



Development Review Committee

Approved Minutes

Pre-Application, PL2017-4
 Meeting Date: January 17, 2017
 McLeod Conference Room
 Bloomington Civic Plaza
 1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Jim Urie (Park & Rec) 952-563-8881	Mike Palermo (Planning) 952-563-8924
Sandy Harvey (Bldg & Insp) 952-563-8958	Michael Centinario (Planning) 952-563-8921
Jen Desrude (Eng.) 952-563-4862	Glen Markegard (Planning) 952-563-8923
Erik Solie (Env. Health) 952-563-8978	Mike Hiller (Planning) 952-563-4507
Heidi Miller (Police) 952-563-4975	Eileen O'Connell (Pub. Health) 952-563-4964

Project Information:

Project	Northwood Inn/Tropical Fisheries Redevelopment
Site Address	7830 13TH AVE S, BLOOMINGTON, MN 55425 7837 13TH AVE S, BLOOMINGTON, MN 55425 1225 E 78TH ST, BLOOMINGTON, MN 55425
Plat Name	PALM PLAZA ADDITION; 02 027 24; 02 027 24;
Project Description	Pre-application for a 174 room hotel at 1225 and 1301 E. 78th Street, 7831 12th Avenue, and 7830 and 7837 13th Avenue South
Application Types	Final Site and Building Plan, Rezoning, Preliminary/Final Plat
Staff Contact	Mike Centinario, mcentinario@BloomingtonMN.gov, (952) 563-8921
Applicant Contact Developer	Jay Bhakta, (612) 310-9799, jbhakta@jrhospitality.com
Post Application DRC	Yes, most likely another pre-application or at a minimum, a side meeting.

Guests Present:

Name	Email
Bethany Hardy, Cities Edge Architects	bhardy@ramaker.com
John Hafner, Cities Edge Architects	jhafner@ramaker.com
Jay Bhakta, JR Hospitality	jbhakta@jrhospitality.com

Discussion/Comments:

- Mike Centinario (Planning):
 - Introduced the project as a 174 room, Holiday Inn Express hotel on the parcels listed above.
- Jim Urie (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Platting triggers Park dedication, not enough information at this time to calculate an estimate. Credits will be given for existing buildings on the sites. Confirmed the Tropical Fisheries building has not been vacant for more than five years and should be eligible for credits.
 - Centinario will provide the Park Dedication forms to the representatives so that an estimate can be calculated.
- Erik Solie (Environmental Health):
 - See Comment Summary for details.
 - Environmental Health handles the delegated State programs for food and lodging.
 - Provide two full sets of plans along with an Environmental Health Plan review application.
 - Handed out application and handouts.
- Sandy Harvey (Building and Inspection):
 - State Health Department reviews the pools and the State Elevator Inspection Department reviews elevator installations. Separate inspections will be conducted by those entities.
 - Scoping provisions have changed, the addition of a second toilet requires that it becomes ambulatory.
 - Accessible units must be available in all room types (kings, queens, etc.).
 - Corridor configuration that encompasses the lobby will need to be discussed.
 - Minimum of eight foot access aisles in parking areas are required.
 - SAC Review is required (contact Met Council).
- Laura McCarthy (Fire Prevention):
 - Confirmed that the address will a 12th Avenue address.
 - Water supply and hydrant locations need to be determined.
 - Changes to 78th Street by MnDot may occur in the future. .
 - Fire Code requires access around the structure. With landscaping and green area along 12th Avenue, this conflicts with the Fire Code. Markegard suggested adding some space between the landscaping along 12th Avenue to allow ladder access to the west side of the building. . McCarthy stated this would help and cooperation between Fire/Planning/applicant is needed to come to some sort of compromise. Hafner asked what weight requirement is needed for the fire lane. McCarthy stated 40 tons and Ladder III will be used for turning radius requirements (provided through Jen Desrude).
 - Requested consideration from the property owner when demolishing the existing structures on the sites for possible training opportunities for the Fire/Police Department.

