



# Development Review Committee

## Approved Minutes

Pre-Application, PL201800029  
Meeting Date: February 6, 2018  
McLeod Conference Room  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

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### Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Jim Urie (Park & Rec) 952-563-8881	Erik Solie (Env. Health) 952-563-8978
Jen Desrude (Eng.) 952-563-4862	Heidi Miller (Police) 952-563-4975
Travis Schlangen (Utilities) 952-563-4580	Doug Junker (Licensing) 952-563-4923
Eileen O'Connell (Public Health) 952-563-4964	Michael Centinario (Planning) 952-563-8921
Amanda Moe (Bldg & Insp) 952-563-8961	Glen Markegard (Planning) 952-563-8923

### Project Information:

Project	Hyatt House Hotel - E. Old Shakopee Road
Site Address	2373 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425 2357 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425 2349 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425 2325 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425 2300 E 86TH ST, BLOOMINGTON, MN 55425
Plat Name	01 027 24; 01 027 24; 01 027 24; GERALDS 1ST ADDITION; CYPRESS ADMINISTRATIVE ADDITION;
Project Description	Four-story, 152 room hotel located at 2373, 2357, 2349, 2325 E. Old Shakopee Road and 2300 E. 86th Street.
Application Type	Comprehensive Plan Amendment Rezoning Final Site and Building Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Jay Bhakta - (612) 310-9799 jbhakta@jrhospitality.com
Post Application DRC	YES

### Guests Present:

Name	Email
Jay Bhakta, JR Hospitality	jbhatkta@jrhospitality.com
Michele Caron, Sambatek	mcaron@sambatek.com

## INTRODUCTION:

The parcels for this property will be combined and platted to accommodate a hotel. Part of the combined parcel is currently owned by Metropolitan Airport Commission(MAC), part by Skywater Technologies.

## Discussion/Comments:

- Jim (Park and Recreation):
  - There is to be adequate erosion control on the east side during construction and no direct path to the park from hotel property - no trailhead should be connected.
- Kent Smith (Assessing):
  - There will be a plat at one point so that will trigger park dedication at that time. There may or may not be credit for the existing home, and he can look into that and give a preliminary number.
  - Four lots are owned by MAC and exempt from property taxation. Upon purchase, they will be taxable in 2019 (if prior to June 30<sup>th</sup>) or 2020 (if after June 30<sup>th</sup>).
- Erik Solie (Environmental Health):
  - Provided applicant packet information and contact info.
- Laura McCarthy (Fire Prevention):
  - Fire department access as shown is not desirable.
  - Applicants to be aware that new fire station will be located across the street – 24/7 operation and will generate noise. They will try to be respectful, but are under state statute requirements for lights and sirens and it is also a very busy intersection. Will work with Engineering on making sure emergency responder traffic needs are met.
  - This is to be a sprinklered building.
- Heidi Miller (Police):
  - The Crime Free Hotel/Motel program would be a benefit to this type of project. Contact and work with Officer Miller prior to the hotel opening.
- Jen Desrude (Engineering):
  - A Hennepin County right-of-way permit is required as Old Shakopee is a Hennepin County owned road.
  - The 60' planned widened right of way line on the exhibit appears to be at 50' from the centerline of the existing right of way. Currently, they are working with the County to see if they can get by with less than 60' and a bigger easement. J. Desrude will be in contact for this.
  - After staff approval of storm water management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.  
Note Draft Bluff and Steep Slope standards, as mentioned in Project memo.  
<http://www.watershreddistrict.org/index.html>  
Contact District to see latest Bluff and Steep Slope Draft.
  - Storm water pond is shown in an area with a 10-15% slope. Proximity to bluff requires special analysis, also noted in project memo. May create downslope instability due to saturated soils.
  - USFW requests all outdoor trash receptacles be kept away from bluff to minimize trash blowing towards creek. Also consider pet exercise areas and encourage proper handling of pet waste (since hotel will be allowing pets). No outdoor trash is allowed so be careful of waste can placement.

- Travis Schlangen (Utilities):
  - The site is compact and so water main looping, which is required, may be challenging.
    - Applicant asked if they can loop can be through from parking lots. T.Schlangen mentioned will need to see more detailed plan to give a yes or no.
  - Grease interceptors will be required since serving food.
  - A couple of old service abandonments will need to be taken care of – look into both city and county permits.
- Eileen O'Connell (Public Health):
  - There is a change in law for mother's room for employees. Packet of information was given to applicant.
- Doug Junker (Licensing):
  - A liquor license will be required which takes about 8-10 weeks to process. Please apply 12 weeks in advance.
- Mike Centinario (Planning):
  - M.Centinario clarified restaurant will be for hotel guests, not for public.
    - D.Junker mentioned they need 30 seats for liquor when applicant mentioned only 10-15 seats were planned.
  - The Comprehensive Land Use Guide Plan must be amendment to allow for hotel development. Following the City's review, an application must be submitted to the Metropolitan Council.
  - Properties must be rezoned to a zoning district where hotels are permitted uses since it is currently zoned for residential office use.
  - Right-of-way dedication is required on the final plat.
  - Provide a sidewalk connection from the building to public sidewalk or street. No direct sidewalk connection is shown on the site plan.

