



Development Review Committee

Approved Minutes

Development Application, #PL2018-67

Mtg Date: March 13, 2018

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Randy Quale (Park & Rec) 952-563-8876
Duke Johnson (Bldg. & Insp) 952-563-8959
Travis Schlagen (Utilities) 952-563-8775
Jen Desrude (Eng.) 952-563-4862

Kent Smith (Assessing) 952-563-8707
Erik Solie (Env. Health) 952-563-8978
Nick Johnson (Planning) 952-563-8925
Glen Markegard (Planning) 952-563-8923
Sue Hults Sellnow (Eng.) 952-563-4628

Project Information:

Project	Acorn Self-Storage – 9100 W Bloomington Fwy
Site Address	9100 W Bloomington Fwy, Bloomington, MN 55431
Plat Name	Hovland 1st Addition;
Project Description	Conditional Use Permit and Final Site and Building Plans for a 550 unit self-storage facility.
Application Type	Conditional Use Permit Final Site and Building Plan
Staff Contact	Nick Johnson, (952) 563-8925 nmjohnson@BloomingtonMN.gov
Applicant Contact	Debra Altschuler, debra.altschuler@ceanncompany.com Click here to enter text.
PC (tentative)	April 5, 2018
CC (tentative)	TBD

Guests Present:

Name	Email
Kathy Anderson, Architectural Consortium, LLC	kanderson@archconsort.com
Debra Altschuler, Ceann Company	debra.altschuler@ceanncompany.com
David Hunt, Ceann Company	David.Hunt@ceanncompany.com
Steve Johnston, Elan Design Lab	sjohnston@elanlab.com

Introduction:

This plan submission is a refinement of the previous version. Project is a 550-unit self-storage facility. Applicant will be converting existing building to climate controlled self-storage, and adding additional climate controlled self-storage in the courtyard area, and two additions of cold storage on the east and south sides of

the building. The application is intended to be Code-compliant, seeking Final Site and Building Plan approval from the Planning Commission.

Discussion/Comments:

- Randy Quale (Park and Recreation): No comment
- Kent Smith (Assessing):
 - When is the scheduled closing if all approvals go through?
 - Debra Altschuler responded that the closing is planned for April 14.
- Erik Solie (Environmental Health): No comment
- Duke Johnson (Building and Inspection):
 - Reminder to meet accessibility requirements for units, both number of units & location
- Laura McCarthy (Fire Prevention):
 - Hydrant coverage is needed on east side (Bloomington Fwy side), but not seeing this reflected on the plans. Will need to coordinate efforts on this, i.e. located within 50' of the fire department connection and easily accessible near the FD truck staging area.
 - David Hunt and Steve Johnston pointed to where this can be found on the Plans.
 - McCarthy will reconfirm the hydrants based on this plan.
 - Steve Johnson asked about a couple of existing gaps for hydrant coverage within 150 feet of any exterior wall of the structure(s), including the NE corner of the property and if changes need to be made to meet requirements in that area.
 - McCarthy and Utilities will review this again with the applicants and determine if what is in place already is acceptable.
 - Radio coverage will need to be tested.
 - David Hunt asked if radio coverage can be tested now, prior to construction.
 - McCarthy responded that they can start to identify possible radio coverage issues in the existing building, which is where issues are more likely.
 - Mr. Hunt followed up with questions about how to resolve issues encountered.
 - McCarthy responded that there are several different options for boosting radio communications, including repeaters and antennas. Testing and review of the space will help determine the best options.
 - Looking for details on the gate system that will be utilized on the property.
 - David Hunt responded that they will submit the specifications and work with Fire on it to ensure they can meet requirements.
 - Plans do not appear to include Auto Turn exhibits showing the turning radius, which will be required.
 - Desrude can provide the necessary specifications for BFD Ladder 1 for this requirement.
 - It appears to be especially problematic on the Bloomington Fwy side, where it looks to be tight for negotiating *Ladder 1* truck at the NE entrance.
 - Steve Johnston asked if they need to use a ladder truck for a single story building.
 - McCarthy confirmed that they would, especially because there is limited access to the existing building.
- Jen Desrude (Engineering):
 - In the first round of review, Traffic Engineering didn't get a chance to comment, so there are four comments in the summary document to review; one of which is the need for a bike rack on site with a minimum of 2 spaces.