- Heidi Miller (Police):
 - Distributed the Police calls from the past month for the site. Excited about a new structure. Asked for an approximate timeframe for completion. Hardy stated they would like to break ground before winter of 2017.
- Jen Desrude (Engineering):
 - See Comment Summary for details. Due to some comments not being on the supplied Comment Summary, a revised Comment Summary will be supplied to the representatives along with the redlined plan comments and minutes of the DRC meeting.
 - Platting will trigger easements, right-of-way and park dedications.
 - Proposed cul-de-sacs need to have a 60-foot radius right-of-way and a 48 foot minimum radius for the street (relocation is need on both cul-de-sacs to stay out of the MnDOT right of way (north) and off private property (south).
 - Dedication is 30 feet from centerline on 13th Avenue and 50 feet from centerline on 12th Avenue (along 7831 parcel).
 - One driveway will be allowed off of each cul-de-sac for the hotel.
 - No medians extending into cul-de-sac/sidewalk.
 - Non-residential driveway standards are required.
 - An 8 foot wide sidewalk is required along 12th Avenue (within a 10 foot easement).
 - Sidewalk along north (connecting 12th and 13th Avenue) needs to 12 foot in width with a minimum 6 foot boulevard.
 - Marked crosswalk cannot go through the cul-de-sac.
 - Will need a wide easement (30 foot) for the vacated street due to a number of utilities including a 60 inch storm sewer pipe located there and building/stormwater management must stay out of the easement. No trees over the buried utilities.
 - Provide stormwater management plan meeting requirements of Bloomington Comprehensive Surface Water Management Plan.
 - Public Improvements should be included in your scope of work.
- Eileen O'Connell (Public Health):
 - Asked if this site would be non-smoking. Hardy stated she believes it will be.
- Mike Centinario(Planning):
 - 20 foot access minimum required for the south drive.
 - All islands must be 8 feet wide (inside curb) and have at least one deciduous tree.
 - Sidewalk adjacent to parking must be 7 feet wide to accommodate vehicle overhang (otherwise 5 feet). There are some locations where the sidewalk needs to be expanded slightly.
 - Show location of bike racks and bike rack detail of the plan.
 - Landscaping requirements is one tree for every 2,500 square feet of developable area and one shrub per every 1,000 square feet of development area. The strip of land between the east property line and the parking lot should be wide enough to accommodate landscaping; landscaping should be distributed throughout the site.
 - Lighting/photometric plans are required (parking lot and security lighting) Minimum of 2.0 foot-candles is required on the parking surface. Reduction

down to 1 foot-candle for the outer perimeter. Minimum illumination is 10.0 foot-candles at the primary entrances and 2.0 foot-candles within 5 feet of the secondary entrances.

- Exterior materials must meet Section 19.63.08. Stucco acrylic coatings are currently prohibited, but a Code change to allow acrylic finishes to stucco is ongoing.
- Options exist for deviations to parking requirements. Planned Development flexibility is one option. A parking study may be required depending on the proposed parking deficiency. The parking study is at the expense of the applicant.
- Hotels are conditionally permitted in the current FD-2 zoning district. If requesting a rezoning, the City recommends a commercial zoning district such as the C-4 zoning district where hotels are a permitted use. Rezoning to C-4 would negate the need for a conditional use permit.
- Glen Markegard (Planning)
 - FAA 7460 review may be required (crane height). Site is between the 950-960 contours.



PL2017-4

PL201700004

Comment Summary

Application #: PL2017-4

Address: 7830 13TH AVE S, 7837 13TH AVE S, 1225 E 78TH ST, BLOOMINGTON, MN 55425.

