



# Development Review Committee

## Approved Minutes

Pre-Application, PL2019-164  
 Meeting Date: September 17, 2019  
 McLeod Conference Room  
 Bloomington Civic Plaza  
 1800 West Old Shakopee Road

### Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Jason Heitzinger (Assessing) 952-563-4512
Duke Johnson (Bldg & Insp) 952-563-8959	Nick Johnson (Planning) 952-563-8925
Brian Hansen (Eng.) 952-563-4543	Glen Markegard (Planning) 952-563-8923
Mike Hiller (Planning) 952-563-4507	Maureen O'Brien (Legal) 952-563-8781
Rena Clark (Parks & Rec) 952-563-8890	

### Project Information:

Project	Oppidan Lyndale Bank - 611 W 98th St - PDP FDP
Site Address	611 W 98TH ST, BLOOMINGTON, MN 55420
Plat Name	OXBORO DEVELOPMENT 1ST ADDITION;
Project Description	Preliminary and Final Development Plans for a one-story, 4,250 square foot bank with a drive-through.
Application Type	Preliminary and Final Development Plans
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](http://www.blm.mn/plcase) and enter "PL201900164" into the search box.

### Guests Present:

Name	Email
Ian Halker, Oppidan	ianh@oppidan.com

### INTRODUCTION –:

- Nick Johnson (Planning):
  - Introduced case as a Preliminary and Final Development Plans for a one-story, 4,250 square-foot bank with a drive through, replacing an existing restaurant.

**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.

- Renae Clark (Park and Recreation):
  - No comment.
- Jason Heitzinger (Assessing):
  - No platting so no park dedication is due
- Duke Johnson (Building and Inspection):
  - No comment.
- Laura McCarthy (Fire Prevention):
  - Building must be sprinklered.
  - Emergency responder radio coverage must meet requirements of Appendix A in the 2015 MSFC.
  - Provide Emergency access and turning radius around building.
- Brian Hansen (Engineering):
  - Show location and detail of bike rack on site plan.
  - Show sidewalk connection along eastern edge of the site and to building.
  - Existing 6 inch water service is inadequate, upgrade to 8 inch and loop.

## Nick Johnson (Planning):

- This application would include a major revision to prelim/final development plans and the application fee would be \$2,490.
- When multiple building are constructed in a planned development or site, they must be related in architectural style, color scheme and building materials. The other buildings in the PD have brick exteriors. A minimum of 50% of transparent windows is required on the northern elevation.
- 50% of the primary street frontage must be enclosed by a building. The proposed building would enclose about 40% of the primary frontage when eliminating the development entry drive.
- The proposed structure is 78 feet from the front property line and exceeds the maximum setback requirement. Please document why the cross access/parking easements cannot be revised. Additional parking in front of the building would not be consistent with the intent of the B-4 zoning district. Markegard added the City's desire would be to see the cross easements renegotiated, and the building moved north to match the current district standards.
- The proposed bank would require 15 parking spaces. More information about the cross parking easements must be provided.



# Comment Summary

**Application #:** PL2019-164

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

**Request:** **Preliminary and Final Development Plans for a one-story, 4,250 square foot bank with a drive-through.**

**Meeting:** Pre-Application DRC – September 17, 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) Parking island length must be 3 feet shorter than adjacent parking stall.
- 2) The subject application would include a Major Revision to the Preliminary Development Plan and Final Development Plans. The application fee would be \$2,490.
- 3) A landscape plan with a minimum of 21 trees and 52 shrubs must be provided. Existing trees and shrubs must be surveyed and documented with species identification to count towards landscape requirements. All parking islands must have a deciduous tree. 50 percent of the northern building foundation fronting on West 98th Street must have plantings.
- 4) 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 25 feet of the parking lot).
- 5) Exterior building materials must meet Section 19.63.08(c)(1) of the City Code.
- 6) Interior trash and recycling storage must be provided compliant with Section 21.301.17 of the City Code.
- 7) The building must comply with mixed-use design standards in Section 21.301.02. When multiple buildings are constructed in one planned development or site, they must be related in architectural style, color scheme and building materials. The other buildings in the planned development have brick exteriors. The northern building elevation, the primary facade, must be comprised of a minimum of 50% of transparent windows. Please reference the Code section above to view other design standards associated with the B-4 zoning district.
- 8) Additional structure placement standards for structures in mixed-use districts are found in Section 21.301.02(f) of the City Code. 50 percent of the primary street frontage, West 98th Street, must be enclosed by a building. The proposed building would enclose 40 percent of the primary frontage when eliminating the development entry drive. If deviations are sought to this standard, the application must substantiate why Code-compliant building enclosure cannot be provided.
- 9) Primary building setbacks along a street in the B-4 zoning district are as follows: 10-foot minimum, 40-foot maximum. The structure is proposed at 78 feet from the front property line, exceeding the maximum setback. If a deviation is sought from the front setback requirement, you must substantiate why a Code-complying setback cannot be provided. Please document why the cross access easements cannot be revised. Additional parking in front of the building would not be consistent with the intent of B-4 zoning district. All deviations sought must comply with Section 19.38.01 of the City Code and demonstrate public benefit.

- 10) Is the drive-through for an ATM only, or is there a teller window? More details about the drive-through must be provided.
- 11) Drive-through island/median should be extended as opposed to striped.
- 12) The proposed bank would require 15 parking spaces. More information about the cross-parking easements must be provided.

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

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) Separate permit required for Parking Lot/driveway
- 4) Provide a code analysis with the plans.

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

- 1) Building shall remain fully sprinklered.
- 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.

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

- 1) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 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.
- 5) Show sidewalk connection along the eastern driveway. Provide sidewalk connection to building
- 5) A Hennepin County right-of-way permit is required for any work impacting W 98th Street or the sidewalk along W 98th Street.
- 6) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

**Utility Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto: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) 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) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. - Please add this note to the plan.
- 9) The existing 6" water service is not adequate to serve both the Hydrant and the combined Building Fire and domestic system. Loop the water system (supply from two points) to provide increased reliability of

service and reduction of head loss. Loop the watermain by connecting an 8" main to the private 8" main in front of the Oxboro Center/Festival Foods Building.

- 10) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 11) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must also be a hydrant within 50 feet of the building fire connection that is accessible by a fire truck.
- 12) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 13) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 14) 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.
- 15) 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.
- 16) An inspection manhole is required on all commercial sewer services.
- 17) Use standard short cone manholes without steps.
- 18) Install interior chimney seals on all sanitary sewer manholes.
- 19) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Please add this note to the plan.
- 20) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Please add this note to the plan.
- 21) 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.
- 22) Use schedule 40, SDR 26, or better for PVC sewer services.
- 23) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Also the water meter must be located within 10' of where the service crosses the outside wall of the building. - Please add this note to the plan.
- 24) 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. - Please add this note to the plan.
- 25) Include a table showing the proposed invert elevations and outside wall of pipe separation dimensions for all utility crossings. This will be used to help eliminate grade conflicts.

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

- 1) Show all easements platted and Doc No 5017327
- 2) Update cross access easement. Remove this area.