



Development Review Committee

Approved Minutes

Development Application, #PL202000026

Mtg Date: 2/25/20

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Rozlyn Tousignant (Eng.) 952-563-4627
Bobby Wotherspoon (Fire Prev) 952-563-8966
Duke Johnson (Bldg. & Insp) 952-563-8959
Mike Morehouse (Bldg. & Insp) 952-563-8915
Tim Kampa (Utilities) 952-563-8776
Megan Rogers (Legal) 952-563-4889

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Nick Johnson (Planning) 952-563-8925
Glen Markegard (Planning) 952-563-8923
Cheri Shoquist (HRA) 952-563-8946

Project Information:

Project	Four story self-storage for U-Haul
Site Address	8901 Lyndale Avenue and 515 Halsey Lane
Plat Name	AT AND T ADDITION
Project Description	A Conditional Use Permit and Final Site and Building Plans for a four story self-storage facility at 8901 Lyndale Avenue and 515 Halsey Lane.
Application Type	Conditional Use Permit and Final Site and Building Plan
Staff Contact	Nick Johnson, (952) 563-8925 – nmjohnson@bloomingtonmn.gov
Applicant Contact	Stephanie Merdan – (952) 426-0699 stephanie.merdan@isginc.com
Planning Commission	March 19, 2020 – Public Hearing (To Council only if appealed)

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, “PL202000026” into the search box.

Guests Present:

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

Introduction: Nick Johnson, Planner

The applicant has completed the demolition of the structures at 8901 Lyndale Avenue and 515 Halsey Lane and proposes constructing a 102,912 square foot four story self-storage with 868 storage units. There would be three access points from Halsey Lane and one from Lyndale Avenue. Parking is provided on the north and east side of the building. At the rear of the site is the required recreational vehicles storage.

Discussion/Comments:

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Jason Heitzinger (Assessing):
 - Heitzinger noted that the project will require a Park Dedication Fee of \$8,400.
- Mike Thissen (Environmental Health):
 - Thissen asked the applicant whether the northside of the property was intended to be vacated. The applicant indicated that it would instead be developed at a later date, unrelated to the current project.
- Duke Johnson (Building and Inspection):
 - Johnson requested that the applicant ensure that utilization does not bounce back and forth between developments.
 - Johnson shared that staff will have a plan review once the applicant's plans are 80% complete.
- Laura McCarthy (Fire Prevention):
 - McCarthy noted that the access to the property looks sufficient for Fire Engine turn-radi.
 - McCarthy requested that the applicant illustrate hydrant placement on the plans.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Hansen noted that the sidewalk adjacent to the parking lot along the north side of the property must be a minimum of 7' wide.
 - Hansen explained that the southwest corner of the driveway, as reflected on the plans, extends over the southern property line.
 - Hansen reminded the applicant that the property is within the 9-Mile Creek Watershed District; applicant may have permits required by the Watershed.
 - Hansen highlighted an on-site storm structure that encroaches into the sidewalk/bikeway easement. Hansen explained that Engineering staff may look into vacating the easement.
 - Hansen shared that the applicant noted the sidewalk is ADA non-compliant; Hansen requested that the applicant provide details as to why.
- Tim Kampa (Utilities):
 - Kampa explained that along the northside of the property, water/storm/sewer mains have a lot of crossing, Kampa requested that the applicant avoid further crossing these lines if not reducing the number of crossing mains/lines.
 - Kampa noted that two water mains on Lyndale will need to be abandoned, along with four or five on Halsey Lane. A discussion was held regarding unused water services.
 - Kampa discussed a potential connection to Court Furniture.
 - Kampa noted that the applicant's plans reflect a hydrant removal, Kampa shared that the applicant will need to replace it noting that hydrants must be placed within 50' of a connection and be Fire accessible within 150'.
- Megan Rogers (Legal):
 - No comment.
- Nick Johnson (Planning):
 - The office use is limited to the office functions for the self-storage and for any office related truck or trailer rental activities. All pick-up, returns or other truck and trailer rental activities is not allowed at this site and must be conducted on the property on the north side of Halsey Lane. No truck and trailer rental parking or storage is allowed unless directly related to the loading and unloading activities for the individual users of the self-storage facility.
 - RV storage area does not equal 10 percent of the site area as Code (Sec. 21.302.16(a)(4)) requires. A minimum of 8,116 square feet of storage area is required. The RV storage area outside of the fence is unusable and does not count towards the requirement.

- Exterior materials must comply with Section 19.63.08(d) of the City Code. More information about "thin brick" exterior material must be submitted to confirm compliance.
- Tree cannot be located in the public right-of-way or easements. Several trees must be moved.



Comment Summary

Application #: PL2020-26

Address: 515 Halsey Lane, Bloomington, MN 55420
8901 Lyndale Avenue South, Bloomington, MN 55420

Request: A conditional use permit and final site and building plans for a four story self-storage facility at 8901 Lyndale Avenue and 515 Halsey Lane

Meeting: Pre-Application DRC – October 22, 2019
Post Application DRC – February 25, 2020
Planning Commission – March 19, 2020

