



Development Review Committee

Approved Minutes

Development Application, #PL201600196

Mtg Date: November 15, 2016

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Nick Johnson (Planning) 952-563-8925
Randy Quale (Park & Rec) 952-563-8876
Eileen O'Connell (Public Health) 952-563-4964
Jen Desrude (Eng.) 952-563-4862

Tim Kampa (Utilities) 952-563-8776
Kent Smith (Assessing) 952-563-8707
Tim Skusa (Bldg & Insp) 952-563-8953
Amanda Johnson (Bldg & Insp) 952-563-8961

Project Information:

Project	Palacio Del Sol Apartment Addition
Site Address	9101 OLD CEDAR AVE S, BLOOMINGTON, MN 55425
Plat Name	OREST 2ND ADDITION;
Project Description	Rezoning the property from R-4 to RM-50 and Final Site and Building Plans for a 32-unit apartment building.
Application Type	Rezoning Final Site and Building Plan
Staff Contact	Nick Johnson
Applicant Contact	Scott England, DJR Architecture
Planning Commission	December 8, 2016 – 6 pm
City Council (tentative)	January 9, 2016 – 7 pm

Guests Present:

Name	Email
Helen Klug, PHD Properties Inc	hmklug@comcast.net
Scott England	sengland@djir-inc.com
Todd Henett	thewett@djir-inc.com
Michael Klein	mklein@djir-inc.com

Discussion/Comments:

- Nick Johnson (Planning):
 - Applicants are proposing a 4-story, 32-unit apartment building to be constructed alongside of the existing apartment building with 47 units. In addition, the applicants propose a 31-stall underground parking garage and 27 surface stalls along with "Proof of Parking." They will be rebuilding the pool and courtyard area and improving sidewalks and fire lane access around the rear of the existing building. Landscaping, lighting and other improvements are also proposed.
- Randy Quale (Park and Recreation): No comment.
- Kent Smith (Assessing):

- Since there is no replatting done on this project, there will be no park dedication required.
- Tim Skusa (Building and Inspection):
 - When looking at accessibility for the new building, are there accessible spaces in the underground parking garage? Does it meet height requirements?
 - Applicant answered one underground parking stall will be ADA compliant and meets the height requirement. There will be one type 'A' accessible residential unit. The existing and proposed buildings are not connected. The new apartment building will be sprinklered, and the existing building is not. The two buildings will not be connected. The Community from the two buildings will meet in the courtyard and pool deck areas. T. Kampa responded that the existing building has a fire service. Applicant explained it does have fire service for the underground garage.
 - Tim Skusa would like to see the code analysis with the submitted plans. Are the corridors all rated in this building?
 - Applicant responded yes.
 - A list of items that you need to submit with the building application can be found online under commercial permits. There is also a SAC Determination that needs to be done.
- Laura McCarthy (Fire Prevention):
 - Thanked the applicants for working on fire lane and fire access for the new building. She encouraged providing a sprinkler system for the existing building. Would the East side and North side be structured to support the fire vehicles?
 - Applicant said yes.
 - Also, work with utilities to get hydrant placement on site to be positioned in a way that is advantageous for both buildings.
 - Applicant said civil engineer will work with Engineering staff and L. McCarthy on this.
 - The new building is required to have a fire alarm system. Low frequency sounders are a requirement. That includes smoke detectors and horn devices. With Type 'A' accessible unit, audible and visual devices required.
 - Work with Officer H. Miller on security of building. Work with planning on lighting.
 - Will require knox-box on building as well.
 - Applicant said the design is with defensible places in mind.
 - L. McCarthy asked if any exits in apartment building go into the courtyard area.
 - Applicant showed on map where exits are located. Pool deck is accessible as well.
- Jen Desrude (Engineering):
 - A Hennepin County right-of-way permit is required.
 - 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.
 - Applicant explained this is the foundation wall of the building so this would be a structural engineer, not a civil engineer.
 - A sidewalk/bikeway easement shall be provided to accommodate proposed sidewalk. Developer/owner shall provide the legal description and Engineering staff will prepare the easement document.
 - Provide 10' public drainage/utility and easements along Old Shakopee Road.
 - Applicant asked if they can occupy the same space. J. Desrude replied yes.

