



Development Review Committee

Approved Minutes

Pre-Application, PL202100051
Meeting Date: March 16, 2021
Via Web-Ex

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543	Erik Solie (Env. Health) 952-563-8978
Rozlyn Tousignant (Eng) 952-563-4627	Mike Thissen (Env. Health) 952-563-8981
Laura McCarthy (Fire Prev, Chair) 952-563-8965	Londell Pease (Planning) 952-563-8926
Tim Skusa (Bldg & Insp) 952-563-8953	Megan Rogers (Legal) 952-563-4889
Rena Clark (Park & Rec) (952) 563-8890	Maureen O'Brien (Legal) 952-563-8781
Jason Heitzinger (Assessing) 952-563-4512	

Project Information:

Project	Conditional Use Permit for a university
Site Address	1701 American Boulevard East
Plat Name	CEDAR PARK ADDITION;
Project Description	Conditional Use Permit for an approximately 8,000 square foot university in an existing office warehouse building.
Application Type	Conditional Use Permit
Staff Contact	Londell Pease - lpease@BloomingtonMN.gov (952) 563-8926
Applicant Contact	Mukhtar Shariff – (207) 344-5571 ceo@catafrique.com
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter “PL202100051” into the search box.

Guests Present:

Name	Email
Mukhtar Shariff	ceo@catafrique.com
Jake Steen	jsteen@larkinhoffman.com
Mohamed Omar	dujaanah2000@daralfarooq.com

INTRODUCTION – Londell Pease - Planning:

The applicant proposed a University in approximately 8,000 square feet of the existing office warehouse building at 1701 American Boulevard East. The space would be located at the southeast corner of the building. The use includes an 857 square foot library, a 2,246 square classroom and the remaining space for office and support services.

The plan submitted includes a restaurant, event hall, restaurant, indoor play area and a university. This review is for the CUP for the university only. Not all comments included a review of the other uses.

Discussion/Comments:

PLEASE NOTE: Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Renae Clark (Park and Recreation):
 - No comment
- Jason Heitzinger (Assessing):
 - No comment
- Erik Solie (Environmental Health):
 - Solie noted Environmental Health added two comments in purple boxes to the plans.
- Tim Skusa (Building and Inspection):
 - Skusa explained Building & Inspections notes can be found under the Comments Summary sheet.
- Laura McCarthy (Fire Prevention):
 - McCarthy asked for additional information about the kitchen and play area proposed in future phases. If the kitchen area would have grease producing equipment additional fire suppression would need to be installed.
- Erica Brown (Police):
 - No comment
- Brian Hansen (Engineering):
 - Hansen requested the applicant provide an estimate of trip generation numbers.
 - Hansen reminded the applicant that future upgrades may trigger new requirements (grease interceptor)
- Steve Segar (Utilities):
 - Segar confirmed Hansen's comments on the grease interceptor.
- Megan Rogers (Legal):
 - No comment
- Londell Pease (Planning):
 - Planning reviewed the university that requires a Conditional Use permit. For other uses, there are concerns and staff recommends a separate meeting to discuss the uses.
 - Staff estimated the parking for the university and the other office / warehouse users is 220 spaces where 232 parking spaces are provided. This does not include any of the highlighted yellow. How will parking be accommodated for the entire building?
 - Provide a sidewalk connection from the primary entrance to public sidewalk or street for the university.
 - Interior trash and recycling must be provided (see City Code Section 21.301.17). No location for trash and recycling is shown in the university floor space.



Comment Summary

Application #: PL2021-51
Address: 1701 American Boulevard East
Request: Conditional Use Permit for a University
Meeting: Pre-Application DRC - March 16, 2021

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

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

- 1) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code.
- 2) Provide a detailed code analysis with the plans.
- 3) SAC review by MET council will be required.

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

- 1) Fire alarm system may need to be added/upgraded depending on the occupancy classification.
- 2) Appliances/cooking producing grease laden vapors requires a hood and suppression system.
- 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) A lock box may be required for this space.
- 5) Require more information regarding the use of the play area.

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

- 1) No water resources review necessary if all work is inside existing building.

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

- 1) 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.

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

- 1) 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.
- 2) Provide trip generation numbers for the site using ITE Trip Generation Standards.

Planning Review Contact: Londell Pease at lpeace@BloomingtonMN.gov, (952) 563-8926

- 1) This review is for the University only. There are other uses listed on the plan and the e-mail provided that will require an additional discussion and not part of this review.
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. This is required for all parking spaces required to accommodate the change of use from office/warehouse to other uses.
- 4) For staff to complete a full parking analysis, mark up the floor plan for the entire building identifying each use. (Office/Warehouse/etc.)
- 5) Staff estimates the parking for the university and the other office / warehouse users is 220 spaces where 232 parking spaces are provided. This does not include any of the highlighted yellow. How will parking be accommodated for the entire building?
- 6) Provide a sidewalk connection from the primary entrance to public sidewalk or street.
- 7) Interior trash and recycling must be provided (see City Code Section 21.301.17). No location for trash and recycling is shown in the university floor space.
- 8) It appears landscaping material from the approved plan is missing and must be restored.