



Development Review Committee

Approved Minutes

Pre-Application, PL201800179

Meeting Date: May 22, 2018

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Jay Forster (Fire Prev) 952-563-4812

Kris Kaiser (Fire Prev) 952-563-8968

Glen Markegard (Planning) 952-563-8923

Randy Quale (Park & Rec) 952-563-8876

Tim Skusa (Bldg & Insp) 952-563-8953

Jen Desrude (Eng.) 952-563-4862

Dan Blonigen (Assessing) 952-563-8707

Don Palmer (Assessing) 952-563-4644

Erik Solie (Env. Health) 952-563-8978

Sara Flagstad (Eng.) 952-563-4627

Heidi Miller (Police) 952-563-4975

Nick Johnson (Planning) 952-563-8925

Project Information:

Project HOM Furniture Expansion

Site Address 7850 Dupont Avenue South, Bloomington, MN 55420

7800 Dupont Avenue South, Bloomington, MN 55420

1217 Clover Drive, Bloomington, MN 55420

Plat Name HOLLINBECK ENTERPRISES ADDITION; HOLLINBECK ENTERPRISES
ADDITION; SOUTH BEND TERRACE ADDITION;

Project Description Rezoning and Final Development Plans for the expansion of a
furniture store.

Application Type Rezoning; Final Development Plan

Staff Contact Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925

Applicant Contact John Pierce - jpierce@homfurniture.com

Post Application DRC YES

NOTE: To view all documents and minutes related to this review, please go to
www.blm.mn/plcase and enter "PL201800179" into the search box.

Guests Present:

Name

Email

John Pierce

jpierce@homfurniture.com

Roger Tomten

roger@archnetusa.com

Todd Lutgen

toddl@benson-orth.com

Beth Diem

beth@archnetusa.com

Kirk Moleski

kirkm@benson-orth.com

INTRODUCTION:

- Nick Johnson (Planning):
 - HOM Furniture received approval for a renovation and expansion in 2015; however, it has not yet been executed. They have decided to take the project in a new direction. For review are revised Final Development Plans for the renovation and expansion of the furniture store. The Budget rental truck site would be vacated and demolished to allow for the store expansion. The final square footage of the furniture store would be 208,737 square feet. To facilitate the application, rezoning and platting applications would need to be included. The furniture store is zoned C-3(PD).
- Beth Diem added that it will be built in two phases, but there will be two new buildings. The option is for a partial basement. The reason for the delay since 2015 was a building code issue. There is a requirement to have open yards on all four sides to use unlimited square footage provision. Because the property line with Budget, they were unable to use this provision in 2015. This is why Budget was acquired by HOM. They plan to replat the two property lines, one along gridline 12 and the one that existed between Budget and HOM.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - No comment.
- Don Palmer (Assessing):
 - Park dedication is triggered; \$59,000.
 - Applicant asked what that entails; does it include credit?
 - Palmer responded that it takes 10% of the current land values less demo costs.
 - Please contact Kent Smith in Assessing for additional detail about the calculation.
- Erik Solie (Environmental Health):
 - No comment.
- Tim Skusa (Building and Inspection):
 - No comments on comment summary, but will be looking for a code analysis because of the extensive changes.
 - MN Accessibility Code should be met.
 - Please provide more complete plans as they're developed. Setbacks may become an issue.
 - Applicant would like to schedule a preliminary review with Building and Inspection staff in the near future.
 - Diem will forward the preliminary code sheet to Skusa (tskusa@bloomingtonmn.gov).
- Kris Kaiser (Fire Prevention):
 - Field inspector for the project, filling in for Laura McCarthy, Fire Marshal, who is not present today.
 - McCarthy's comments are on the plan and comment summary. Forward questions to Kaiser or McCarthy.
- Heidi Miller (Police):
 - Will the store's main entrance stay in its current location? This will need to be taken into consideration when determining the addressing.
 - Applicant stated that there will be three different stores in this location. What is currently 7800 will be the Gabberts location. The middle to the west will be HOM, and the basement will be Dock 86.
 - Desrude asked if it will be platted as one property; applicant stated yes. In that case, it will be one address with tenant numbers. Applicant prefers 7800 DuPont.

