



Development Review Committee

Approved Minutes

Pre-Application, PL2017-168
 Meeting Date: September 19, 2017
 McLeod Conference Room
 Bloomington Civic Plaza
 1800 West Old Shakopee Road

Staff Present:

Duke Johnson (Bldg & Insp) 952-563-8959
 Jen Desrude (Eng.) 952-563-4862
 Heidi Miller (Police) 952-563-4975

Todd Angus (Assessing) 952-563-4539
 Nick Johnson (Planning) 952-563-8925
 Mike Hiller (Planning) 952-563-4507

Project Information:

Project	McDonalds Southtown Drive-Through Improvements
Site Address	7803 Penn Avenue South, Bloomington, MN 55431
Plat Name	SOUTHTOWN SHOPPING CENTER 3RD ADDITION;
Project Description	Preliminary Development Plan and Final Development Plan to create a second drive-through lane at an existing drive-through restaurant.
Application Type	Preliminary Development Plan; Final Development Plan; Conditional Use Permit
Staff Contact	Nick Johnson;-nmjohnson@BloomingtonMN.gov; (952) 563-8925
Applicant Contact	Vicky Stadther (952) 486-4162; vicky.stadther@us.mcd.com
Post Application DRC	No

Guests Present:

Name	Email
Mary Choate, McDonald's	Mary.choate@partners.mcd.com
David Choate, McDonald's	David.choate
Ken Vinje, Kraus Anderson	Kvinje@karealty.com

INTRODUCTION

- Nick Johnson (Planning):
 - Introduced the project as a Conditional Use Permit and Final Development Plans to create a second drive-through lane at an existing drive-through restaurant at Southtown Shopping Center. The project would include reconfiguration of the parking lot to accommodate the second drive-through. 12 parking spaces would need to be removed to accommodate the use.
 - Mary and David Choate added there is future interior remodeling being considered which would reduce the interior seating for the restaurant. Seventy percent of the overall restaurant

business is generated through the drive-through. The drive-through remodel will improve traffic flow on the site and reduce the length of the stacking of drive-through cars.

Discussion/Comments

- Todd Angus (Assessing):
 - Clarified no real property was purchased and the site is still leased.
- Duke Johnson (Building and Inspection):
 - No comment.
- Heidi Miller (Police):
 - Exchanged contact information with Mary and David Choate.
- Laura McCarthy (Fire Marshall)
 - Fire Marshall was unable to attend the meeting or review the proposal so comments are forthcoming.
- Jen Desrude (Engineering):
 - Protect the 36-inch water supply line. (See Utility Review Comment Summary number one for details)
 - Sewer and water service need to be identified on plans and protected. (See Utility Review Comment Summary number two for details)
 - Identify why access aisle is one-way, if not needed, remove arrows. (See Traffic Review Comment Summary number four for details)
 - Without physical separation/barrier between the drive-through queue and the parking lot circulation aisle, users will block the parking lot circulation causing safety and circulation problems. (See Traffic review Comment Summary numbers one, two, and three for details) Mary Choate stated designating the parking along the drive-through as employee parking only may help.
 - Sidewalk connection from store to sidewalk on Penn Avenue would be beneficial.
 - Contact Nine Mile Creek Watershed District to verify if permit is required. (See Water Resources Comment Summary numbers one and two for details)
- Nick Johnson (Planning):
 - Number of drive-through lanes in this zoning district is limited to one. (See Planning Review Comment Summary number one for details)
 - Based on data supplied, the shopping center as a whole is currently 6.7% below the required parking and reducing parking by 12 more spaces would increase this to 7.2%. (See Planning Review Comment Summary number two for details)
 - An independent parking study, paid for by the owner/applicant, may be required if further parking deviation is requested.
 - Per Code – drive-throughs must have six stacking spaces. (See Planning Review Comment Summary number three for details)
 - Drive-through lanes be designed to not conflict with access for fire lanes. (See Planning Review Comment Summary number four for details)
 - Parking islands (3) must be raised and concrete and include a tree (See Planning Review Comment Summary numbers five, six and seven for details)