- Water Resources needs some additional details, such as the calculations to support the Stormwater Management Plan memo and drainage maps. Review Comments Summary for other information needed.
 - Debra Altschuler asked if all this was needed prior to the permit being granted.
 - Desrude responded that all the items will be noted as missing in the Staff Report, and would therefore impose conditions on any approval received.
 - Johnson added that while the items will be needed, what we have currently will be adequate for Planning Commission review to move forward.
- 9 Mile Creek WD permit is required, which won't be issued until after Planning Commission acts on the application. Desrude wanted applicants to be aware of the timing, and to ensure they are starting to work with 9 Mile Creek WD on the application for permit. The watershed district only meets once a month, so applicants will need to keep this in mind when applying for the permit.
- Travis Schlangen (Utilities) – representing Eric Wharton, Utility Engineer:
 - The hydrant located in the SE corner is a city hydrant. You can take off from that 8" stub and locate the property hydrant where it needs to be in that corner. However, the city hydrant can't be moved.
 - The city hydrant is not within 50 feet of the building; just outside of 50 feet (≈ 55').
 - McCarthy responded that the location of this hydrant can be discussed; they may be able to deal with the hydrant being a bit outside of the 50-foot requirement. McCarthy will work with applicants to determine if it will be sufficient to use the city hydrant.
 - However, we should complete a flow test to ensure this hydrant is adequate to support the sprinkler demand and other needs.
 - The hydrant located at the NW corner will need to be properly abandon before it is moved (plans show that it is going to be moved).
 - Applicants discussed the need to move the hydrant; will have to review this further to determine if it is necessary.
 - Schlangen reiterated that if it is determined that it is moved, it will need to be properly abandoned first.
 - Schlangen also noted that relocating hydrants will require hydrostatic and bacteria testing. Typically old hydrants do not do well on these tests; better to just install a new one, if moving the location of the hydrant.
 - McCarthy responded that they would not be able to reuse the existing hydrant as the code requires that they must use the new style – if they decided to move the hydrant.
 - NW corner of the building there is an existing 6" domestic feed, and plans show changing to the 8" fire feed in the SE corner. Normally we run a combined service, so both are on the same line. Schlangen will need to verify with Eric Wharton if what is indicated on the plan is acceptable, or if it should be changed to combined service.
 - Applicants had some discussion about if the 6" utility feed was actually needed for the facility. David Hunt asked where they abandon it, if they decide not to use it.
 - Schlangen responded to turn the corp off at the main, and then run the combination service with the fire feed.
 - McCarthy responded that we require the combined feed anyway.
 - Looping in the SE corner is suggested by Eric Wharton in the Comments Summary.
 - Applicants would like to have the city consider if looping is necessary.
 - Schlangen responded that it is the standard to loop everything. But can be discussed further in an off-line conversation, which will need to include Utilities and Fire.

- Nick Johnson (Planning):
 - Parking calculation—code requires that at a half fraction of a parking stall, to the parking requirement is rounded up. For example, 19.5 rounds up to 20.
 - Debra Altschuler asked if they can use a Proof of Parking.
 - N. Johnson responded that would be acceptable, but that the applicant would still need to show the proof spaces on the plans.
 - David Hunt explained how they came up with their number of parking spots (19), based on their *estimate* of number of storage units.
 - 19 spots should be sufficient, based on number of storage units. 20 parking spots could be achieved, if determined it is necessary.
 - Once the final number of storage units is determined, they will work with the city to ensure the correct number of parking stalls are also planned.
 - In reference to comment # 2 on Comment Summary – there is a minimum 20-foot drive lane required. On the NE side of the property, there is a drive lane that was measured at less than 20 feet (17.8') which will need to be increased to 20 feet. This change *may* impact the storage area because it may need to be reduced to accommodate increased drive lane.
 - There may be enough room to just move the curb back to achieve the full 20 feet.
 - Not concerned that the minimum storage requirements can't be met for the property, but need to make sure adjustments are made to the plans so that both 20-foot drive lanes are maintained, and the minimum storage requirements are met.
 - The drive lane between the storage areas on the north side is currently 25 feet, which is larger than the required (20 foot). Could achieve larger storage areas if the drive lane was reduced. However, if reduced, Auto Turn exhibits must be produced to ensure proper turning radius and maneuvering can be achieved.
 - Applicants agreed that the 20-foot drive lane on the NE side is achievable with a few modifications to the plans.
 - McCarthy asked that if the curb is moved to accommodate the drive lane requirements that the curb be softened a little to ensure Ladder 1 has adequate access to the property.
 - A discussion occurred between David Hunt and N. Johnson regarding the calculation of storage area for the property. Both agreed that they can come up with the required storage area; just need to work through the calculations together.
 - Applicant asked about comment #5 on the Comments Summary regarding moving the gate.
 - After discussion, N. Johnson agreed that the comment can be disregarded since the gate is for a one-way exit.
 - Landscaping comments
 - Supplemental landscaping policy was given to applicants.
 - Within the supplemental policy it does require foundation planting along the building that faces the street. 50% of the frontage of the building facing the street should be landscaped.
 - Applicant asked if any of the area out by the fence is counted in the 50%.
 - N. Johnson responded that it does not count.
 - Kathy Anderson asked about utilizing a living wall to meet the requirement.
 - N. Johnson responded that this can be explored, however usually the code requires landscape beds. This is not a "show-stopper", just a detail that needs to be worked out with the applicant.

