



Development Review Committee

Approved Minutes

Development Application, #PL202100182

Mtg Date: 08/31/21

WebEx

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Laura McCarthy (Fire Prev) 952-563-8965
Steve Segar (Utilities) 952-563-4533
Megan Rogers (Legal) 952-563-4889
Rena Clark (Park & Rec) (952) 563-8890
Kate Ebert (Public Health) 952-563-4962
Erika Brown (Police) 952-563-4975

Jen Blumers (Assessing) 952-563-870
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Glen Markegard (Planning) 952-563-89
Michael Centinario (Planning) 952-563-8921
Rozlyn Tousignant (Eng) 952-563-4627

Project Information:

Project	Partial redevelopment of the Southtown Shopping Center - 7803 Penn Avenue S. - PDP/FDP
Site Address	1750 AMERICAN BLVD W, BLOOMINGTON, MN 55431 1800 AMERICAN BLVD W, BLOOMINGTON, MN 55431 7803 PENN AVE S, BLOOMINGTON, MN 55431
Plat Name	HAROLDS ADDITION; SOUTHTOWN SHOPPING CENTER 2ND ADDITION; SOUTHTOWN SHOPPING CENTER 3RD ADDITION;
Project Description	Preliminary and final development plans for a partial redevelopment of the Southtown Shopping Center to accommodate a new grocery store at 7803 Penn Avenue S.
Application Type	Preliminary Development Plan Final Development Plan
Staff Contact	Mike Centinario – mcentinario@bloomingtonmn.gov
Applicant Contact	Tim Marco tim.marco@krausanderson.com
PC (tentative)	CC (tentative)

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202100182" into the search box.

Guests Present:

Name	Email
Matt Alexander	
Will Matzek	
Tim Marco	
Jason	

Introduction (Markegard):

The applicant is proposing a partial redevelopment at the Southtown Shopping Center. The former Toys R Us and Herbergers building would be demolished to accommodate a 132,500 square foot HyVee store. The existing bowling alley would be converted to a liquor store and future retail space. The application includes circulation changes and landscaping and pedestrian improvements. A preliminary development plan depicts future commercial and residential phases.

Discussion/Comments:

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Renae Clark (Park and Recreation):
 - No comment.
- Jen Blumers (Assessing):
 - No comment.
- Erik Solie (Environmental Health):
 - Solie noted that all permits for the Department of Agriculture will go through Environmental Health.
- Laura McCarthy (Fire Prevention):
 - No comment.
- Erika Brown (Police):
 - No comment.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Hansen explained that the site plan must mitigate the existing traffic issues on the site (specifically at 79th/Penn) as well as the increased trips generated from the proposed development. The final traffic study is scheduled to be provided on Sept 10 and the results of it will guide Staff's recommendations.
 - Hansen stated that the BRT roadway at Knox Ave does not align with the proposed driveway on the west side of Knox Ave (in front of the proposed HyVee) ; applicant should seek to clarify that the BRT driveway has the right of way at this location..
 - Hansen noted that the applicant should work with Nine Mile Creek Watershed District on any permitting they may require.
 - Applicant inquired about potential concerns with the BRT. Hansen stated that the City is focused on reducing impact to BRT scheduling.
- Steve Segar (Utilities):
 - Segar highlighted that there are two watermain from Minneapolis that cross on the site; applicant should identify on the plan set to ensure protection.
 - Segar noted that the expansion on I-494 which will impact the watermain on the northside of the property; staff suggested applicant rebuild watermain.
- Kate Ebert (Public Health):
 - No comment.
- Megan Rogers (Legal):
 - No comment.
- Glen Markegard (Planning):
 - Markegard addressed the zoning concerns on the property.
 - Markegard highlighted the City's requirements for exterior materials.
 - Markegard noted that the eastside of the Hy-Vee Wine & Spirits site will require a 7' sidewalk.
 - Applicant asked about the potential for approving flexibility on the site. Markegard responded by stating there is potential should the existing concerns at the Applebees intersection and the southeast corner of the site that is zoned C-5.



Comment Summary

Application #: PL2021-182

Address: 7803 Penn Ave. S., 1750 American Blvd. W., and 1800 American Blvd. W.