- Menu board signage requirements. (see Planning Review Comment Summary number nine for details)
- Parking lot lighting requirements must meet minimum standards. (See Planning Review Comment Summary number nine for details)



Comment Summary

Application #: PL201700168

Address: 7803 Penn Avenue South, Bloomington, MN 55431

Request: **Final Development Plan to create a second drive-through lane at an existing drive-through restaurant.**

Meeting: Pre-Application DRC - September 19, 2017

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

- 1) How does someone know how thick this end is?

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

- 1) The Existing 36" Water Supply line must be located (depth verified) and protected at all times. Any structures placed in this area must meet spacing requirements specified in the City's ROW ordinance.
- 2) Show existing water and sanitary sewer on plan and review for any modifications required to protect and maintain those facilities.
- 3) 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

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

- 1) Without physical separation between the drive thru queue and the parking lot circulation aisle, I think users will block the parking lot circulation causing safety and circulation problems.
- 2) Show dimensions of the lanes. Provide Auto-turn or other similar graphics to illustrate that all non-restricted vehicles can make it through the drive thru without driving over the curbs or hitting stationary objects.
- 3) Provide physical separation between drive thru and parking lot access aisle
- 4) Identify why this access aisle is one-way only. The site as shown does not provide adequate circulation. Drivers are often observed traveling counter to the markings. If one-way flow is critical to design, additional features should be added to make it self enforcing or clear to drivers.
- 5) Sidewalk connection to Penn Avenue?

- 5) Provide appropriate MMUTCD references for signs proposed for circulating traffic. MMUTCD guidance and requirements apply to private parking lots that are open to the public.
- 6) 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.
- 7) Would be beneficial to pedestrian flow and accessibility to provide a sidewalk connection from the building to public sidewalk on Penn.
- 8) Show location of a bike rack and bike rack detail on the plan. Can show existing (included location and number) to count towards required spaces.
- 9) The drive aisle widths should be added to the plans and must meet the City Code requirements (21.301.06)

Water Resources Review - Pre-App Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Check to verify if permit is required. If so, submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 2) Check w/ NMCWD to verify if permit is required. If not disturbing subgrade soils permit is not required.
- 2) See Document Markups

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

- 1) Show and label all property lines and easements on all plan sheets. Sidealk, utility and traffic control devices easement.

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

- 1) Per Section 21.301.05 of the City Code, the number of drive through lanes is limited to one in the C-3 zoning district. Any driving lane used for drive through purposes is counted as one lane whether the driving lane is at the payment window, pick-up window, teller window, order station, menu board, or stacking area.
- 2) The applicant has submitted data to perform an overall parking analysis. The data must be verified by City staff. According to the data, the overall parking supply is 2,029 spaces, and overall parking requirement according to City Code is 2,174 parking spaces. Based on this data, the shopping center is currently at a 6.7% below the required quantity of parking supply. The proposed project proposes a further reduction of 12 parking spaces, increasing the parking deficit to 7.2%. Flexibility measures to reduce parking supply are found in Sec. 21.301.06(e) of the City Code.

- 3) Each drive-through lane must have six stacking spaces (10' x 20') per Sec. 21.301.05(a) of the City Code.
- 4) Sec. 21.301.05(c) of the City Code requires that drive-through lanes be designed to not conflict with access for fire lanes. The design is subject to the review of the Fire Marshal.
- 5) Parking island must comply with Section 21.301.06(c)(2)(H) of the City Code. The island must an internal width of eight feet, be delineated with raised concrete curb, and have a minimum of one deciduous tree.
- 6) End of tier parking island must have internal width of eight feet and one deciduous tree.
- 7) End of tier parking island must have raised concrete curb, eight feet of internal width, and one deciduous tree.
- 8) Revised parking areas must meet 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).
- 9) Menu board signage must comply with Section 19.125.01 of the City Code.

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

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