- On the south side of the landscape plans landscaping is shown within the easements. This needs approval from Utilities and Engineering.
 - Desrude responded that no *new* trees are allowed in the easements, however shrubs are fine and existing trees are fine.
 - Applicants asked about the specifics of the 10 feet and what was allowed or not allowed.
 - Desrude clarified that if there is a Drainage & utilities easement then you can't put new trees in the easements. She will need to check on what easements currently exist before making a decision regarding the applicants' questions.
 - Discussion and final decision to be taken off-line.
- Applicants asked about the 10 foot parking and 15 foot drive lane – 25 foot total requirements. This was information provided earlier by Londell Pease.
 - David Hunt was inquiring if the 10 foot parking areas were required in all the places currently on the plans.
 - N. Johnson responded that he will need to check with Londell Pease about their questions since there had been earlier, detailed conversations.
 - McCarthy asked that this discussion be taken off-line since it couldn't be resolved within the meeting.
- Markegard asked if this would be a phased of construction.
 - N. Johnson confirmed that Final Site and Building Plans are valid for 2 years, and can request a 1-year extension.
 - David Hunt responded that it would be completed in 2 phases. A partial change to the interior of existing building & south cold storage is included in Phase 1. Concentration in Phase 1 will be on the south side of the property, leaving most of the north side (cold storage area) untouched until Phase 2.



Comment Summary

Application #: PL201800067

Address: 9100 Bloomington Fwy, Bloomington, MN 55431

Request: **Conditional Use Permit and Final Site and Building Plans for a 550-unit self-storage facility.**

Meeting: Pre-Application DRC – February 27, 2018
Post-Application DRC - March 13, 2018
Planning Commission - April 05, 2018

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

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

- 1) City Code requires 20 parking spaces be provided for the self-storage facility. 19 parking stalls are provided. One additional parking stall must be added to the site, or parking demand reduced as an alternative.
- 2) Storage area will likely need to be modified to provide a minimum 20-foot drive lane. Where will the exterior storage area be made up? Code requires 10% of total usable land area.
- 3) All drive aisles must be a minimum of 20 feet.
- 4) Parking island must have eight feet of internal width and should be three feet shorter than adjacent parking stall.
- 5) Gate should be moved to the north to allow for more queuing space to prevent vehicle overhang into the right-of-way or public street prior to entry.
- 6) According to the City's supplemental landscaping policy, 50% of the frontage of a building facing a public street should be landscaped with foundation plantings. The southern elevation and a portion of the eastern elevation would be subject to these requirements.
- 7) Only seven existing trees are within the property boundary, whereas the plan notes nine trees retained. Trees that are off-site do not count towards required landscaping quantities. A minimum of 69 trees must be located within the property.
- 8) Trees are not allowed within the first 10 feet along a public street (reserved for sidewalk/bikeway easement).
- 9) Interior trash and recycling compliant with Section 19.51 and the MN State Building Code must be provided.

- 10) Should the project be approved, a more comprehensive review of signage will be completed. Signs must comply with Section 19.113 of the City Code. Sign permits must be obtained prior to installation.
- 11) Please verify that the primary building material of exterior corridors serving cold storage units is decorative CMU.

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

- 1) Insure access and turning radius dimensions for BFD Ladder 1 are met for all required emergency vehicle access lanes.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure. Additional hydrant needed on the east side of the property.
- 4) Provide spec sheet(s) for access gates in the emergency vehicle access lane including type of opening mechanism.

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

- 1) Dimension space around fire hydrant to fence. It appears to be less than the necessary 3'
- 2) Please provide a different scale symbology. It is unclear if you measure to the near side, far side or middle of the line given that the line is 2' thick at 30 scale (using the 150' hydrant dimension) Also since there are two lines but no vertical lines you can't measure from 0'-90' without a projection from the 90' for an electronic review. (It probably works ok on paper)

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

- 1) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 2) All parking stall striping must be painted white. Add note to plan sheets.
- 3) 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.
- 4) Show location of a bike rack and bike rack detail on the plan. Minimum 2 spaces.

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

- 1) See Document Markups

- 2) If building water service is relocated as shown, this building will have an unlooped supply and will be out of water service if the water main it is connected to is out of service for repair. To avoid this condition, a loop could be extended to 92nd St or to the NW corner of the property.
- 3) Private common utility easement/agreement must be provided.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) 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.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 8) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 10) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 11) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 12) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 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) 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 Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Provide calcs to support the memo. Provide drainage maps.
- 2) See other note about infiltration basin inlet. Provide erosion prevention at curb inlet.
- 2) See Document Markups
- 3) 14. Add note detailing that erosion control is required per the SWPPP prior to demolition.
- 3) Snow storage areas may need to be larger and other areas provided

- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided. SWPPP is accepted.
- 6) An erosion control bond is required.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 8) Ribbon curb provides some delineation of road surface, consider some visual or physical road edge delineation.
- 9) Provide detail for Infiltration Basin inlet, show B612 modifications, inlet erosion prevention (i.e. rip rap, or splash blocks, etc.)
- 10) Site drains to Nine Mile Creek, 1.25 miles to the south, near James Ave. S. near W. 102nd St.
- 11) Specify CB/MH adjust casting and/or new casting if using solid covers in the green space.