



Comment Summary

PL201600167

Application #: PL201600167

Address: 8210 HIGHWOOD DR, BLOOMINGTON, MN 55438
8210 HIGHWOOD DR, BLOOMINGTON, MN 55438.

Request: Rezoning, Comprehensive Land Use Plan change, Preliminary and Final Development Plan, Preliminary and Final Plat

Meeting: Pre-Application DRC – September 27, 2016

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

1) The subject application would include a Comprehensive Plan Amendment, Rezoning, Preliminary and Final Development Plan, and Preliminary and Final Plat. Please note that the approval of a Comprehensive Plan Amendment requires an affirmative vote of a super-majority (5/7) of the City Council.

2) Perhaps the largest policy question is whether this site is appropriate for the RM-50 Zoning District. Looking at the intent of the district and where it has been applied in the past, staff has concerns about applying the RM-50 District in this location, including 1) the lack of nearby transit for workers and residents, 2) the lack of proximate services/amenities, and 3) the proximity of single family housing to the proposed expansion. The RM-50 zoning district requires a higher level of available services to serve such sites. In addition, the close proximity of single family residential sites creates a conflicting use relationship between the subject property and adjacent properties. The applicant is strongly encouraged to address these concerns and present strategies for mitigation.

3) Maximum development floor area ratio (FAR) is determined by the underlying zoning of the property according to the Institutional Use Standards (Sec. 21.302.06). The project narrative lists the existing FAR as 0.58 and proposed FAR as 0.65. In order to verify the proposed FAR, the applicant must submit an analysis of existing and proposed FAR with supporting calculations. The analysis should include gross floor areas of all existing and proposed facilities on site.

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) The proposed expansion of the site is subject to the Institutional Use Standards in Section 21.302.06 of the City Code.

6) Per the City's Building Height Limits Map (Sections 21.301.10(b)(1)(A)), the maximum allowable height is 60 feet from the lowest proposed ground elevation to the highest point of the structure, including rooftop equipment. The maximum number of stories for the subject property is four stories.

- 7) A Shadow Study for the residential living building must be provided per Section 21.301.10 of the City Code.
- 8) The minimum usable open space requirement of the RM-50 zoning district is 300 square feet per dwelling unit. Based on 156 apartments proposed in the residential living building, 46,800 square feet of usable open space is required. Open space standards in the RM-50 district are found within Section 21.203.08(c)(1). Usable open space is defined in Section 19.03 of the City Code.
- 9) All 90 degree parking stalls must be 9 feet in width and 18 feet in length. Stall striping must be painted white.
- 10) List the number of parking spaces required by City Code and the number of spaces provided on the site plan. Section 21.301.06(d)(1) of the City Code requires includes the parking requirements for senior citizen housing and residential care facilities. Based on the information provided, staff estimates that 269 parking stalls are required for the residential building and health care building, assuming that each care suite equals one bed for the purposes of the parking calculation. Additional building areas will need to be evaluated for parking quantity based on use and occupancy. Please note that additional gathering or assembly space in the senior citizen housing building is calculated at one space per 100 square feet.
- 11) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one deciduous tree.
- 12) The minimum drive aisle width must be 24 feet when adjacent to 90 degree parking (21.301.06). All other drive aisles must be a minimum of 20 feet per the Fire Code.
- 13) A Landscape Plan demonstrating compliance with Section 19.52 of the City Code must be provided. Code requires one tree per 2,500 square feet and one shrub per 1,000 square feet of Developable Landscaping Area.
- 14) Minimum landscape yards per Section 19.52(c)(4) of the City Code are not provided along western boundary.
- 15) Exterior materials of all principal buildings must meet Section 19.63.08(c) of the City Code.
- 16) Minimum front building setback in RM-50 is 40 feet.
- 17) All rooftop equipment must be screened equal to the height of the equipment. (Section 19.52.01)
- 18) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter 25 feet of the parking lot).
- 19) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 20) Interior trash and recycling must be provided.
- 21) Sidewalk at the southwest corner appears to dead end? Please insure sidewalk connection is provided.
- 22) Sidewalk connection to Highwood Drive is removed and not replaced.

23) Sidewalk must insure 5 feet clear. When along parking, sidewalk must be 7 feet wide to allow for the vehicle overhang.

