



Development Review Committee

Approved Minutes

Pre-Application, PL201900196
Meeting Date: 10-22-19
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	Erika Brown (Police) 952-563-2319
Kent Smith (Assessing) 952-563-8707	Maureen O'Brien (Legal) 952-563-8781
Brian Hansen (Eng.) 952-563-4543	Londell Pease (Planning) 952-563-8926
Mike Thissen (Env. Health) 952-563-8981	Glen Markegard (Planning) 952-563-8923
Rozlyn Tousignant (Eng) 952-563-4627	Megan Rogers (Legal) 952-563-4889
Tim Kampa (Utilities) 952-563-8776	

Project Information:

Project	Pre-application review for redevelopment for a self-storage facility
Site Address	8901 Lyndale Avenue and 515 Halsey Lane
Plat Name	A T and T 2 nd Addition
Project Description	Pre-application review for redevelopment for a self-storage facility
Application Type	Conditional Use Permit, Final Site and Building Plan, Preliminary and Final Plat
Staff Contact	Londell Pease, Senior Planner – lpease@bloomingtonmn.gov or (952) 563-8926
Applicant Contact	Ryan Anderson – (952) 426-0699 or ryan.anderson@isginc.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 "PL201900196" into the search box.

Guests Present:

Name	Email
Ryan Anderson	Ryan.anderson@ISGInc.com
Christopher Bohlman	christopher_bohlman@uhaul.com

INTRODUCTION – Londell Pease (Planning):

The applicant proposes removing two structures, one from 8901 Lyndale Avenue and one from 515 Halsey Lane and constructing a four story self-storage facility. Proposed access is from Lyndale Avenue and Halsey Lane. Along Halsey Lane, the applicant proposes no landscaped yard, essentially extending from Halsey Lane to the proposed building. The area provides parking and access. City Code required recreational vehicle storage is provided along the southern property line. The area is secured via gated access from both directions.

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):
 - Platting is potentially required; if required, a Park Dedication fee will be approximately \$11,000.
- Mike Thissen (Environmental Health):
 - Cautioned the applicant there may be a well in the building and the adjacent house that will need to be sealed.
- Duke Johnson (Building and Inspection):
 - A SAC review will be required.
 - When plans are about 80% complete, staff would like a plan review meeting with the architect.
- Laura McCarthy (Fire Prevention):
 - Addressed emergency vehicle access road on all sides of the structure.
 - Shared concerns regarding the gates blocking access/ability for emergency vehicles to enter the property.
- Erika Brown (Police):
 - Noted Police Department concerns regarding safety at storage facilities. Applicant explained the building is 100% card access; clients must swipe their card to get in or out. Additionally the facility will have 1080p cameras (or higher quality) throughout the building, and every door is alarmed with the system tracking entrance patterns to the storage facility.
 - Requested that Police be provided a code to access in the case of emergency.
- Brian Hansen (Engineering):
 - As currently designed, Halsey Ln must have curb and gutter. Curb and gutter removal will only allowed in the case that Halsey Ln is vacated.
 - Along Lyndale, the applicant must dedicate a 10' sidewalk easement.
 - The property will need to be replatted to one parcel.
 - The applicant must check the Nine Mile Creek Watershed District's permitting requirements.

- Tim Kampa (Utilities):
 - Noted unused water services should be abandoned at the main.
 - Explained the City prefers to have a looped system, meaning that if there is redundant water service the facility will still have water in the case of a shutdown.
McCarthy added that having a looped water line system will help to ensure water pressure necessary for the sprinkler system as well.
 - Explained fire hydrant coverage must be provided within 150 ft of all sides of the building, within 50 ft of the FDC and be accessible by the responding fire apparatus.
- Maureen O'Brien (Legal):
 - No comment
- Londell Pease (Planning):
 - Please review all the comments on the comment summary as the proposed plan requires a significant number of variances.
 - One primary concern is the lack of setback and landscaped yard along Halsey Lane. If Halsey Lane remains, it must meet the requirements for the development along the street, much like Lyndale Avenue.
 - Suggested reviewing the comment summary and meeting with staff after the meeting or at a later date to discuss the issues.
 - The use is a Conditional Use in the I-3 Zoning District, which due to the number of Code issues, would be difficult to approve and could not be supported as designed.



