



Comment Summary

PL201600062

Application #: PL201600062

Address: 8040 OLD CEDAR AVE S, BLOOMINGTON, MN 55425.

Request: **Conditional Use Permit for a 5,300 square-foot day care facility.**

Meeting: Pre-Application DRC - April 26, 2016

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

1) Compliance with parking requirements must be established. Project description lists 12 employees for maximum shift, raising the parking requirement for the child daycare to 22.8 spaces. The 2014 approval of the adult daycare center (Case 06613A-14) provided 26 parking spaces for the adult daycare. Utilizing maximum number of parking stalls required for adult daycare would result in a total parking requirement of 85 parking spaces. Current use and occupancy of the adult daycare must be verified to determine required parking.

2) Play apparatus over 4 feet in height must meet a 15-foot setback from side and rear property lines. Installation of play apparatus will require a Minor Revision to Final Site and Building Plans.

3) Parking lot and exterior security lighting must meet Section 21.301.07. According to City records, lighting is currently in compliance.

Building Department Review - Pre-App Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 292-1563

1) Must meet MN State H.C. Code for Bathrooms

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

1) Space would be classified as an I-4 occupancy. Life safety systems to meet the requirements of an I-4.

2) Maintain required exiting in other occupied tenant spaces.

Public Works Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) A Tier 2 Transportation Demand Management (TDM) checklist is required.
- 4) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 5) What kind of surfacing in the play area? Will the asphalt be removed?
- 6) If asphalt is removed in the play area show restoration/stabilization method, i.e. sod, etc.

Assessing Review - Pre-App Contact: Kent Smith at ksmith@bloomingtonmn.gov, (952) 563-4975

- 1) Will the applicant be a tenant or are they purchasing building?
- 2) Park Dedication calculation is not triggered unless the property needs to be platted.

Environmental Health Review - Pre-App Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Provide a kitchen plan to Environmental Health for review. Include menu, equipment layout and specifications sheets for equipment.
- 2) Obtain a City of Bloomington food license from the Licensing Division.
- 3) Provide details of trash enclosure to meet Bloomington Zoning Code.
- 4) Provide a copy of food license from catering food providers.