Building Department Review - Pre-App Contact: Duke Johnson at
djohnson@BloomingtonMN.gov, (952) 292-1563

1) Must meet current MN State Codes:

2015 Minnesota Building Code Administration Chapter 1300
2012 International Building Code with state amendments /Chapter 1305
Special Fire Protection Systems/MSBC Chapter 1306
2015 MN Elevator Code Chapter 1307
2012 International Residential Code with state amendments/ Chapter 1309
2015 MN Conservation Code For Existing Buildings Chapter 1311
2012 Residential International Energy Conservation Code with state amendments/Chapter 1322
2012 Commercial International Energy Conservation Code with state amendments/Chapter 1323
2015 MN Accessibility Code Chapter 1341 based on ICC/ANSI A117.1 2009
2015 MN Mechanical & Fuel Gas Code Chapter 1346 (2012 International Mechanical Code)
2016 MN State Plumbing Code/Uniform Plumbing Code
2012 International Fire Code with state amendments/Chapter 7510
2014 National Electrical Code
Minimum Plumbing Fixtures /2012 IBC Chapter 29 as amended
Snow Loads/MSBC Rules 1303.1700 (Hennepin County)

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

- 1) Minimum 20' wide, 13' 6" height clearance with turning radius to accommodate BFD ladder
4. Access road shall support the heaviest emergency vehicle - 40 tons.
- 2) Minimum 20' wide with a turning radius to accommodate BFD ladder 4. Access road shall support the heaviest emergency vehicle - 40 tons.

Public Works 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) There is concern with adequate parking in summer and winter conditions.
- 3) How will the applicant handle snow? Will they store on site? If so, parking stalls will be lost? How will snow storage effect emergency services?
- 4) The site is very tight. There needs to be enough room to complete maintenance on the stormwater system.

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

- 1) If there is proposed food service and production with this expansion:
Provide at least 2 copies of any detailed drawings of all food service, production, storage or cleaning areas
Provide at least 2 copies of all plumbing, electrical and HVAC plans in association with these areas
- 2) All items must be submitted to this office prior to any approval

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

- 1) See Document Markups
- 2) Will entrance road be realigned to accommodate traffic circle? Current driveway skew may present problems with existing road alignment. Will sidewalk be realigned as well?
- 3) Show wall relocation (along west property line.)
- 4) Maintenance/Emergency Vehicle Driveway? Grasscrete?
- 5) Provide soil boring information with retaining wall design calcs (south of the proposed four story building).
- 6) Along the sides of the 4-story building, is this Maintenance/ Emergency Vehicle Driveway? Grasscrete? (See plan mark-up)
- 7) Clarify how this south portion of the wall will work. May need more wall. (See plan mark-up)
- 8) Clarify how grading will work at the southwest corner of the site with the 861 spot elevation and the large slope off property to the west. (Earlier sheets show this parcel as part of the project--is it?)
- 9) Construction or rain gardens in areas that have previously been paved may require over-excavation of soils.

Soil borings must be provided to verify suitability of infiltration.

- 10) Move Catchbasin at Highwood Drive to curb line
- 11) Show pavement disturbance limits for public road (Highwood)
- 12) Move Highwood Drive cul-de-sac east to coordinate with proposed entrance and limit impervious area

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

- 1) A ____-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide the legal description and Engineering staff will prepare the easement document.
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) See list of items that must be included on the preliminary plat per Chapter 22 of the Bloomington City Code.
- 4) All development setbacks must be based on planned widened rights-of-way for the abutting public street(s) (Section 19.42)
- 5) The \$15 fee for Engineering staff to obtain a certified copy of the plat from Hennepin County must be provided prior to the plat being released for recording.
- 6) Existing D/U easements may be vacated.

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

- 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 parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 4) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 5) 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.
- 6) Install crosswalk pavement markings in accordance with MMUTCD
- 7) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.
- 8) Show location of a bike rack and bike rack detail on the plan.
- 9) A traffic study may be required for this project.
- 10) Will want to see design for traffic circles at the north and south entrances including Autoturn to show that fire and delivery trucks can maneuver. As with entire site, all signage for the traffic circles must be MMUTCD compliant.
- 11) It looks like the connection to the existing sidewalk network on Highwood is removed. Make sure that there is a good sidewalk connection provided.
- 12) Internal sidewalk network should be connected. This location is just an example. Focus on connectivity throughout the site for pedestrians. There should be sidewalk or trail adjacent to the ring road on the site.

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

- 1)
- 2) Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.
- 3) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) 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.
- 7) 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
- 8) Show and label all property lines and easements on all plan sheets.
- 9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 10) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 11) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 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.
- 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) Use standard short cone manholes without steps.
- 20) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 21) Install interior chimney seals on all sanitary sewer manholes.
- 22) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 23) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 24) 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.
- 25) Use schedule 40, SDR 26, or better for PVC sewer services.
- 26) 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.
- 27) Alternate utility corridor should be developed between the proposed and existing building, for storm and Water mains. (See plan mark-up)
- 28) A utility concept plan should designate how existing utilities are to be relocated and how the water main looping will be accomplished.

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

- 1) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 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) 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

11) Wetland Delineation- pending
WCA Wetland Mitigation req'd

12) STORM RELOCATION, NEW WATER MAIN HYDRANTS AND SANITARY SEWER RELOCATION WILL BE DIFFICULT IN THIS SPACE.

Assessing Review - Pre-App Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-4975

1) The new plat will trigger park dedication, credit will be given for the existing buildings that are being demolished but we will need the park dedication intake form completed in order to get more details on room counts, square footage, etc to be able to give an estimate at this time for park dedication.