



# Development Review Committee

## Approved Minutes

Pre-Application, PL201900209  
 Meeting Date: November 5, 2019  
 McLeod Conference Room  
 Bloomington Civic Plaza  
 1800 West Old Shakopee Road

### Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Duke Johnson (Bldg & Insp) 952-563-8959	Jason Heitzinger (Assessing) 952-563-4512
Brian Hansen (Eng.) 952-563-4543	Jennifer Blumers (Assessing) 952-563-8706
Rozlyn Tousignant (Eng) 952-563-4628	Michael Centinario (Planning) 952-563-8921
Steve Segar (Utilities) 952-563-4533	Glen Markegard (Planning) 952-563-8923
Maureen O'Brien (Legal) 952-563-8781	Rena Clark (Parks & Rec) 952-563-8890
Erik Solie (Env. Health) 952-563-8978	

### Project Information:

Project	Restaurant at Cambria Suites - 8001 28th Avenue - Final Development Plan
Site Address	8001 28TH AVE S, BLOOMINGTON, MN 55425
Plat Name	28TH AVENUE LRT STATION;
Project Description	Final development plan for a restaurant at the Cambria Suites hotel site located at 8001 28th Avenue S.
Application Type	Final Development Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Bruce Knutson - bruce@knutson-architects.com
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL201900209" into the search box.

### Guests Present:

Name	Email
Bruce Knutson	Bruce@knutson-architects.com

### INTRODUCTION:

The owners of the new Cambria Hotel plan to build a new, free standing 6,000 sq. ft., 240 seat restaurant. The parking analysis has been completed and the parking count approved.

**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.

- Renae Clark (Park and Recreation):
  - No comment
- Jason Hietzinger (Assessing):
  - No comment
- Erik Solie (Environmental Health):
  - No comment
- Duke Johnson (Building and Inspection):
  - Johnson noted the exterior patios, highlighting the occupant loads and exiting requirements.
  - Johnson mentioned that when plans are 80% complete, staff would like a meeting with the applicant to review.
- Laura McCarthy (Fire Prevention):
  - McCarthy highlighted the Comments Summary page.
  - McCarthy noted that Fire will need to see the final layout to provide direction on fire prevention measures.
- Brian Hansen (Engineering):
  - Hansen addressed entrances/exits to the property.
  - Hansen noted that the applicant will need to obtain an easement from Xcel Energy based on the existing plans.
- Steve Segar (Utilities):
  - Hansen noted that existing utilities underneath the property need to be addressed.
- Maureen O'Brien (Legal):
  - No comment
- Mike Centinario (Planning):
  - Centinario explained the zoning definitions for the property noting that it is mixed use, prescriptive performance standards for this area
  - Centinario shared that the minimum FAR requirement will be for the hotel as a whole. A deviation from the FAR standard is probable given the proposed restaurant is smaller than the restaurant depicted in the preliminary development plan.
  - Centinario explained that free standing restaurants per City Code must be at least 10,000 sq. ft., the applicant might consider an adjoining corridor to avoid "free standing" issue.
  - Centinario requested that the applicant update the lighting and landscaping plans, staff will look at the entire development to ensure it meets code.



