



PL201900114
PL2019-114

Development Review Committee

Approved Minutes

Development Application, PL2019-114
Meeting Date: July 16, 2019
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Alison Warren (Park & Rec) 952-563-8884
Duke Johnson (Bldg. & Insp) 952-563-8959
Megan Rogers (Legal) 952-563-4889
Maureen O'Brien (Legal) 952-563-8781
Bruce Bunker (Eng.) 952-563-4546
Mike Hiller (Planning) 952-563-4507

Katelin Jaggi (Assessing) 952-563-4740
Don Palmer (Assessing) 952-563-4644
Erik Solie (Env. Health) 952-563-8978
Londell Pease (Planning) 952-563-8926
Michael Centinario (Planning) 952-563-8921
Eric Wharton (Utilities) 952-563-4579

Project Information:

Project	Drive Shack Redevelopment1
Site Address	7800 Picture Drive
Plat Name	NATIONAL SCHOOL STUDIOS ADDITION;
Project Description	Rezoning from CO-1 (Commercial Office 1) to CO-1(PD) (Commercial Office 1)(Planned Development); Preliminary and Final Development Plans for a major commercial golf facility; and a Conditional Use Permit for a major commercial golf facility
Application Type	Rezoning, Preliminary and Final Development Plan and a Conditional Use Permit
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Lucas Frasz – (612) 977-8400 lfraszc@briggs.com
Planning Commission	August 8, 2019
City Council	September 9, 2-019 (Anticipated)

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900114" into the search box.

Guests Present:

Name	Email
Lucas Frasz, Briggs and Morgan	lfraszc@briggs.com
Mark Foster, Drive Shack	mfoster@driveshack.com
Jordan Corbitt, Kimley-Horn (by phone)	
Andy Berg, Kimley-Horn	Andy.berg@kimley-horn.com
Will Matzek, Kimley-Horn	willmatzek@kimley-horn.com

INTRODUCTION –:

Mike Centinario summarized the application as a Rezoning; Preliminary Development Plan; Final Development Plan; Conditional Use Permit for a major commercial golf facility at 7800 Picture Drive.

Discussion/Comments:

PLEASE NOTE: Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Alison Warren (Park and Recreation):
 - No comment.
- Don Palmer (Assessing):
 - No comment.
- Erik Solie (Environmental Health):
 - Please see notes on the mark-up plan and comment summary. Contact me with any questions or to set up a meeting.
- Duke Johnson (Building and Inspection):
 - Code meeting will need to be set up when plans are 85% completed.
- Laura McCarthy (Fire Prevention):
 - Comments can be found on the Comment Summary and marked-up plans.
 - .
- Bruce Bunker (Engineering) provided the Public Works comments and noted the following:
 - Engineering has set a meeting for tomorrow where more detailed discussion will be completed.
 - A 10-foot sidewalk and bikeway easement shall be provided along Picture Drive..
 - Nine Mile Creek Watershed District review and permit will be required before City permits can be issued.
- Eric Wharton (Utilities):
 - The City is planning some sewer work in the area and would like to coordinate this work with the development work.
 - There are some utilities shown through/underneath retaining walls which could be problematic.
- Megan Rogers (Legal) 952-563-4889
 - No comment.
- Mike Centinario (Planning):
 - Although the site is not within an Airport Overlay Zoning District, an FAA Form 7460 must be submitted due to pole heights.
 - Guy wires and all other structures must maintain a two foot separation from any sidewalk.
 - At the southeast corner, the drive aisle is less than 24 feet wide. This should be increased which could be accomplished by making the parking to the east compact (minimum 16 feet deep).
 - All parking islands are required to have one deciduous tree, which could be an ornamental if there is concern for height under the powerlines.
 - There is an area near Picture Drive which needs some landscaping.
 - The project description references Section 19.29 which does not apply to this location, remove from project description and resubmit.
 - The City will not be supportive of sign flexibility. The Code allows three freestanding signs up to 150 square feet. Relocate freestanding signs to meet 20-foot setback requirement, unless asking for flexibility.
 - Provide detail how noise will be mitigated when there are live music events in the pavilion.
 - The trash collection and storage is external. This must be fully enclosed with interior access. Pease stated there are additional requirements for the storage location due to the food waste.

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- Exterior materials must have a minimum 30 year warranty for the coating of the metal panel and an acrylic topcoat for the stucco has specific standards that require additional review.
- The free-standing signs do not meet the required setback and staff does not support the deviation. The wall signage appears to be compliant with the exception of the smaller wall sign on the west elevation, where no text is added.



Comment Summary

Application #: PL2019-114

Address: 7800 PICTURE DR, BLOOMINGTON, MN 55439

Request: Rezoning from CO-1 (Commercial Office 1.0) to CO-1(PD) (Commercial Office 1.0)(Planned Development); Preliminary and Final Development Plans for a major commercial golf facility; and a Conditional Use Permit for a major commercial golf facility

Meeting: Post Application DRC - July 16, 2019
Planning Commission - August 08, 2019
City Council (Projected) - September 09, 2019

NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) Although the site is not within an Airport Overlay Zoning District, the pole heights exceed the FAA's notice criteria. While an Airport Zoning Permit is not required, it is the responsibility of the applicant to complete an FAA Form 7460 submittal. Visit: <https://www.macenvironment.org/zoning/>
- 2) Guy wire support structures looks like they would encroach where the sidewalk would be located in a few places. Two-feet clear is required for the sidewalk.
- 3) Instead of a 23.8 drive lane width near the Picture Drive entrance, reduce the parking stall length. A portion of the site may be served with compact parking stalls.
- 4) Plans indicate a 6' sidewalk along the north side of the building. The sidewalk depicted doesn't seem to match. A minimum 5-foot sidewalk is required.
- 5) Several parking islands are missing a deciduous tree. Each parking island must have a deciduous tree. Does this have something to do with the transmission lines? If so, please address this in the project description.
- 6) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot).
- 7) In the project description, there is some text regarding Section 19.29 of the City Code. Section 19.29 relates to the HX-R zoning district and does not apply to the subject site. Please remove these reference.
- 8) Relocate freestanding signs to meet 20-foot setback requirement. Staff is not supportive of City Code flexibility for signage.
- 9) Provide detail how noise will be mitigate when there are live music events in the pavilion. Residential development is located across I-494.
- 10) A trash room with interior access is required. A trash room was identified on the pre-application drawing, but is not included on the floor plan. See Minnesota Administrative Rules 1303.1500 for sizing requirements.
- 11) What are the intended future uses for the "shell space?"
- 12) Provide specification information on proposed metal panels. A minimum 30-year finish warranty is required.
- 13) Acrylic finishes are permitted, provided performance standards in Section 19.63.08(h) are followed. Prior to a building permit being issued, specification information must be reviewed by the Planning Division. Installers must be certified by the acrylic finish manufacturer.

- 14) A singular cabinet sign may not be installed without additional channel letter copy. Adjust proposed sign at the secondary entrance.

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

- 1) SAC review by MET council will be required.
- 2) Must meet MN Accessibility Code
- 3) Must meet current MN State Building Code
- 4) Plans must include a current building code analysis.
- 5) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 6) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.
- 7) Separate permit required for Parking Lot/driveway

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

- 1) Provide floor, wall and ceiling finish schedule of kitchen and service area
- 2) Provide an Environmental Health Plan Review Application
- 3) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 4) Garbage Enclosure Minimum Design Standards.

Refuse storage and handling facilities, other than those identified in Section 21.301.17 (d), shall have an exterior design using building materials consistent with the primary structure. The interior shall comply with the following minimum requirements:

- (1) For all uses other than grocery stores, restaurants or other food service facilities:
 - (A) Doors shall be designed to function properly during periods of ice and snow.
 - (B) Bump rails or bollards are required to prevent penetration of the walls by the dumpster.
- (2) For grocery stores and food service facilities:
 - (A) Floors shall be covered with quarry tile or equivalent with integral sanitary cove base tile.
 - (B) Interior walls shall have a smooth non-absorbent material sealed or finished to withstand frequent cleaning.
 - (C) Bump rails or bollards are required to prevent penetration of the walls by the dumpster.
 - (D) Doors shall be designed to function properly during periods of ice and snow.
 - (E) Hose bib with back flow prevention shall be provided for cleaning the facility.
 - (F) Floor drains shall be connected to the sanitary sewer system.
 - (G) Ventilation (UMC) and heat source to maintain a temperature above a minimum of 55 degrees Fahrenheit.

- 5) Any additions or changes to food service must be approved by the Health Department prior to construction if required.

Fire Department Review Contact: Lance Stangohr at lstangohr@BloomingtonMN.gov, (952) 563-8969

- 1) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 2) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 3) Access shall be provided to/from all stairwells on all floors.
- 4) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 5) Appliances/cooking producing grease laden vapors requires a hood suppression system connected to the sprinkler system.
- 6) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 7) Ensure the proposed landscaping doesn't interfere with access to the building.
- 8) Provide adequate turning radius to accommodate BFD Ladder 4

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Include Non-Residential Driveway Detail
- 2) Avoid 90 degree corners at sidewalk connection to alleviate turf plow damage
- 3) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher.
- 4) Show pavement removals for utility service connections
- 5) Include spot elevations and % grade at pedestrian ramp locations to show ADA compliance
- 6) Keep plantings out of right of way
- 7) Lighted bollards to be offset 2' from edge of walk (TYP)
- 8) Site plan does not show removed driveway entrance and restoration for Picture Drive

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

- 1) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Lacey Kaare (952-563-4555, lkaare@BloomingtonMN.gov) for permit information.
- 2) Add to Plan Notes: 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.
- 3) Show location of a bike rack and bike rack detail on the plan.
- 4) Do not paint crosswalk markings across the driveway for the public sidewalk
- 5) Include COB Commercial driveway detail.
- 6) Include bike rack equipment and installation detail.

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

- 1) See Document Markups
- 2) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 5) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 8) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 9) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 10) Provide peak hour and average day water demand and wastewater flow estimates.
- 11) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 12) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 13) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 14) An inspection manhole is required on all commercial sewer services.
- 15) Use standard short cone manholes without steps.
- 16) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 17) Install interior chimney seals on all sanitary sewer manholes.
- 18) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

- 19) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 20) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 21) Use schedule 40, SDR 26, or better for PVC sewer services.
- 22) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 23) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.

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

- 1) Wetland Delineation under review. NMCWD may require buffer, has a MnRAM been completed?
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. As-built of underground stormwater system must be certified by Licensed Professional Engineer.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Underground stormwater system require pretreatment.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) An erosion control bond is required.
- 8) Show erosion control BMP locations on the plan
- 9) List erosion control maintenance notes on the plan.
- 10) 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 11) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 12) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.
- 13) Provide a turf establishment plan
- 14) Table?
- 15) Show and label easement, retaining walls and other encroachments not allowed.
- 16) SWMP Under review

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

- 1) A 10-foot sidewalk/bikeway easement shall be provided along Picture Drive. Developer/owner shall provide legal description and Engineering staff will prepare easement document.