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

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

- 1) 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.
- 2) The office use is limited to the office functions for the self-storage and for any office related truck or trailer rental activities. All pick-up, returns or other truck and trailer rental activities is not allowed at this site and must be conducted on the property north of Halsey Lane. Not truck and trailer parking or storage is allowed unless directly related to the loading and unloading activities for the individual users of the self-storage facility.
- 3) RV storage area does not equal 10 percent of the site area as Code (Sec. 21.302.16(a)(4)) requires. A minimum of 8,116 square feet of storage area is required. The RV storage area outside of the fence is unusable and does not count towards the requirement.
- 4) Exterior materials must comply with Section 19.63.08(d) of the City Code. More information about "thin brick" exterior material must be submitted to confirm compliance.
- 5) Tree cannot be located in the public right-of-way or easements. Several trees must be moved.
- 6) Move these shrubs further east from the sidewalk to ensure adequate clearance for sidewalk maintenance and fulfill foundation plantings requirement.
- 7) End-of-tier parking islands with a deciduous tree are required (Sec. 21.301.06(c)(2)(H)). Interior parking island width must be eight feet. The island along the north side of the building will require a tree.
- 8) Trees are required to be disbursed throughout the site. Please add trees along the building and Lyndale Avenue as the plan has them primarily on the east and north as there is no opportunity for trees on the south.
- 9) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 10) A minimum of 208 square feet of trash and recycling storage area must be provided.
- 11) Life safety and operational requirements in Section 21.302.16 of the City Code must be observed.
- 12) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 13) All signs require a separate permit and must comply with the City Code allowances.

- 14) The gross building size listed in the project description conflicts with the civil and architectural plans. Please correct this oversight.

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

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) SAC review by MET council will be required.
- 4) Plans must include a current building code analysis.
- 5) When 80 percent of plans are completed, a preliminary plan review meeting can be set up with Building and Inspections manager.
- 6) Must meet MN Accessibility Code

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

- 1) Standpipe coverage/hose valves shall be located at the landings in all stairwells and within 200' of all areas.
- 2) Access shall be provided to/from all stairwells on all floors.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 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 supporting 40 tons with an adequate turning radius for BFD Ladder 1 throughout the property.
- 6) Building/property shall be adequately signed for emergency response.
- 7) Insure the proposed landscaping doesn't interfere with access to the building.

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

- 1) Include Bloomington Standard details for B618 curb & gutter and Non-Residential Driveway Approach
- 2) Install Bloomington Standard Non-Residential Driveway Approach at all entrances
- 3) Minimum 7' sidewalk width adjacent to parking stalls. Shown dimensions.
- 4) Install ADA compliant pedestrian ramp
- 5) Keep sawcut limits out of wheel paths

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

- 1) Show the connection to existing sidewalk at the lot south of this. This looks like it may be difficult to meet ADA guidelines as shown and there is very little for field adjustment with it being on the property line.
- 2) The driveway is so close to the property line that the driveway apron extends beyond the (extended) property line.
- 3) Show dimensions for all driveways, access aisles, parking stalls, sidewalks, etc.
- 4) 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.
- 5) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 6) 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.
- 7) Show location of a bike rack and bike rack detail on the plan.

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

- 1) There is potential for utility conflicts at water sewer and storm pipe crossings. Consider redesign to eliminate all the crisscrossing. Please include an indexed table showing invert elevations and outside pipe separations at all crossings. The redesign will also help to provide the required 10' separation between water and sewer pipes.
- 2) Private common utility easement/agreement must be provided regarding the shared watermain to the south.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) 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.
- 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) All unused water services must be properly abandoned at the main. There are two 1" water services in Lyndale Ave that must be included. Consider using the existing 6" service and Hydrant stub for new hydrants located out of drive areas. Otherwise plan looks like it will include 4 water abandonments in Halsey and 2 in Lyndale. All unused sanitary sewer services must be properly abandoned at the property line. City records indicate the existing building sewer may be served off of Lyndale Ave.
- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. This plan doesn't conform.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. There should be more detail shown on the south tie in with the 8901 Lyndale private water system. Anticipate this will need to be a tap. The north water connection should also be called out as a tap.
- 10) Provide valves for system isolation (longest interval cannot exceed 400 feet) and building services must show a valve that provides 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 located within 50' of the Building Fire Department Connection, this hydrant must be accessible by the 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) An inspection manhole is required on all commercial sewer services. Install a MH at the sewer service 90 degree bend at the NE portion of the bldg.
- 16) Use standard short cone manholes without steps.
- 17) Install interior chimney seals on all sanitary sewer manholes. See City Detail.
- 18) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - PLEASE ADD THIS NOTE TO PLANS.
- 19) 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 PLANS. (In Bloomington we require water and sewer service testing all the way into the building, so please remove the stub 5' outside the building notes).
- 20) 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.
- 21) Use schedule 40, SDR 26, or better for PVC sewer services.
- 22) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - PLEASE ADD THIS NOTE TO PLANS.

- 23) 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 PLANS.

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

- 1) INCLUDE CITY OF BLOOMINGTON UNDER AGENCY CONTACTS FOR GRADING PERMITS.

JACK DISTEL

953 563-8748 JDISTEL@BLOOMINGTONMN.GOV

- 2) BYPASS ELEV. CORRECT?
- 3) INCLUDE INFILTRATION DETAILS IN PLAN.
- 4) Contact Jack Distel (952 563-8748)
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) An erosion control bond is required.
- 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) Private common utility easement/agreement must be provided.
- 1) 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.
- 2) Private agreement for construction on neighboring property
- 2) Private common utility easement/agreement must be provided.
- 3) Move stormwater chamber out of platted easement or vacate part of easement. Is 20' D/U needed?
- 3) Existing easements may be vacated. 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.
- 4) 2nd
- 5) Existing 20' D/U easement is being filled with landscaping and trees. Possibility of vacating down to 10' and keeping trees out of 10' D/U/

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

- 1) Based on a building size of 102,912 SF and credit for existing buildings, we calculate a park dedication fee of \$8,400 on this project.