Comment Summary

Application #: PL2019-196

Address: 8901 Lyndale Avenue and 515 Halsey Lane

Request: Pre-application review for a self-storage facility at 8901 Lyndale Avenue

Meeting: Pre-Application DRC – October 22, 2019

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

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

- 1) Must meet current MN State Building Code and MN Accessibility Code.
- 2) SAC review by MET council will be required.
- 3) When plans are 80 percent complete, recommend a preliminary plan review meeting with the Building & Inspections manager.
- 4) Plans must include a current building code analysis.

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

- 1) Provide emergency vehicle access throughout the property.
- 2) Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes.
- 3) Access shall be provided to/from all stairwells on all floors.
- 4) Standpipe coverage/hose valves shall be located in stairwells and within 200 feet of all areas.
- 5) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structure.
- 6) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 7) Gate must be fully accessible by emergency responders.
- 8) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

- 1) Difficult to decipher where the driveway openings are along Halsey Lane. Curb and gutter must be present along Halsey Lane.

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

- 1) An 8 foot concrete walk must be constructed within the 10 foot sidewalk/bikeway easement along Lyndale Avenue.
- 2) Parking is not allowed perpendicular to or into Halsey Lane.
- 3) Would prefer no access to Lyndale Avenue with Halsey Lane access only.
- 4) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 5) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets, including Halsey Lane, for private construction parking, loading/unloading, and storage will not be allowed.
- 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) Show location of a bike rack and bike rack detail on the plan.
- 9) The drive aisle width and parking space size must meet the City Code requirements (21.301.06) and labeled on the plans.

Utility 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) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) 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.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 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.
- 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) An inspection manhole is required on all commercial sewer services.
- 15) Use standard short cone manholes without steps.
- 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) Use schedule 40, SDR 26, or better for PVC sewer services.
- 21) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 22) 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: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) An erosion control bond is required.
- 6) Show erosion control BMP locations and list erosion control maintenance notes on the plan.
- 7) Provide a turf establishment plan
- 8) 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.
- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org).

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

- 1) See checklist 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) Interior drainage/utility and sidewalk/bikeway easements may be vacated, if two lots are platted into one lot. If the desire is to vacate Halsey Lane, 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.
- 6) A \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 7) 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.
- 8) Is there an easement for overhead power lines? Check with Xcel on if lines can be over building.
- 8) Public drainage/utility and easements must be provided on the plat.
- 9) Any utilities within drainage and utility easement to be relocated at property owner's expense.

Planning Review - Pre-App Contact: Londell Pease at lpease@BloomingtonMN.gov, (952) 563-8926

- 1) The properties are zoned I-3. Self-storage is a Conditional Use in the I-3 Zoning District. The plan, as submitted, requires significant variances, which make approval of the Conditional use Permit increasingly difficult. (Section 21.209 and 21.201.04)
- 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) Exterior surfaces of all buildings must be faced with face brick, stone, architectural concrete masonry units, cast-in-place or precast concrete panels, or an equivalent or better. The color of exterior surfaces must be harmonious with surrounding development. Masonry or concrete walls must not be painted; color must be integral to the masonry material. (Section 21.302.16(b)(2))
- 4) The west and north facades may not exceed 100 feet in length without visual relief utilizing a vertical reveal at least one foot in depth and ten feet in width, a perceptible change in wall angle or a corner. They appear to be flat facades and would require modification.
- 5) Where the building is 40 feet or less from the right-of-way line, parking is prohibited between the building and the street. (Section 21.302.06(b)(2))
- 6) A minimum 20 foot landscape yard is required along all street frontages. Access to allowed parking/property is permitted in the required yard area with a maximum width to accommodate the access at the property line. All off-street parking spaces must have access off driveways and not directly off the public street. (Section 21.302.06(c)(2)(F)) The parking and access along the north is not permitted and variances would not be supported.
- 7) The structure setback along all public streets is 30 feet, which includes Haley Lane. The building setback at the northeast corner is less than 30 feet.
- 8) Parking for storage unit area is based on the number of storage units, not square feet, as listed on the plans.
- 9) Landscaping required is 82 shrubs and 32 trees, which includes a tree in each parking island and well disbursed throughout the site. As designed, there is an inadequate area for required landscape material.
- 10) Looks like the RV storage is outside the secured gate for a small portion on the west?
- 11) Provide a sidewalk connection from the building to public sidewalk or street is required.
- 12) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot). Additional lighting is necessary at each building entrance.
- 13) A three foot high screen for a parking lot adjacent to all public streets is required.
- 14) Interior trash and recycling must be provided as required in Section 21.301.17.
- 15) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 16) The fence as proposed is limited to 10 feet in height and requires a permit if over 7 feet in height.