Request: **Pre-application for a 174 room hotel at 1225 and 1301 E. 78th Street, 7831 12th Avenue, and 7830 and 7837 13th Avenue South**

Meeting: Pre-Application DRC - January 17, 2017

Planning Review - Pre-App Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) 20 foot access minimum required for the south drive.
- 2) All islands must be 8 feet wide (inside curb) and have one tree. (Section 21.301.06(c)(2)(H))
- 3) Appears the setback is based on the current property line. The Master ROW plan calls for 50 feet from centerline along 12th Avenue. Currently there is 30 feet from center for the vacant lots and 40 from center for the hotel. The plans must be modified to account for the additional land area for right-of-way. Section 19.108(b)(2).
- 4) Sidewalk adjacent to parking must be 7 feet wide to accommodate vehicle overhang. (Code requires 5 feet clear. Section 21.301.04(d)(4)(B))
- 5) 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.
- 6) Provide a sidewalk connection from the building to public sidewalk or street.
- 7) Show location of a bike rack and bike rack detail on the plan.
- 8) Landscaping material requirements will be based on the size of the parcel, as platted. One tree is required for every 2,500 square feet of area. One shrub is required for every 1,000 square feet of area.
- 9) A minimum 20 foot landscape yard is required along all street frontages. Less than 20 feet is depicted for both cul-de-sacs. Either the plan must be amended to accommodate the 20-foot yard area or apply for a variance. If seeking development flexibility through the planned development rezoning process, ensure that the landscape yard deviation is specifically requested in the project narrative.
- 10) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot. Minimum illumination is 10.0 foot-candles at the primary entrances and 2.0 foot-candles within 5 feet of secondary entrances.
- 11) Exterior materials must meet Section 19.63.08. EIFS is not permitted unless it is less than 15 percent of a particular building elevation. Metal panels require additional review.

- 12) Interior trash and recycling must be provided.
- 13) See list of items that must be included on the preliminary plat per Chapter 22 of the Bloomington City Code.
- 14) The number of parking spaces required by city code is correctly identified on the site plan. As the plan evolves, the number of parking stalls or required stalls may change. There are several options to seek a reduction from the parking stall requirements. One option is to seek flexibility through the planned development process, but that is generally only an option for deviations at about 5 percent or less. If the deviation is much more than 5 percent, staff may require a parking study be conducted to demonstrate the actual parking needs are less than the City Code requirement.
- 15) If Code-Complying, the Planning Commission is the approval authority for the hotel. Planning Commission is also the approval authority for the Conditional Use Permit, subject to appeal to the City Council. Variances may only be approved by the City Council.
- 16) All rooftop equipment must be screened equal to the height of the equipment. (Section 19.52.01)
- 17) A three foot high screen for a parking lot adjacent to all public streets
- 18) Hotels are conditionally permitted in the FD-2 zoning district, but are permitted in the C-4 Freeway Office district. If seeking development flexibility through a planned development, it would be advisable to rezone to a commercial zoning district, such as the C-4 district. The Comprehensive Plan guides these properties Community Commercial and rezoning to a commercial district would be consistent with the Comprehensive Plan.

Building Department Review - Pre-App Contact: Sandy Harvey at sharvey@BloomingtonMN.gov, (952) 563-8958

- 1) Be sure all access aisles are a minimum 8 ft wide
- 2) A SAC review is required prior to permit issuance.
- 3) Pool must be reviewed by State Health Inspector
- 4) Ambulatory stall required in both public bathrooms per MN 1109.2.2
- 5) Accessible units must be dispersed amongst the types of rooms (i.e., king, queen, and studio).
- 6) Discuss with plan examiner how lobby area is going to meet corridor continuity per IBC sec 1018.6

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

- 1) The current design doesn't meet the minimum 20 foot emergency vehicle access lane requirements.
- 2) Hydrants are required within 150 feet of any portion of the building and within 50 feet of the sprinkler FDC.