Request: Preliminary development plans for a partial redevelopment of the Southtown Shopping Center located at 7803 Penn Avenue South and 1750 and 1800 American Blvd. W. to accommodate a new grocery store with office, residential, and retail development as future phases; final development plans for an approximately 133,000 square foot grocery store with site and access modifications.

Meeting: Post Application DRC - August 31, 2021
Planning Commission - September 23, 2021
City Council - October 04, 2021

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

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

- 1) SAC review by MET council will be required.
- 2) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code.
- 3) Building plans must be signed by a MN licensed architect.
- 4) Provide a detailed code analysis with the plans.

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

- 1) Provide an Environmental Health Plan Review application with permit submittal for each food facility.
- 2) Provide equipment specification sheets on all new and used equipment to be used in food service area.

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

- 1) Ensure adequate turning radius for ladder 3.
- 2) Additional key boxes will be required for this project.

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

- 1) Minimum 7' walk width adjacent to stalls (all locations)
- 2) Ensure that cross slopes along ADA routes are ADA compliant
- 3) Install ADA compliant ped ramps at all crossing locations along ADA route. It's hard to tell if they are shown in all locations

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

- 1) Read all comments on plans.
- 2) Remove storm in the ROW
- 3) Show and protect existing 36 inch and 42 inch PCCP watermain
- 4) Watermain construction and phasing should follow demolition to minimize single feed or dead-end run locations and duration.
- 5) Watermains and sewers within the private property may be private unless City owned within an easement, label private unless verified City owned.
- 6) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 7) Show existing utilities. Large existing watermains are shown in approximate locations. These must be protected during construction.
- 8) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. DIP shall be zinc coated and polywrap shall be V-Bio based.
- 9) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) Show missing watermain(s) where showing other proposed utilities (typical)
- 12) Show missing watermains, and provide table with sewer and water crossing clearances.
- 13) Looks like conflict with hydrant and sidewalk, see plans.
- 14) Show missing watermain(s) where showing other proposed utilities (typical)
- 15) Wet tap by city, using 12" x 8" tapping sleeve and 8" valve, min. 3' from existing Tee.
- 16) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Change 2" service to new building to combination service, and where needed.
- 17) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 18) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Provide table of crossings to confirm separation.

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) Illustrate the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 3) 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.
- 4) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 5) 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.
- 6) Install crosswalk pavement markings in accordance with MMUTCD
- 7) This proposed redevelopment will generate a significant increase in trips over the current uses. Traffic impacts and recommendations for mitigation will be an outcome of the traffic study that is underway for this proposed development. The mitigation identified and recommended from the final traffic study will be required as part of the site redevelopment to minimize traffic impacts. At a minimum, these requirements are anticipated at the three driveways to the site (Knox, Morgan and 79th).
- 8) Add pedestrian connection to the public roadway at the Morgan site entrance (west side of driveway)

- 9) Provide a 10' utility easement along the north side of the parcel to ensure utility connectivity when the 494 project removes the frontage road and widens 494.
- 10) The slight north/south offset for the proposed driveways along Knox Avenue with the existing transitway (on the east side) will create confusion for right-of-way and yielding behavior. Either re-align the east/west driveways, add hardscape to create a tight curve for the transitway, or add other hardscape improvements to improve guidance and make right-of-way clear for users.
- 11) The signal at the Morgan Avenue intersection is capacity limited. If the traffic study shows a significant increase in traffic ingressing at the Morgan Avenue alignment the City will look to the applicant to help pay for signal modifications to add permissive left turns (flashing yellow arrows) to help maintain capacity for the higher volumes.

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

- 1) Update current private common driveway/access easement/agreement as needed and provide a copy.
- 2) Update private common utility easement/agreement as needed and provide a copy.
- 3) Work with Bruce Bunker on secondary addresses for site. Bbunker@bloomingtonmn.gov or 952-563-4546.