- There is a discrepancy on between the comments. Engineering comments note the need for an encroachment agreement for existing sign located in public right-of-way. Planning staff will require this sign to be relocated out of the right-of-way and easements.
 - Applicant responded they will be relocating this.
- The storm water management plan has been received and is currently under review by staff.
 - Applicant said the property has 3 underground tanks for storage.
- Tim Kampa (Utilities):
 - 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 water main loop for both buildings. This may eliminate the need to receive water from the county road.
 - Consider possible route for 8" looped service (because of valve between services) to new building.
 - There is an existing 6" sanitary sewer service from the public sanitary sewer between this property and the property to the south that could eliminate the need to dig in EOSR.
 - Applicant asked if this goes into the neighbor's property. T. Kampa explained there is an easement.
 - 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.
 - 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.
 - L. McCarthy spoke to where to place hydrant. Applicant showed where he was thinking connection would be.
 - Water meters must be located just inside the point where the water service enters the building.
 - 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.
- Eileen O'Connell (Public Health):
 - Is this a smoke free building?
 - Applicant says no. E. O'Connell encouraged them to maintain a non-smoking environment. Currently, there is no smoking in the common areas but can smoke in residential unit of existing building. Applicant mentioned 20 ft. away from door would be smoke free building. E. O'Connell mentioned that it may not be the code for an apartment, but for businesses. For retail stores and businesses, it must be 20 feet from doors/openings. This is not required for apartments. They are able to smoke on balconies in smoke free buildings. Smoke free environment can be provided in the new building. The existing building doesn't have to have the same requirement. Applicant mentioned they are proposing this to be a brick building with non-combustible balconies.
- Nick Johnson (Planning):
 - 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.

- Applicant mentioned that one new stall will be provided in the existing parking garage where mechanical equipment is currently located.
- Parking lot island must be 8 feet in internal width and 3 feet shorter than adjacent parking stall.
 - Applicant asked if this is for new islands, not existing. N. Johnson said that since updating lot, they need to be updated as well.
- 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.
 - Applicant says they will do the 96 cubic feet with bike racks at the end of each stall.
- Sign must be moved to Code-compliant location (15-foot setback from right-of-way required). This site characteristic has to be in conformance of code.
- Roof top equipment must be screened if visible.
 - Applicant mentioned won't have any. N. Johnson said if there is mechanical equipment, it will need to be screened.
- Check parallel parking stalls for ITE manual. There is a width of 10'.
 - Applicant mentioned they may change the drive aisle to be 24' instead of what is shown on the drawings at 27'. This is on the North side of the existing building. Applicants will do proof of parking for this. Many residents don't have vehicles so there are many unused spots.
- Hennepin County contacted City staff inquiring about obtaining additional right of way, but N. Johnson explained that replatting is not part of this application. However, setbacks will need to be looked at from the proposed new right-of-way. Hennepin County likely to send comments in next couple weeks. This will most likely impact setback on Northeast corner to straighten out geometry.
 - Applicant mentioned requesting to not install the sidewalk. There is a "Petition of Waiver" for this sidewalk currently since it doesn't go anywhere. J. Desrude would like the petition recorded on property.
 - Applicant will be constructing the sidewalk along Old Cedar Ave with this project and clarified that they will change their sidewalk when neighbors redevelop. T. Kampa asked about replacing the sidewalk and a hydrant issue that will need to be repaired so will try to coordinate on that. Connection to the existing building to the sidewalk.
- More lighting is proposed than what is currently needed. Some lights do not light any stalls at all so may be able to remove some poles.
 - Applicant asked when need to have corrections completed, which do not need to be done for council. Applicants are working to get them in before December 8th. The conditions won't be impacted to any great extent by having these in.