A six foot concrete sidewalk is required along E. 86th Street. A 10 foot asphalt trail is required along E. Old Shakopee Road.

- Landscaping requirements are based on the parcel size. For this project, the parcel size will be the lot created by the final plat. One tree is required per 2,500 square feet and one shrub per 1,000 square feet. Recommended keeping mature trees along Old Shakopee Rd.
- A minimum 20 foot landscape yard is required along all street frontages.
- Staff highly encourages the design team engages US Fish and Wildlife as the landscaping plan is prepared. USFWS may have constructive feedback on how to incorporate low impact design elements in the plan. While not designated a Trout stream, Ike's Creek has a self-sustaining Trout population.
- With a 152 keys, the parking requirement is 167 stalls. All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide. The graphic currently exceeds code.
  - Applicant asked if they should identify the 800 foot contour from survey on the site plan. M.Centinario responded yes.
- The maximum allowable height is 130 feet without the need for an airport zoning permit. Depending on crane heights, an airport zoning permit may not be required for this hotel.

An FAA 7460 study would still be required.

- Note that exterior material code applies.
- The properties would need to be rezoned. Various zoning districts include a minimum floor area ratio (FAR). The C-4 district, for example, requires a minimum 0.4 FAR.

There are also minimum site area requirements. Again, for the C-4 district, the minimum site area is 120,000 square feet.

- The DNR chose not to designate Ike's Creek as a Trout stream. The fact remains, however, that it is a sensitive resource. If dewatering is necessary, it may be challenging to procure a dewatering permit from the DNR due to its potential impact on the stream.
  - Applicant mentioned that springs are feeding this.
- Glen Markegard (Planning):
  - In response to M.Centinario's comment on the Met Council, noted to applicant that they will have lockout in July so suggests get application in prior to then. In regards to council, that should be done by end of May. The latest application should be given by March 21<sup>st</sup>. Planning will need a concept plan for this. Markegard stated the applicant may choose to apply for the Comprehensive Plan amendment before the development plans, although staff's preference is it is submitted as one complete package.
- Mike Centinario (Planning):
  - Site may still work for 5 story building. Increasing to five stories may help decrease impervious surface. If room count increases, the parking requirement goes up. Avoid dewatering if possible.
    - L. McCarthy mentioned to contact Building and Inspections about new requirements for 5 stories and higher.



## Comment Summary

**Application #:** PL2018-29  
**Address:** 2357, 2349, 2325, 2373 E. Old Shakopee Road and 2300 E. 86th Street  
**Request:** **Four-story, 152 room hotel located at 2373, 2357, 2349, 2325 E. Old Shakopee Road and 2300 E. 86th Street.**  
**Meeting:** Pre-Application DRC - February 06, 2018

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**Planning Review - Pre-App Contact:** Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) The Comprehensive Land Use Guide Plan must be amendment to allow for hotel development. Following the City's review, an application must be submitted to the Metropolitan Council.
- 2) Properties must be rezoned to a zoning district where hotels are permitted uses.
- 3) Right-of-way dedication is required on the final plat.
- 4) 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.
- 5) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District (LMRWD).

LMRWD is working towards amendments to watershed district standards. These amendments would have an impact on the hotel project. Be sure to have on going conversations with Bloomington Water Resources staff.

- 6) Provide a sidewalk connection from the building to public sidewalk or street. No direct sidewalk connection is shown on the site plan.

A six foot concrete sidewalk is required along E. 86th Street. A 10 foot asphalt trail is required along E. Old Shakopee Road.

- 7) Show location of a bike rack and bike rack detail on the plan. Number of bike racks as determined by City Engineering staff.
- 8) Landscaping requirements are based on the parcel size. For this project, the parcel size will be the lot created by the final plat. One tree is required per 2,500 square feet and one shrub per 1,000 square feet.

Staff highly encourages the design team engages US Fish and Wildlife as the landscaping plan is prepared. USFWS may have constructive feedback on how to incorporate low impact design elements in the plan.

- 9) A minimum 20 foot landscape yard is required along all street frontages.
- 10) With a 152 keys, the parking requirement is 167 stalls. All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

- 11) 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 of the parking lot).
- 11) A three foot high screen for a parking lot adjacent to all public streets
- 12) Interior trash and recycling, with an interior access, must be provided. Trash enclosures are not permitted.
- 13) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 14) The maximum allowable height is 130 feet without the need for an airport zoning permit. Depending on crane heights, an airport zoning permit may not be required for this hotel.

