



Development Review Committee

Approved Minutes

Pre-Application, PL2017-244
Meeting Date: November 21, 2017
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Dan Blonigen (Assessing) 952-563-4644
Randy Quale (Park & Rec) 952-563-8876	Erik Solie (Env. Health) 952-563-8978
Duke Johnson (Bldg & Insp) 952-563-8959	Londell Pease (Planning) 952-563-8926
Bruce Bunker (Eng.) 952-563-4546	Nick Johnson (Planning) 952-563-8925
Tim Kampa (Utilities) 952-563-8776	Mike Hiller (Planning) 952-563-4507

Project Information:

Project	Coffee Shop Drive-Through
Site Address	9701 LYNDALE AVE S, BLOOMINGTON, MN 55420
Plat Name	OXBORO RETAIL CENTER;
Project Description	Conditional Use Permit and Final Development Plans for a coffee shop with a drive-through window.
Application Type	Conditional Use Permit; Final Development Plan
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov; (952) 563-8925
Applicant Contact	Mike Swenson - (651) 698-3452; swenson@michaeldevelopment.com John Swenson – swenson1@michaeldevelopment.com
Developer	TBD

Guests Present:

Name	Email
Mike Swenson	swenson@michaeldevelopment.com
John Swenson	Swenson1@michaeldevelopment.com

INTRODUCTION – Nick Johnson (Planning):

Introduced the project as a Conditional Use Permit and Final Development Plans for a coffee shop with a drive-through at the Plaza at Oxborough shopping center. According to the project description, the coffee shop would occupy approximately 2,400 square feet and have 40 to 50 restaurant seats. The coffee shop would occupy the northern end cap of the retail shopping center.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - He asked the applicants if the front end parking for the businesses to the north would go away.
 - Applicant stated that would remain unchanged, although the walkway along the building would be removed.

- Dan Blonigen (Assessing):
 - No comment.

- Erik Solie (Environmental Health):
 - He asked if tenant is known at this time.
 - Applicant stated they are reaching out to Caribou and Starbucks. Drive-thrus are becoming an essential part of their business.
 - He provided a packet with various requirements for Environmental Health plan review.

- Duke Johnson (Building and Inspection):
 - No comment.

- Laura McCarthy (Fire Prevention):
 - Must maintain emergency access around the building. Based on plan provided, there are concerns about emergency access around the drive-thru area.

- Bruce Bunker (Engineering):
 - A 24-foot drive aisle, excluding the drive thru, must be maintained. There must be a separation between drive-thru lanes and two-lane traffic.
 - Provide a stormwater management plan and contact Nine Mile Creek Watershed District to obtain the permit.

- Tim Kampa (Utilities):
 - If the grade is changing for the drive-thru lane, must protect the private watermain in the area.
 - If the tenant space were a restaurant, an exterior gravity grease interceptor must be provided.

- Nick Johnson (Planning):
 - A preliminary parking analysis reveals that the total planned development would require 397 parking stalls, whereas only 393 stalls exist today. The site is legally non-conforming with regards to parking quantity. As a result, the proposed coffee shop could not exceed 30 total interior restaurant seats to remain in compliance with the existing legally non-conforming parking quantity. This calculation is derived from the retail parking requirement (Sec. 21.301.06) and is based on a tenant space size of 2,400 square feet.
 - Per Sec. 21.301.05 of the City Code, drive-through facilities must have 6 stacking spaces behind the first point of contact. Stacking spaced must be 10'x20' in size and not block a drive aisle or be in front of the primary entrance. To accommodate two-way traffic and have a drive-through plus a potential median separation, the drive aisle and drive-through lane must be a total width of more than 34 feet.
 - Pease stated a similar applicant looked at providing a drive-thru at the south end and it was difficult.



Comment Summary

Application #: PL201700244

Address: 9701 Lyndale Avenue South, Bloomington, MN 55420

Request: **Conditional Use Permit and Final Development Plans for a coffee shop with a drive-through window.**

Meeting: Pre-Application DRC - November 21, 2017

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

- 1) A preliminary parking analysis reveals that the total planned development would require 397 parking stalls, whereas only 393 stalls exist today. The site is legally non-conforming with regards to parking quantity. As a result, the proposed coffee shop could not exceed 30 total interior restaurant seats to remain in compliance with the existing legally non-conforming parking quantity. This calculation is derived from the retail parking requirement (Sec. 21.301.06) and is based on a tenant space size of 2,400 square feet.
- 2) Per Sec. 21.301.05 of the City Code, drive-through facilities must have 6 stacking spaces behind the first point of contact. Stacking spaced must be 10'x20' in size and not block a drive aisle or be in front of the primary entrance.
- 3) Drive-through circulation appears to be going in the wrong direction to serve the vehicles' driver's side.
- 4) Interior trash and recycling must be provided according to City Code Section 19.51 and the MN State Building Code. There are specific standards for trash room construction for food related uses.
- 5) Food service plans must be approved by the Environmental Health Division (Sec. 14.360). Some form of odor control may be required depending on kitchen equipment and menu.
- 6) Signs must comply with Chapter 19, Article X of the City Code and the Uniform Sign Design for the Plaza at Oxboro development (USD #30).
- 7) The drive-through restaurant use requires a Conditional Use Permit (CUP). The application fee for a CUP is \$220. Site changes to accommodate the drive-through will require Final Development Plan approval. If the site modifications are Code-compliant, the improvements can be approved administratively (application fee of \$130). If any deviations are requested, only the City Council has the authority to approve the improvements (application fee of \$830).
- 8) Parking lot and exterior security lighting for the subject tenant space and associated parking stalls must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.5 foot-candles for the outer perimeter of the parking lot). The primary tenant entrance must have a minimum of 10.0 foot-candles.

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

- 1) Emergency vehicle access shall be maintained and clear of all obstructions around the strip mall.

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

- 1) All kitchen and food preparation equipment must be reviewed by Environmental Health. Contact Erik Solie at 952-563-8978 or esolie@bloomingtonmn.gov.

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

- 1) Provide current parking count for entire development.

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

- 1) Must have separation between drive thru and general traffic. The general traffic lane must accommodate two way traffic. This is not just a bypass lane but rather serves as a secondary entrance and egress for the entire site.
- 2) 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) List the number of parking spaces required by city code and the number of spaces provided on the site plan. This should include all existing uses in the shared parking lot and the proposed new site use.

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

- 1) Protect Existing private watermain on the north side of the building when building the drivethru. Maintain 8' of cover to prevent freezing.
- 2) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.

- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Confirm no increase in rate, volume and no decrease in stormwater quality.
- 4) An erosion control bond is required.
- 5) Show erosion control BMP locations on the plan
- 6) List erosion control maintenance notes on the plan.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org) if disturbed area is less than 5000SF or 50CY it will not need NMCWD permit.

Parks and Recreation Review - Pre-App Contact: Randy Quale at rquale@BloomingtonMN.gov, (952) 563-8876

- 1) Does this eliminate the nose-in parking for the adjacent businesses to the north?