



Development Review Committee

Approved Minutes

Pre-Application, PL2017-257
Meeting Date: December 5, 2017
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
Travis Schlangen (Utilities) 952-563-4580	Erik Solie (Env. Health) 952-563-8978
Eric Wharton (Utilities) 952-563-4579	Heidi Miller (Police) 952-563-4975
Randy Quale (Park & Rec) 952-563-8876	Glen Markegard (Planning) 952-563-8923
Jen Desrude (Eng.) 952-563-4862	Amanda Moe (Bldg & Insp) 952-563-8961
	Nick Johnson (Planning) 952-563-8925

Project Information:

Project	Penn and 90 th Redevelopment
Site Address	2325 West 90 th Street and 9000 Penn Avenue
Plat Name	WINCHELLS ADDITION
Project Description	Redevelop the southwest corner of Penn and 90th via a rezoning to a Planned Development with Preliminary and Final Development Plan or Final Site and Building Plan and variances.
Application Type	Rezoning, Preliminary and Final Development Plans OR Final Site and Building Plan and variances
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Richard Andron - (612) 990-9392 e-mail: richard.andron@aceleed.com
Post Application DRC	YES

Guests Present:

Name	Email
Richard Andron	Richard.andron@aceleed.com

INTRODUCTION:

The applicant proposes full redevelopment of the southwest corner of Penn Avenue and West 90th Street. The proposal would relocate the existing 1,352 square foot Gyropolis with a 2,400 square foot, 30-seat restaurant on the corner and construct a 3,300 square foot building for Great Clips and 30-

seat Starbucks to the west. Outdoor patios with 15 seats each are proposed for each building. A single drive through lane serving the coffee shop is proposed in between West 90th Street and the restaurant. A total of 35 parking spaces are proposed. Several existing accesses along West 90th Street and Penn Avenue are removed and area for a future right turn lane is provided. Application will likely include conditional use permits.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - It appears this will have to be re-platted, which will trigger park dedication. Based on preliminary info supplied, the initial estimate would be approximately \$7,700, which includes credit for existing Gyropolis, but not for former convenience store, as it has been vacant for over 10 years. We will need a Park Dedication Intake form to be filled out before final calculation.
- Erik Solie (Environmental Health):
 - Gave applicant application and guidelines. Food service plans and all kitchen equipment must be approved by Environmental Health.
 - The two wells on the property (that may be on the convenience store side) need to be found and sealed.
- Laura McCarthy (Fire Prevention):
 - Both buildings are required to be sprinklered. Gyropolis will require a hood suppression system. The hood suppression system needs to be connected to the sprinkler system.
 - Provide emergency vehicle access throughout the property with an auto turn diagram for BFD ladder 1.
 - Verify all underground tanks have been removed and any contaminated areas have been mitigated, since this property did have tanks on site and no documentation on mitigation has been received.
 - Hydrant required to within 50 feet of FDC. A properly placed hydrant on site may work for both buildings. There is one at 90th and Penn and one on the SW corner of the adjacent property. They will probably need to then add one on site.
- Heidi Miller (Police):
 - L. McCarthy has addressed public safety concern at this time.
- Jen Desrude (Engineering):
 - Need civil plan to make civil comments.
 - The traffic study indicated a need for a right turn lane, but not a dual right turn lane. In addition, the City believes this protected lane will be more difficult for snow removal and didn't see anything in the 2008 SRF report that indicated a need for the additional protection. A conventional right turn lane is likely sufficient. When ready to prepare CAD drawings, let Desrude know and she will provide a layout of the right turn lane.
 - If re-platting see list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.

- Provide environmental documents and soil information for old gas station if proposing stormwater infiltration.
- Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org). This process should start early. Since the storm water management system is underground, there will be infiltration and is why this is needed.
- Eric Wharton (Utilities):
 - Asked applicant if this be platted into one or two separate lots?
 - Applicant responded, one or two, not three.
 - Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. The hydrant in the northeast corner of the site will probably have to be relocated for separation from traffic and to be within 50 feet of the two buildings Fire Department Connections. Sketch of current hydrant coverage is included in Portal.
 - Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. This will apply if a current or future tenant will install a full commercial kitchen.
 - Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
 - Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- Eileen O'Connell (Public Health):
 - No comment.
- Nick Johnson (Planning):
 - The drive through is not allowed between the building and the street. This will require modifications.
 - Minimum Building size in the B-4 Zoning District is 4,000 square feet. There may be some flexibility through the planned development process for this.
 - When multiple structures are constructed on one site, all buildings must be related in architectural style, color scheme and building materials. It looks like it is currently limestone and metal. There are glazing requirements as well for development in the B-4 district. There are specific standards on windows along primary and secondary elevations.
 - Invited applicant to meet after the meeting to discuss design options to make the proposal more code-compliant.
- Glen Markegard (Planning):
 - No additional comments.