Consider a five story building if that helps design an efficient parking lot or cuts down on the amount of impervious surface.

An FAA 7460 study would still be required.

- 15) The minimum drive aisle width or parking space does not meet the City Code requirements (21.301.06)
- 16) Exterior materials must meet Section 19.63.08. Acceptable exterior materials generally include glass, stone, brick, architectural concrete, and stucco.
- 17) The properties would need to be rezoned. Various zoning districts include a minimum floor area ratio (FAR). The C-4 district, for example, requires a minimum 0.4 FAR.

There are also minimum site area requirements. Again, for the C-4 district, the minimum site area is 120,000 square feet.

- 18) The locations of freestanding signage is a little limited due to residential uses across the streets. If illuminated, freestanding signage is limited to the north side of the site.
- 19) The northernmost parking area should be removed. There is not enough space to accommodate parking here.
- 20) Confirm surface parking is acceptable within the bluff impact zone.
- 21) Adjust drop-off area so there is no encroachment into 20-foot landscape yard.

Incorporate a sidewalk connection to the main entrance along E. Old Shakopee Road.

- 22) Trash enclosures are not permitted. Incorporate an interior trash/recycling room.
- 23) A topographic survey will confirm if this building footprint is possible. The parking lot and building should stay above the 800 foot contour.
- 24) 7-foot sidewalk is required when adjacent to parking stalls.
- 25) The DNR chose not to designate Ike's Creek as a trout stream. The fact remains, however, that it is a sensitive resource. If dewatering is necessary, it may be challenging to procure a dewatering permit from the DNR due to its potential impact on the stream.

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

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

- 1) Provide Environmental Health Plan Review application with submittal
- 2) All trash and recycling must be stored within the principle structure of the building
- 3) Provide specifications for all proposed equipment
- 4) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 5) Provide 2 complete sets of plans, including Plumbing, Electrical and HVAC to the Environmental Health Division for review

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

- 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) A Hennepin County right-of-way permit is required.
- 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) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 6) Provide a sidewalk connection from the building to public sidewalk or street.
- 7) A sidewalk or trail meeting the requirements of the City Code and/or Alternative Transportation Plan must be constructed at the developer's expense.
- 8) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.

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

- 1) The 60' planned widened right of way line on the exhibit appears to be at 50' from the centerline of the existing right of way.
- 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) Right-of-way dedication is required on the final plat.
- 6) Public drainage/utility and easements must be provided on the plat.
- 7) Existing drainage and utility easements may be vacated. Contact Bruce Bunker at 952-563-4546 or [bbunker@BloomingtonMN.gov](mailto: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.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) A 15-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](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Traffic Engineering comments are forthcoming.

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

- 1) Public drainage/utility and easements must be provided on the plat.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 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) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 9) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 10) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 11) Provide peak hour and average day water demand and wastewater flow estimates.
- 12) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.



- 13) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 14) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a Fire Truck accessible Hydrant within 50' of the Building Fire Department Connection.
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 16) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 17) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 18) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 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.
- 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](mailto: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. No additional runoff over the bluff.

- 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.
- 6) An erosion control bond is required.
- 7) Show erosion control BMP locations on the plan. Heavy Duty erosion protection required along bluff and up from Ike's Creek (Environmentally sensitive area).
- 8) List erosion control maintenance notes on the 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) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.  
Note Draft Bluff and Steep Slope standards, as mentioned in Project memo.  
<http://www.watersheddistrict.org/index.html>  
Contact District to see latest Bluff and Steep Slope Draft.
- 11) Note Bluff Protection Overlay District as mentioned in Project memo.
- 12) Stormwater pond is shown in an area with a 10-15% slope. Proximity to bluff requires special analysis, also noted in project memo. May create downslope instability due to saturated soils.
- 13) Chloride management should be considered to avoid impacting Ike's Creek with chloride from infiltration. Consider snow removal so that it is not pushed over bluff towards Ike's Creek.
- 14) USFW requests all outdoor trash receptacles be kept away from bluff to minimize trash blowing towards creek. Also consider pet exercise areas and encourage proper handling of pet waste.

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

- 1) There is need for robust erosion controls along the bluff to protect the park property (Forest Glen Park) to the east. There is a stream at the base of the ravine that contains trout, so it is vital that no materials from the work site migrate onto City park property.
- 2) Also, the City does not want any pathways emanating from the hotel property into the ravine, as the bluff is steep and fragile, and we don't want unnecessary damage or erosion to the bluff. There is a trailhead already in place at the eastern terminus of E. 86th St. for public access to the river valley.