



Development Review Committee

Approved Minutes

Pre-Application, PL201900124
Meeting Date: 7/23/19
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Erik Solie (Env. Health) 952-563-8978
Brian Hansen (Eng.) 952-563-4543	Erika Brown (Police) 952-563-4975
Rozlyn Tousignant (Eng) 952-563-4627	Nick Johnson (Planning) 952-563-8925
Jason Heitzinger (Assessing) 952-563-4512	Glen Markegard (Planning) 952-563-8923
Maureen O'Brien (Legal) 952-563-8781	Michael Palermo (Planning) 952-563-8924
Ashleigh Walter (Comm. Dev.) 952-563-8962	Eileen O'Connell (Pub. Health) 952-563-4964
Corrin Bemis (comm. Dev.) 952-563-4699	

Project Information:

Project	Oppidan Coffee 611 West 98th Street
Site Address	611 West 98th Street, Bloomington, MN 55420
Plat Name	OXBORO DEVELOPMENT 1ST ADDITION;
Project Description	Conditional Use Permit, Preliminary and Final Development Plans for a 2,100 square-foot coffee shop with a drive-through.
Application Type	Conditional Use Permit Preliminary Development Plan Final Development Plan
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Ian Halker - ianh@oppidan.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 "PL201900124" into the search box.

Guests Present:

Name	Email
Ian Halker	ianh@oppidan.com
Drew Johnson	drew@oppidan.com
Trish Sieh	Trisha.sieh@kimley-horn.com

INTRODUCTION –:

- Nick Johnson (Planning):
 - CUP, PDP and FDP to construct a new 2,100 square-foot coffee shop with a drive-through. An outdoor patio is proposed on the north side of the building. The site plan is developed in consideration of existing access easements to the benefit of surrounding properties to the south and west.

Discussion/Comments:

PLEASE NOTE: Below **is not** a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Jason Heitzinger (Assessing):
 - No comment
- Erik Solie (Environmental Health):
 - Solie informed the applicant that the City requires internal trash.
- Laura McCarthy (Fire Prevention):
 - McCarthy noted that the a sprinkler requirement exists for properties 2,000 sq. ft. and greater per MN Building Code 1306
 - McCarthy explained patio fencing/gating requirements.
 - McCarthy noted that installing a canopy/overhang must meet a set of standards set by the City.
 - McCarthy stressed that the applicant must maintain emergency vehicle access.
- Erika Brown(Police):
 - No comment
- Brian Hansen (Engineering):
 - Hansen explained that Traffic Engineering would like to see the access on the northeast corner of the property as a right-turn entrance/into the property only due to the close proximity to the traffic signal. McCarthy added that the applicant should be mindful of the turn radius for Fire Engines.
 - Hansen highlighted that the sidewalk adjacent to parking stalls needs to be at least 7ft wide and that sidewalk connectivity must be maintained throughout the site.
 - Hansen noted that the applicant will need to install bike racks as required.
- Eileen O’Connell (Public Health):
 - O’Connell explained the family support room requirements.
 - O’Connell noted that no smoking within 25 ft of any entrance (even a patio entrance), and that 50% of a patio must be smoke-free.
 - Applicant stated the entire patio will be smoke free.
- Maureen O’Brien (Legal):
 - No comment
- Nick Johnson (Planning):
 - Johnson noted that the site has been rezoned to B-4, meaning mixed use performance standards apply.
 - Johnson explained that the minimum building area in B-4 is 4,000 square feet. An equivalent building could be replaced in a similar location to the existing structure, which would require setback deviations.

- Johnson noted that the six stacking spaces required for the drive-through start at the first point of contact – the order board. The location will need to be adjusted.
- Exterior trash is not allowed and trash storage for food uses have specific design standards.