Comment Summary

Application #: PL201700257

Address: 2325 West 90th Street, Bloomington, MN 55431
9000 Penn Avenue South, Bloomington, MN 55431

Request: **Redevelop the southwest corner of Penn and 90th via a rezoning to a Planned Development with Preliminary and Final Development Plan or Final Site and Building Plan and variances.**

Meeting: Pre-Application DRC – December 5, 2017

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

- 1) The drive through is not allowed between the building and the street. Section 21.301.02(f)(7)
- 2) When parking is along a sidewalk, the sidewalk must be a minimum of 7 feet wide to allow vehicle overhang while maintaining a 5 foot clear sidewalk.
- 3) An 8 foot entry buffer is required between any entrance and vehicle circulation drive. Section 21.301.03(a)(5)
- 4) Minimum Building size in the B-4 Zoning District is 4,000 square feet. (Section 21.301.01(d))
- 5) Landscaping provided must include a minimum 12 trees and 30 shrubs.
- 6) Exterior materials must meet Section 19.63.08.
- 7) Interior trash and recycling storage with interior access must be provided for each building. (Section 19.51)
- 8) For windows facing public or private streets or pedestrian corridors, no more than 25 percent of the total window area and no more than 25 percent of linear eye-level window width may be obscured by signs, product displays or similar covering. This includes back of house windows. (Section 21.301.03(a)(4))
- 9) When multiple structures are constructed on one site, all buildings must be related in architectural style, color scheme and building materials. (Section 21.301.03(a)(3))
- 10) See Section 21.301.03(b) for specific standards on windows along any elevation. The primary facade must have 50 percent transparent windows and secondary facade must have 25 percent windows. There are limited exceptions listed in the City Code.
- 11) Any drive-through speakers must not produce noise that exceeds 75 dBA measured 5 feet from the speaker and drive-through window must not be operated between the hours of 10 p.m. and 6 a.m. Section 21.301.05(e)

- 12) All elements of the drive through service area must be screened from view of residential properties located within 300 feet. Screening must comply with the perimeter screening standards specified in Section 19.52(d).
- 12) A total of 36 parking spaces are required for the proposed use mix and seating. Expansion of restaurant seats and/or retail area would require additional parking per Section 21.301.06 of the City Code.
- 13) All parking lot islands must be 8 feet wide, three feet shorter than that adjacent parking space and include a tree. Section 21.301.06(c)(2)(H)
- 14) Three foot solid screen is required between the parking or access and the public street.

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

- 1) Both buildings are required to be sprinklered. Gyropolis will require a hood suppression system.
- 2) Hydrant required to within 50 feet of FDC. A properly placed hydrant on site may work for both buildings.
- 3) Provide emergency vehicle access throughout the property
- 4) Verify all UGTs have been removed and any contaminated areas have been mitigated.

Assessing Review - Pre-App Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) It appears this will have to be re-platted, which is trigger for park dedication. Based on preliminary info supplied, the initial estimate would be approximately \$7,700, which includes credit for existing Gyropolis, but not for former convenience store, as it has been vacant for over 10 years. We will need a Park Dedication Intake form to be filled out before final calculation.

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

- 1) Food service plans and all kitchen equipment must be approved by Environmental Health. Contact Erik Solie at 952-563-8978.
- 2) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.

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

- 1) Show North Arrow
- 2) Dimension sidewalks and boulevards.
- 3) Private Road

- 4) Show sidewalk/bikeway in easement. Connect front doors to public walk. (The faint line work disappears in some areas and it is unclear where the walk goes)
- 5) This currently isn't a public road. Is the intention to build Queen Ave and make it public? If so, there are several items that are needed included agreements from adjacent property owners and a turn around if it doesn't go thru to 91st and a cost agreement
- 6) The traffic study indicated a need for a right turn lane, but not a dual right turn lane. In addition, the City believes this protected lane will be more difficult for snow removal and didn't see anything in the 2008 SRF report that indicated a need for the additional protection. A conventional right turn lane is likely sufficient.
- 7) Include a sidewalk connection from entrance doors to public walk

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

- 1) If two lots are to be combined, platting is required.
- 2) Right-of-way dedication is required to accomodate right turn lane.
- 3) Updated private common driveway/access easement/agreement must be provided.
- 4) If re-platting see list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 5) If re-platting a title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 6) If re-platting consent to plat form is needed from any mortgage companies with property interest.
- 7) If re-platting public drainage/utility easements must be provided on the new plat.
- 8) If re-platting existing drainage and utility and sidewalk bikeway easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 9) If re-platting \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 10) If re-platting, a 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

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

- 1) 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.
- 2) Provide appropriate MMUTCD references for all signs and pavement marking proposed on the site. All private signage must be installed outside of the city right-of-way.
- 3) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 4) 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.
- 5) If used, crosswalk pavement markings shall be applied in accordance with MMUTCD
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

Utility Review - Pre-App Contact: Eric Wharton at ewharton@BloomingtonMN.gov, (952) 563-4579

- 1) See Document Markups
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) Private common utility easement/agreement must be provided.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 5) A Minnesota licensed civil engineer must design and sign all civil plans.
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) 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.
- 8) 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
- 9) Show and label all property lines and easements on all plan sheets.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. See Penn and 90th in GIS.pdf for approximate locations of services to be abandoned.
- 12) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 13) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.

- 14) Provide peak hour and average day water demand and wastewater flow estimates.
- 15) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 16) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. The hydrant in the northeast corner of the site will probably have to be relocated for separation from traffic and to be within 50 feet of the two buildings Fire Department Connections.
- 17) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 18) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 19) An inspection manhole is required on all commercial sewer services.
- 20) Use standard short cone manholes without steps.
- 21) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. This will apply if a current or future tenant will install a full commercial kitchen.
- 22) Install interior chimney seals on all sanitary sewer manholes.
- 23) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 24) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 25) 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.
- 26) Use schedule 40, SDR 26, or better for PVC sewer services.
- 27) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 28) 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 - Pre-App Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Provide environmental documents and soil information for old gas station if proposing stormwater infiltration.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) An erosion control bond is required.
- 6) Show erosion control BMP locations on the plan
- 7) List erosion control maintenance notes on the plan.
- 8) Provide a turf establishment plan
- 9) 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.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)