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

- 1) All food, beverages and lodging facilities will be reviewed by the Bloomington Health Department. All pools will be reviewed by MDH
- 2) Provide 2 complete sets of plans and specifications, including HVAC, electrical and plumbing along with an Environmental Health Plan review application. Specification sheets can be submitted on a flash drive or CD rom
- 3) Provide details of internal trash location and finish requirements

Construction/Infrastructure 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) 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
- 3) A sidewalk or trail meeting the requirements of the City Code and/or Alternative Transportation Plan must be constructed at the developer's expense.
- 4) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.
- 5) 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.
- 6) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 7) 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.
- 8) All driveway access will need to follow Bloomington non-residential driveway approach detail.
- 9) Cul-de-sacs need right-of-way (ROW) radius of 60' minimum and 48' radius for pavement. It appears the ROW is at about 55'. Add dimensions to the plan.
- 10) Label streets on the plan.
- 11) Build sidewalk in right-of-way/easement along 12th Avenue if existing sidewalk is not remaining. Build sidewalk connection to existing sidewalk on 13th Avenue.
- 12) No crosswalk through middle of a cul-de-sac.
- 13) Northern driveway is a difficult driveway to navigate with the two drive aisles and the cul-de-sac.

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

- 1) A 10-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) Right-of-way dedication is required on the final plat. 30 feet from centerline on 13th Ave and 50 feet from centerline on 12th Ave.
- 3) Public drainage/utility and easements must be provided on the plat.
- 4) Public Rights-of-way Vacation Application needed for street and easements (d/u, sidewalk).
- 5) See list of items that must be included on the preliminary plat per Chapter 22 of the Bloomington City Code.
- 6) All development setbacks must be based on planned widened rights-of-way for the abutting public street(s) (Section 19.42)
- 7) 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.
- 8) Property required to be platted. Plat recorded at Hennepin County.
- 9) A title opinion or title commitment that accurately reflects the state of the title of property being platted, dated within the past 6 months, shall be provided. (Due prior to Mayor and City Manager signature on final plat)

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

- 1) Only one driveway will be allowed off of each cul-de-sac for the hotel. If more than one is requested, it would not be to replace internal lot circulation and would have minimum spacing requirements.
- 2) No medians extending into cul-de-sac.
- 3) Is driveway on 12th Avenue intended to be a right-in only entrance? If so, modify the curb to clearly let drivers know. If right-in and left-in are allowed, make sure signage clearly communicates to drivers that there is no exit allowed to 12th Avenue.
- 4) Label all parking lot dimensions (aisle widths, parking space length and width, islands, etc.)
- 5) Sidewalk would follow around the cul-de-sac. No need for curb ramps into the cul-de-sac and no crosswalk across the bulb of the cul-de-sac.
- 6) The sidewalk along the north side of the side (connecting 12th and 13th) needs to be 12' in width with a minimum 6' boulevard.

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

- 1) Public drainage/utility and easements must be provided on the plat.
- 2) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 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
- 9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 10) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 11) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 12) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 13) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 14) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 15) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 16) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 17) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 18) 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.
- 19) 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.
- 20) An inspection manhole is required on all commercial sewer services.
- 21) Use standard short cone manholes without steps.

- 22) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 23) Install interior chimney seals on all sanitary sewer manholes.
- 24) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 25) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 26) 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.
- 27) Use schedule 40, SDR 26, or better for PVC sewer services.
- 28) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 29) 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.
- 30) Connection charges shall be due prior to the issuance of utility permits - dollar amount to be determined.
- 31) There are Water, Sewer, and Storm Sewer Mains in the 13th Ave ROW. No development/Buildings should be placed such that it blocks access for maintaining or digging these deep public utility lines. The City must have easements large enough to maintain these facilities or they should be relocated to provide the proper easements.

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) Show erosion control BMP locations on the plan
- 5) List erosion control maintenance notes on the plan.
- 6) Provide a turf establishment plan
- 7) 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.
- 8) Site is within Richfield Bloomington Watershed Management Organization, see Bloomington SWMP Sect IV for stormwater management requirements

- 9) Existing 60" storm sewer, 11' deep, may hinder utility crossing between building side and parking side, requires a 30' wide easement.