**PL201900209**

**PL2019-209**

# Comment Summary

**Application #:** PL2019-209

**Address:** 8001 28TH AVE S, BLOOMINGTON, MN 55425

**Request:** Final development plan for a restaurant at the Cambria Suites hotel site located at 8001 28th Avenue S.

**Meeting:** Pre-Application DRC - November 05, 2019

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

**Planning Review - Pre-App Contact:** Mike Centinario at [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) Restaurants are permitted uses in the LX Lindau Mixed Use zoning district. A conditional use permit is not required.
- 2) The Cambria Suites preliminary development plan included fully enclosed corridor between the hotel and restaurant. Consider retaining the shared corridor for the proposed restaurant.
- 3) Provide an overall FAR calculation for the entire development. The minimum FAR in the LX district is 0.7. When the hotel development was approved, the City Council approved a small FAR deviation to go below 0.7. A further reduction approval may be necessary.
- 4) The LX zoning district has a maximum 20-foot front yard building setback. The depicted setback is well beyond the maximum 20-foot setback. This is an issue because the development overall would not meet the minimum 50 percent building enclosure requirement - less than 50 percent of the street frontage (28th Avenue) is "enclosed" with a building meeting the setback requirement.
- 5) Freestanding restaurants must be a minimum 10,000 square feet. The proposed restaurant, about 6,000 square feet, does not meet the minimum requirement. Physically attaching the building to the hotel would alleviate the floor area issue.
- 6) Provide building elevations that identify proposed exterior building materials. EIFS is not a permitted primary material. A minimum 50 percent transparency between 2 and 10 feet is required along 28th Avenue S. and 25 percent along American Blvd. Include transparency percentages on building elevation drawings.
- 7) The patio location on the floor/seating plan is inconsistent with site plans, which depict the larger patio along American Blvd.
- 8) The American Blvd. frontage does not meet the minimum 30 percent building enclosure requirement.
- 9) Correct demolished parking island line work.
- 10) 13 stalls are depicted along American Blvd. The plan label is 14.
- 11) Based on City Code, the parking requirement for the restaurant would be 89 parking stalls. The parking study conducted in preparation for a development application demonstrated a substantial parking reduction would not lead to parking deficiency.
- 12) Show location of a bike rack and bike rack detail on the plan.
- 13) The Cambria suites development established a landscaping plan. Incorporate the proposed restaurant into the existing landscaping plan. Include the landscape plantings from the hotel development so the overall

landscaping quantities meet City Code requirements. One tree is required for each 2,500 square feet of developable area and one shrub per 1,000 square feet. The landscaping plan should also include details about vertical elements along the American Blvd. parking lot, as required by Mixed Use District performance standards.

- 14) A three foot high screen for a parking lot adjacent to all public streets.
- 15) Interior trash and recycling must be provided. Consider connecting the trash room to the hotel building. If the intent is to cater meetings/banquets at the hotel, consider adding a back of house corridor between the two buildings.

**Building Department Review - Pre-App Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto:djohnson@BloomingtonMN.gov), (952) 563-8959

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) SAC review by MET council will be required.
- 4) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.
- 5) Two exits required from this area.
- 6) If addition is attached to hotel - construction type must be the same as hotel.

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

- 1) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 2) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 4) Insure kitchen hood suppression system is an approved UL300 listed system connected to the building's fire sprinkler system.
- 5) Building/property shall be adequately signed for emergency response.
- 6) Ensure the proposed landscaping doesn't interfere with access to the building.
- 7) Fire Department Connection must be front (main entrance) side of building.
- 8) Shall be protected by fire sprinklers.

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

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 2) Verify if Cambria's stormwater management plan included provisions for future restaurant. If not, provide a stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) If the proposed pond is built, a new maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) Show erosion control BMP locations on the plan
- 5) List erosion control maintenance notes on the plan.
- 6) Provide a turf establishment plan
- 7) 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.

- 8) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 9) What is the purpose of this? Stormwater requirements for the restaurant were met by the system installed with hotel.
- 10) This detail does not match grading plan.

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

- 1) Retaining wall not shown on site plan. Is this for the stormwater pond? If so it needs to show proposed slopes and accurate adjacent materials
- 2) Depth is not show for curb detail

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

- 1) Proposed location of right-in right-out driveway aligns ingress and egress traffic nearly head on, depicts radius extending onto adjacent parcel, and also does not position egress traffic well for accessing the eastbound left turn bay to facilitate an EB to WB u-turn movement (pink highlight).
- 2) Center drive aisle
- 3) Center drive aisle
- 4) Move right-in right-out to location shown in blue highlights on this Sheet A1.2 (aligned with center drive aisle). Use Bloomington standard commercial driveway detail, no splitter island.
- 5) Move right-in right-out to location shown in blue highlights which will facilitate access into the start of the EB left turn bay. Use Bloomington standard commercial driveway detail and no splitter island.
- 6) 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 Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
- 7) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 8) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 9) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 10) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 11) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 12) 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.
- 13) Install crosswalk pavement markings in accordance with MMUTCD
- 14) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 15) Show and label all property lines and easements on all plan sheets.
- 16) Show location of a bike rack and bike rack detail on the plan.
- 17) Radius on adjacent parcel.

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

- 1) Caution the existing Water and Sewer Services can't be under the new building. See inset.
- 2) Private common utility easement/agreement must be provided.

- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 8) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 9) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 10) 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.
- 11) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 12) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See attached Information.
- 13) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 14) 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.
- 15) Use schedule 40, SDR 26, or better for PVC sewer services.
- 16) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 17) 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.
- 18) The Existing Hydrant in this area is too close to the driveway and may be easily damaged.

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

- 1) Show easements: sidewalk/bikeway and drainage/utility. No pond or patio in easement area.