



Comment Summary

PL201600196

Application #: PL201600196

Address: 9101 OLD CEDAR AVE S, BLOOMINGTON, MN 55425.

Request: **Rezoning the property from R-4 to RM-50 and Final Site and Building Plans for a 32-unit apartment building.**

Meeting: Post Application DRC - November 15, 2016
Planning Commission - December 08, 2016
City Council - January 09, 2017

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

1) City records indicate that there are 47 existing parking stalls within the existing underground garage. The project description lists that there are 48 parking stalls within the existing parking garage. Please resolve this discrepancy. A total of 79 (1 per unit) parking stalls must be provided within an enclosed parking garage. The total parking requirement for the site is 157 stalls.

2) Parking lot island must be 8 feet in internal width and 3 feet shorter than adjacent parking stall.

3) A sidewalk connection must be provided to the primary entrance of the existing building per Sec. 21.301.04 of the City Code.

4) Storage unit dimensions must comply with Sec. 21.302.09(d)(7) of the City Code. Without dedicated bicycle storage in the building, each storage unit must be 175 cubic feet. With dedicated bicycle storage in the building, each storage unit must be 96 cubic feet.

5) Sign must be moved to Code-compliant location (15-foot setback from right-of-way required).

6) Interior trash and recycling must be provided for the existing apartment building.

7) 3-foot landscaping screen required adjacent to parking.

8) Lighting planned where a tree is located. Please review the landscaping with regard to utilities and lighting.

9) A photometric Plan will be required for the parking garage.

10) The minimum illumination level for surface parking is 1.0 foot-candle.

11) Minimum 2.0 foot-candles required for pedestrian crosswalks

12) Light levels at the property line limited to 0.5 FC. Consider using type II fixtures on the north side of the structure.

- 13) Light levels at the property line limited to 0.5 FC. could consider lights on the south side with back shield for the southern lot. Would have less impact on the units.
- 14) Highly recommend use of sensors to reduce power to 10-40% when no activity is present in areas where the lighting would not distract residents from the instant full power on with activity.
- 15) Lighting plan must be signed by an LC or EE.
- 16) All rooftop equipment must be screened equal to the height of the equipment. (Section 19.52.01)

Public Works Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Provide updated civil plans that satisfy the comments.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) A Hennepin County right-of-way permit is required.
- 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) Move existing sign out of right-of-way and easement.
- 6) 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.
- 7) Connection charges shall be due prior to the issuance of utility permits - dollar amount to be determined.

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

- 1) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.
- 2) 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.
- 3) Contact Hennepin County for permit for work in Old Shakopee Road ROW.
- 4) Show spot elevations on new sidewalk
- 5) Check the contour lines in this area. They don't seem to follow the curb line. They appear to cross it as if there was no curb.
- 6) Show pavement patch limits & check with Hennepin County for replacement section. Some parts of Old Shakopee Road have concrete beneath the bituminous that will need to be replaced as well.
- 7) Verify that there is 2' clear from walk to hydrant. If not move hydrant or walk to provide it.
- 8) Modify silt fence/bio roll limits so not through the driveway/rock construction entrance.

- 9) Silt fence/bio roll needed to construct new sidewalk based on existing spot elevations
- 10) Recommend not planting tree on top of utility services for future maintenance needs
- 11) FYI: 2017 Area projects include Three Rivers Trail project (teal), Centerpoint Energy (gold) and City project (red)
- 12) Light Duty Paving is called out in notes on previous sheets, referring to detail sheet. Need to include Light Duty Paving Detail.
- 13) Relocate Note
- 14) Formatting

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

- 1) A sidewalk/bikeway easement shall be provided to accomodate proposed sidewalk. Developer/owner shall provide the legal description and Engineering staff will prepare the easement document.
- 2) Provide 10' public drainage/utility and easements along Old Shakopee Road.
- 3) Encroachment agreement application must be submitted for existing sign encroachment in public right-of-way or re-locate sign in southeast corner of property.
- 4) Property description should be Lot 1, Block 1, OREST 2ND ADDITION except road. Provide documentation of State acquisition along Old Shakopee Road.

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

- 1) Identify specific vehicle type used for the modeling
- 1) 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.
- 2) Why is this detail needed? Should add the nonresidential without boulevard sidewalk as the second driveway detail.
- 3) Include placement detail that specifies distances from other racks, edge of walkway, etc.

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

- 1) 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
- 2) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. There are two 3/4" water services that must be abandoned at the main in Old Cedar Ave S.
- 3) Loop water system (supply from two points) to provide enough flow to support the Hydrant, Fire System and Domestic service along with providing increased reliability of service and reduction of head loss.

- 4) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 5) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There needs to be a hydrant added for the new building. Hydrant must be located within 50' of the building fire connection.
- 6) A minimum 8 mil polywrap is required on all DIP.
- 7) 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.
- 8) 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.
- 9) An inspection manhole is required on all commercial sewer services.
- 10) Use standard short cone manholes without steps.
- 11) Install interior chimney seals on all sanitary sewer manholes.
- 12) 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.
- 13) Connection charges shall be due prior to the issuance of utility permits - dollar amount to be determined.
- 14) There are two 6" water services to the Existing Apartment Building. One of these services is unmetered and must be removed. Consider using the service as a means to provide the required watermain loop for both buildings.
- 15) Water meters must be located just inside the point where the water service enters the building.
- 16) Build up the driveway to the parking garage so that Storm water isn't directed into the garage where it could get into the sanitary sewer floor drains.
- 17) Consider possible route for 8" looped service to new Building.
- 18) There is an existing 6" sanitary sewer service in this general location that could eliminate the need to dig in EOSR.

Water Resources Review 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. Under Review.
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

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

- 1) There will be no Park Dedication required since there is no re-platting.