



Comment Summary

Application #: PL2020-190

Address: 10520 France Avenue South, Bloomington, MN 55431

Request: **Conditional use permit for a drive-through and a sit down restaurant with outdoor seating.**

Meeting: Pre-Application DRC – March 26, 2019
Post-Application DRC – October 13, 2020
Planning Commission – November 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) Vehicle barriers must be provided for the outdoor dining area (Sec. 21.302.19(d)(5)). Please verify the height of the patio wall to confirm that an adequate barrier is provided.
- 2) The proposed site improvements removes 25 parking stalls, while adding 46 parking stalls, resulting in a net gain of 21 parking stalls. The existing uses (health club and auto repair) would require 85 parking stalls, whereas the proposed uses would require 56 parking spaces. The proposed uses have lesser parking demand, and the net parking supply is increasing. The proposed supply of off-street parking complies with City Code.

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

- 1) Garbage Enclosure Minimum Design Standards.

Refuse storage and handling facilities, other than those identified in Section 19.51(c)(1), shall have an exterior design using building materials consistent with the primary structure. The interior shall comply with the following minimum requirements:

(1) For all uses other than grocery stores, restaurants or other food service facilities:

(A) Doors shall be designed to function properly during periods of ice and snow.

(B) Bump rails or bollards are required to prevent penetration of the walls by the dumpster.

(2) For grocery stores and food service facilities:

(A) Floors shall be covered with quarry tile or equivalent with integral sanitary cove base tile.

(B) Interior walls shall have a smooth non-absorbent material sealed or finished to withstand frequent cleaning.

(C) Bump rails or bollards are required to prevent penetration of the walls by the dumpster.

(D) Doors shall be designed to function properly during periods of ice and snow.

(E)Hose bib with back flow prevention shall be provided for cleaning the facility.

(F)Floor drains shall be connected to the sanitary sewer system.

(G)Ventilation (UMC) and heat source to maintain a temperature above a minimum of 55 degrees Fahrenheit.

- 2) Provide an Environmental Health Plan Review application with plan submittal for each proposed food facility.
- 3) Provide screens or other approved means for all exterior openings. Direct open floors to the outside in any food facility is not approved and must be separated.

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

- 1) Access to existing FDC locations along the west side shall be maintained. It appears that this configuration may block two or more.
- 2) Several hydrants exist in islands/parking area along the west side near the FDC's. Access to the hydrants shall be maintained.
- 3) Access to the building and turning radius for ladder 3 shall be maintained.

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

- 1) All parking stalls to be striped with white paint
- 2) denote as "fire lane"
- 3) Traffic destined to this site should primarily be approaching from Old Shakopee Road from the driveway directly across from the RBCU/Walgreens driveway. This is the site driveway where modifications have been made on Old Shakopee Road to provide a protected left turn lane for traffic accessing the site. City recommends additional guidance in the parking lot to create and designate an access route to get to this new proposed parking area and drive thru.

There will be traffic safety concerns if there is a significant increase in eastbound left turns at the western site driveway, as this move results in unanticipated back-ups and queues in the through lane on Old Shakopee Road. If traffic safety issues develop, there will be consideration to restricting eastbound left turns at this location.

- 4) Add layout plan - show spacing between racks, number of racks to be installed, setback from sidewalk, etc.
- 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. (Add note to plan sheets)
- 6) 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.

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

- 1) Relocate Sign to avoid blocking curb cut
- 2) A direct sidewalk connection from Old Shakopee road is be more desirable

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

- 1) Show existing storm sewer
- 2) Minimum 3' sump for all pre-treatment structures

- 3) An erosion control bond is required.
- 4) Show erosion control BMP locations on the plan
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) Provide a turf establishment plan
- 10) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 11) 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.
- 12) List erosion control maintenance notes on the plan.

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

- 1) Updated private common driveway/access/parking easement/agreement must be provided.

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

- 1) Locate and show existing sewer clean-outs, approx. locations per original site plan.
- 2) Locate and show existing sewer clean-outs, add notes to show protection within the construction limits, and building remodel. This sewer serves the entire westerly wing of the site, damage or interruption of service should be avoided to prevent property damage or health risks
- 3)
- 4)
- 5) Locate existing private sanitary sewer manhole, City records show 42" MH near ROW, service about 57' W. of MH. Verify depth.
- 6) Check Invert elevation, City shows 26.6' build on this MH, correct all pages
- 7) See notes on existing conditions (previous page) sewer appears to be incorrectly located
- 8) Show crossing clearance, verify no conflict
- 9) Show proposed location for accessible/maintainable exterior grease interceptor, provide city detail
- 10) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 11) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 12) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 13) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 14) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 15) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 16) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 17) 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.
- 18) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. City provides tapping sleeve and valve as part of permit.

- 19) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 20) 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
- 21) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 22) Add notes to Utility Plan, see other Bloomington projects for example(s). Add NOTES on protecting existing sewer service, demolition and construction will be over and around existing cleanouts/sewer that serves entire west wing of the site.
- 23) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference. See notes on plan.
- 24) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.