most of those DRC comments relate to items that will be coordinated and reviewed in the future during Construction Plans phase prior to building permits being released. Additionally, please see below the items requesting PD Flexibility.

Thank you,

Joe McElwain
Director of Development
Chase Real Estate
Burnsville, MN 55337
joe@chasere.com

Submitted Documents 4-24-2026:

1. Civil Plans –update- (various updates per DRC comments; PD Site Plan)
2. Architecture Plan –update- (added garage bike parking)
 - a. Exterior Materials Exhibit -added-
3. Site Photometric Plan –update- (added lighting to WF Plaza 53-stall lot)
4. DRC Comments – Responses
5. Request Form - Hennepin County Lot Line Adjustment

See Below:

Amenity Terrace Setback to Bloomington/Xerxes:

Request for PD Flexibility to reduce setback.

Due to grading/elevation and the technical term of a building component versus a raised patio; the proposed south pool amenity deck will be nearly 6 to 7 feet in height above the property line elevation and is considered a building setback. If the grade difference were only 4-feet, then the setback would not be triggered. Per DRC meetings, the retaining wall height difference and setback is acceptable.

The retaining wall will be a larger scale limestone block wall and serve as an aesthetic backdrop to grasses and ornamental trees. This wall and terrace will have landscape lighting and be an upscale design feature of the property at this prominent corner.

Phase II Apartment Building Setback along W 79th Street:

Request for PD Flexibility to reduce setback.

This setback along W 79th is technically a rear or side-yard setback and not front yard setback since the property abuts (3) street right-of-ways.

The existing right-of-way depth along W 79th Street is substantial at nearly 37-0 feet here. We have requested a reduction to adequately locate the Phase 2 building within a parking lot that meets standard dimensions and fire-truck turning radius to properly navigate the parking lot between the buildings. This means pushing the building closer to the north property line.

Per DRC meetings, City Staff is acceptable of this setback distance here.

Both Phase 1 and Phase 2 buildings will be adequately set back from Xerxes at approx. 35-0 feet. The front-yard facing American Boulevard has a setback ranging from 60-0 to 70-0 feet.

WF Plaza 53-Stall Parking Lot setback:

Request for PD Flexibility to reduce setback.

The existing right-of-way depth along W 79th Street is substantial at nearly 36-0 feet here. In order to fit a 60-foot wide parking lot between existing structures, align with the proposed Gallery parking curb cut, avoid the overhead-power line structure and existing WF Plaza equipment, the proposed parking lot is 10.5 feet setback at its closet and 21 feet at its farthest points; averaging a 15-0 foot setback in lieu of the city standard 20-0 foot setback.

Per DRC meetings, City Staff is acceptable of this setback distance here.

Resident Storage:

Request for PD Flexibility to reduce the amount of Resident Storage closets.

Apartment floor plans have changed over the decades. We offer numerous sizes of floor plans to meet the needs of today's apartment customer. Wardrobe closets have also grown substantially in size over the years where decades ago customers had single bifold doors in a bedroom, where today we have walk-in closets and in many floor plans, additional walk-in laundry closets.

Across our 3,000 managed apartment units, we have numerous empty storage closets due to lack of demand in properties where we were required to build auxiliary resident storage closets based on antiquated suburban property zoning codes and old building styles.

The actual demand per our property metrics -per Spring 2026 - works out to between **20-22% of residents desiring a storage unit.**

Gallery Bloomington Provided: 61 Storage Units (22.5%).

Variety of sizes from 6x4 to 10x6 (9-0 feet tall)

A 3x4 by 8-foot high closet (per City Code) is not adequate for most needs and is inefficient to build so small. Instead, we provide a variety of sizes to meet resident's needs.

Additionally; there is a whole market of self-service, climate-controlled offerings in the market to meet people's needs; "U-haul Storage", "Public Storage", "Lock Up Self Storage" StorageMart" to assist with people's needs for substantial storage space; for those downsizing from homes or who have 2nd cars/motorcycles they wish to store in private enclosed, locked spaces.