Comment Summary

Application #: PL201900124

Address: 611 West 98th Street, Bloomington, MN 55420

Request: **Conditional Use Permit, Preliminary and Final Development Plans for a 2,100 square-foot coffee shop with a drive-through.**

Meeting: Pre-Application DRC – July 23, 2019

**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) The subject application would include a Conditional Use Permit and Major Revision to Final Development Plan. The application fee would be \$1,760.
- 2) The subject property was recently rezoned to the B-4 zoning district (Sec. 21.204.03), which is intended to provide neighborhood scale commercial and residential mixed uses configured in a pedestrian friendly manner.
- 3) The minimum building size in the B-4 zoning district is 4,000 square feet. The proposed coffee shop is 2,100 square feet in size (52% of the minimum size).
- 4) Primary building setbacks along a street in the B-4 zoning district are as follows: 10' minimum, 40' maximum. The structure is proposed 58 feet from the front property line, exceeding the maximum setback.
- 5) The building must comply with mixed-use design standards in Section 21.301.03. When multiple buildings are constructed in one planned development or site, they must be related in architectural style, color, and building materials. The northern building elevation, the primary facade, must be comprised of a minimum 50% of transparent windows. Please reference Code section above to view other design standards associated with the B-4 zoning district.
- 6) Additional structure placement standards for structures in mixed-use districts are found in Section 21.301.02(f) of the City Code. 50% of the primary street frontage, West 98th Street, must be enclosed by a building.
- 7) The floor plan must include a seat count (both internal and patio seats) for the proposed coffee shop to complete a parking compliance analysis.
- 8) 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-candle for the outer perimeter of the parking lot).
- 9) Site landscaping must include 21 trees and 52 shrubs (Sec. 19.52(c)(2)). A landscape plan must be provided as part of the formal application.
- 10) Trash and recycling storage must comply with Section 21.301.17 of the City Code. External trash storage is not permitted. The finish plan of the internal trash room must meet the performance standards for food service facilities.

- 11) Drive-through must have six stacking spaces from the first point of contact, which is the order board in this case. Stacking spaces must be a minimum of ten feet by 20 feet in size. See Section 21.301.05 of the City Code for drive-through standards.
- 12) Exterior building materials must comply with Section 19.63.08(c) of the City Code.

Building Department Review - Pre-App Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) SAC review by MET council will be required.
- 2) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.

Fire Department Review - Pre-App Contact: Kris Kaiser at kkaiser@BloomingtonMN.gov, (952) 563-8968

- 1) Building is required to be sprinklered per MSBC 1306.
- 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) Appliances/cooking producing grease laden vapors requires a hood and suppression system.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.

Public Works Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) 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.

Construction/Infrastructure Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Minimum 7' sidewalk width adjacent to parking stalls

Traffic Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) North access is too close to traffic signal and driveway traffic queue. Right-in only at this north driveway is recommended as it would function more safely and without backing up the drive through. Traffic exiting the site would go around to southern drive aisle.
- 2) Show the sidewalk through the site which should remain and/or be enhanced
- 3) Show sidewalk realignment and connection in this modified area.
- 4) Label modified drive/access aisle width
- 5) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
- 6) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 7) Show location of a bike rack and bike rack detail on the plan.

Utility Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Private common utility easement/agreement must be provided.

- 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) 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) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 8) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 9) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 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) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 13) An inspection manhole is required on all commercial sewer services.
- 14) Use standard short cone manholes without steps.
- 15) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 16) Install interior chimney seals on all sanitary sewer manholes.
- 17) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 18) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 19) 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.
- 20) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 21) 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: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 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. If disturbed area is less than 5000SF or 50CY this would not apply. If over, see definition on fully reconstructed impervious surface in Sect. 4.
<https://www.bloomingtonmn.gov/sites/default/files/media/Section%204.pdf>
- 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) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District. Electronic copy is okay.

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

- 1) Based on the limited data available at this time, it does not appear the property will need to be re-platted for this project. If that is in fact the case, Assessing will have no comment as there will be no park dedication fees. If it is determined the property does require a re-plat, we will calculate the park dedication fees when that information becomes available.