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

- 1) Metro Transit underground Stormwater BMP. Protect BMP during construction activity.
- 2) Maintain separation from light foundation and sanitary.
- 4) Pre-treatment of runoff required prior to draining to underground BMP
- 5) An erosion control bond is required.
- 6) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) Show erosion control BMP locations on the plan.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 12) List erosion control maintenance notes on the plan.
- 13) 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.
- 14) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 15) Both the City and 9 Mile Creek Watershed District are interested in exploring the possibility to provide additional stormwater management onsite beyond the project requirements. Contact City water resources staff to continue conversation.
- 16) Proposed underground infiltration areas are within Xcel easement areas. Coordination with Xcel is required. Provide documentation that Xcel approves the proposed work within easement area.

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

- 1) The development proposal entails major revisions to the Southtown Shopping Center preliminary development plan and final development plans to redevelop a significant portion of the site for a new grocery tenant. A development agreement negotiated between the City and property owner established development intensities for different areas. These areas include - the main Southtown Shopping Center (zoned C-3), an area at the northwest corner of Knox Avenue and American Blvd. E. (zoned C-5), and two parcels east of Knox Avenue (zoned C-4). The proposed development does not meet the floor area ratio requirements for the retail shopping area or the Knox/American corner. Planned Development flexibility is required, which can only be granted if there is a corresponding public benefit.
- 2) The Knox-American corner is a key development site for the implementation of the Penn American District Plan. Please identify how future development will meet the FAR requirement at this site. The Preliminary Development Plan should show proposed code complying future development in this area. City staff does not support long-term surface parking for the Knox-American corner.
- 3) Exterior materials must meet Section 19.63.08. The proposed HyVee exterior materials are largely compliant with City Code requirements. Please provide more detailed information on the "architectural concrete panels." Are these panels faced with brick or another permitted primary material? If the panels are textured concrete, the material is not a permitted primary material and development flexibility is required.

The proposed building materials for the liquor store appear to be Code compliant. Please provide staff with revisions to building elevations, as necessary.

- 4) The Planning Commission public hearing was intended to be scheduled on September 23rd. However, at the request of the applicant, the traffic study consultant is completing additional analysis based on information provided by the applicant. To incorporate that information and revise the traffic study, the Planning Commission public hearing will need to be delayed until October 7th.
- 5) A minimum 7-foot sidewalk is required immediately adjacent to parking stalls. Consider narrowing the drive lane to 24 feet to widen the sidewalk at the building entrance to allow a great entrance buffer.
- 6) At first blush, the amount of signage depicted seems to exceed the City Code limitations. Please refer to Chapter 19, Article X to review sign standards.
- 7) Identify the amount EIFS on the liquor store building elevations. Secondary materials are limited to 15% of each building elevation.
- 8) For "Site A," is there additional development that is not on the graphic? It would seem the total floor area for Site A between Phase I and Phase II would be the same.
- 9) Please correct the area discrepancies between the site plan graphic and the chart. The numbers are not consistent between the two.
- 10) A previous page identifies the residential phase with four residential levels. The rendering depicts five.
- 11) A previous page identifies the office phase with 10 levels. The rendering depicts nine.
- 12) Show location of a bike rack and bike rack detail on the plan.
- 13) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 14) Landscaping provided would be a dramatic improvement compared to existing conditions. A landscaping performance bond will be required prior to the issuance of a building permit. The bond may be released following one full growing season and an inspection confirming the landscaping remains.
- 15) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 16) 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. Primary building entrances and pedestrian crossings have elevated lighting requirements.
- 17) The proposed setback along portions of the north property line does not meet the minimum 20-feet. That said, the setback is approximately the same as the parking lot setback immediately to the west. Staff is comfortable with this setback deviation.

- 18) The proposed parking supply represents an approximately 11 percent reduction from the City Code requirement. Given the improved pedestrian connections and landscaping, staff is supportive of this level of parking reduction. Further stall reduction may be required depending on traffic improvements at the 79th and Penn intersection. The proposed parking reduction is slightly smaller than the existing parking reduction (~12%).
- 19) The sidewalk along Penn Avenue near McDonald's does not meet the minimum 8-foot concrete requirement in Section 21.301.04. The partial redevelopment triggers sidewalk compliance throughout the site.
- 20) While there is a retaining wall along American Blvd. with a limited landscape yard, there is very little landscaping along the street. Additional landscape plantings need to be incorporated along American Blvd. E.