- Jen Desrude (Engineering):
 - MNDOT is planning a 494-35W expansion project. It just got funding, but this site will be impacted, especially at Clover Drive. It is highly likely Clover Drive will be eliminated.
 - Applicant is going for unlimited area so needs the 60 ft. all the way around. When measuring on the north side, depending on where they need to go to (centerline, etc.), it could impact this requirement.
 - Johnson added that the applicant's preliminary plans were sent to MnDOT and they will provide comments by May 31. It's not through their formal approval process, but they will provide feedback because of the impacts to Clover Drive.
 - Markegard added that instead of Clover Drive, it is highly likely there will be on-ramps in this location. He is unsure if on-ramps qualify for the public road provision.
 - Skusa added that it appears the northwest corner will be the tight location. Will it be even forty feet?
 - Skusa added that the purpose of the sixty feet is access to the building from all sides and would need to review the code more clearly before allowing an exception.
 - This discussion will need to be continued once additional info is received from MnDOT.
 - Nine Mile Creek Watershed District will require a permit. Storm water Management Plan is required as well.
 - Applicant stated they have been working with Bob Obermeyer on this already.
 - Traffic and Utilities comments were not provided. Comments will be provided later this week or early next.
- Nick Johnson (Planning):
 - 1217 Clover Drive is zoned I-3 General Industrial. This site must be rezoned in order to expand the retail use. The existing zoning of the furniture store site is C-3(PD).
 - Funding for Phase I of the 494-35W Interchange Project has been approved. The project may significantly impact Clover Drive. Should Clover Dr. be closed, the two commercial driveways must be restored to landscape yards. PD flexibility could be possible. The City has shared plans with MnDOT for review and comment. They have stated they will provide comments on May 31. The City will share the review comments from MnDOT with the applicant.
 - Required setback along public streets in the C-3 zoning district is 35 feet. The proposed building expansion would provide a 20-foot setback. The applicant should discuss any and all requests for PD flexibility with staff in detail. Staff would prefer applicant follow the existing setbacks as much as possible; try to avoid encroaching closer. Thirty feet is desirable on each side. Any expansion should meet the existing setback. PD flexibility can be requested if it cannot be met. The PD ordinance in Chapter 19 establishes flexibility can be requested if it is in the public benefit and is consistent with the intent of the ordinance. If applicant plans to apply to request PD flexibility, connect with planning staff first for feedback.
 - See comment summary for additional comments.

Comments:

- Applicant asked: what if Clover Drive goes away, how is fire lane impacted?
 - Kaiser responded that fire access is required around the entire building. Ladder 1 turn radius should be used. This will be a requirement. Desrude can provide specs. Todd Erickson will be the civil engineer for the applicant.
- Return with formal application.



Comment Summary

Application #: PL201800179

Address: 1217 Clover Drive, Bloomington, MN 55420
7800 and 7850 Dupont Avenue South, Bloomington, MN 55420

Request: **Rezoning and Final Development Plans for the expansion of a furniture store.**

Meeting: Pre-Application DRC - May 22, 2018

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

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

- 1) 1217 Clover Drive is zoned I-3 General Industrial. This site must be rezoned in order to expand the retail use.
- 2) Phase I of the 494-35W Interchange Project may significantly impact Clover Drive. Should Clover Dr be closed, the two commercial driveways must be restored to landscape yards.
- 3) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 4) Required setback along public streets in the C-3 zoning district is 35 feet.
- 5) Based on 208,737 square feet of total floor area, City Code requires a total of 299 parking stalls.
- 6) In the C-3 zoning district, primary building materials are limited to glass, stucco (portland cement), natural stone, brick, architectural concrete, and metal in accordance with adopted policies. Architectural concrete masonry units and fiber cement board are not permitted as primary building materials. Section 19.63.08 of the City Code establishes the performance standards related to exterior materials.
- 7) Identify all building materials proposed for all additions or exterior changes. (Section 19.63.08)
- 8) Based on a total site area of 238,519 square feet, the City Code (Sec. 19.52) requires a total of 95 trees and 239 shrubs.
- 9) Five-foot interior landscape yard is required along western boundary (Sec. 19.52(c)(4)).
- 10) 20-foot landscape yards are required along street facing frontages (Sec. 19.52(c)(4)).

- 11) End of tier parking island is required. Island must have one deciduous tree and be three feet shorter than adjacent parking stall.
- 12) The City's supplemental landscaping policy requires that 50% of a building facing a public street be landscaped with foundation plantings.
- 13) 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 25 feet of the parking lot).
- 14) All signage must comply with Chapter 19, Article X - Sign Regulations of the City Code.
- 15) Two freestanding signs may not remain. One along the north must be removed. Prefer the east sign is removed from the right-of-way.
- 16) Interior trash and recycling must be provided according to Section 19.51 of the City Code and the MN State Building Code.

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

- 1) Provide adequate turning radius to accommodate BFD Ladder 1
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

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

- 1) These parking islands appear larger than others and would be difficult to pull out of. Other areas in the parking lot pose similar challenges.
- 2) Sidewalk connections for east, west and north parking lots recommended if south entrance will be the only entrance

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

- 1) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 3) 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.
- 4) Consent to plat form is needed from any mortgage companies with property interest.

- 5) Public drainage/utility and easements must be provided on the plat as approved by City Engineer.
- 6) Existing sidewalk, utility, and platted d/u 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.
- 7) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 8) 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: Amy Marohn at amarohn@BloomingtonMN.gov, (952) 563-4532

- 1) Traffic review forthcoming.

Utility Review - Pre-App Contact: Tim Kampa at tkampa@BloomingtonMN.gov, (952) 563-8776

- 1) Utility review forthcoming.

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

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 2) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) 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
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

- 9) An erosion control bond is required.
- 10) Show erosion control BMP locations on the plan
- 11) List erosion control maintenance notes on the plan.
- 12) Provide a turf establishment 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) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

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

- 1) Platting is the trigger for park dedication. Based on information supplied an estimate of park dedication will be approximately \$59,000.