



Development Review Committee

Approved Minutes

PL2016-33
PL201600033

Pre-Application, PL2016-33
Meeting Date: March 15, 2016
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
Randy Quale (Park & Rec) 952-563-8876	Erik Solie (Env. Health) 952-563-8978
Duke Johnson (Bldg & Insp) 952-563-8959	Heidi Miller (Police) 952-563-4975
Jen Desrude (Eng.) 952-563-4862	Doug Junker (Licensing) 952-563-4923
Tim Kampa (Utilities) 952-563-8776	Michael Centinario (Planning) 952-563-8921
Mike Hiller (Planning) 952-563-4507	Glen Markegard (Planning) 952-563-8923

Project Information:

Project	Hyatt Hotel
Site Addresses	7830 13TH AVE S, BLOOMINGTON, MN 55425 7831 12TH AVE S, BLOOMINGTON, MN 55425 1225 E 78TH ST, BLOOMINGTON, MN 55425 1301 E 78TH ST, BLOOMINGTON, MN 55425
Plat Name	02 027 24; 02 027 24; PALM PLAZA ADDITION; SULLIVANS 1ST ADDITION;
Project Description	Conditional Use Permit(CUP) and Final Site and Building Plans (FSBP) for a 169 room hotel with 197 parking stalls (Include vacating a portion of 13th Avenue)
Application Type	Final Site and Building Plan Conditional Use Permit Platting
Staff Contact	Mike Centinario mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Jay Bhakta (612) 310-9799 jbhakta@jrhospitality.com
Post Application DRC	Yes

Guests Present:

Name	Email
Jay Bhakta, JR Hospitality	jbhakta@jrhospitality.com
David Haaland, Urban Landworks	dhaaland@urban-works.com

Discussion/Comments:

- Mike Centinario (Planning):
 - Explained the DRC process and reiterated the applicant requests listed above.
- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Platting will be required which triggers park dedication fees. Need more solid data to calculate an estimate. Centinario stated he will provide a link to the applicant for the park dedication form and will work with them to get an estimate.
 - Park dedication credits will be received for any building areas occupied within the last five years.
- Erik Solie (Environmental Health):
 - Provided applicants with construction guide, application, ceramic tile rule, and internal trash requirements. Need two set of plans with all mechanical, plumbing and HVAC at time of submittal. Pool inspected and approved by Steve Klem of MDH.
- Duke Johnson (Building and Inspection):
 - Requested to set up a preliminary plan review meeting with applicants at the time they are putting the project out to bid.
 - Provided general materials on the Codes which have been adopted by the City and that will have to be followed, as well as some general information and special inspector testing agreement, landscaping/erosion control performance bond information.
 - Handicap accessibility parking spaces need to be clearly marked on the building plans.
- Laura McCarthy (Fire Prevention):
 - A 12th Avenue address should be used for the site.
 - Please work with Utilities to determine best locations for water supply/hydrant locations.
 - With the anticipated future vacating of 78th Street, ensure adequate turning radiuses are provided in the plans for emergency vehicles. Current landscaping plan on the north and west sides make it difficult for emergency access from 12th Avenue
 - Verified a full kitchen will be part of the project which requires a fire suppression system that is tied to the sprinkler system.
- Heidi Miller (Police):
 - Verified that a portion of 13th Avenue will be vacated as part of this application.
 - Lighting code needs to be met which helps deter crime.
 - Crime-Free Hotel/Motel Program is recommended to be followed.

- Jen Desrude (Engineering/Traffic):
 - If 13th Avenue is vacated, a double cul-de-sac is recommended and the access off of 78th Street needs to be altered to not look like a through street to avoid cut-through traffic at the site. However, there will be no way to avoid cut-through traffic and the applicant would have to sign a hold harmless type of agreement stating they are aware of the potential for cut-through traffic and that the City will not be responsible for policing it. The cul-de-sac must meet turning radius requirements for emergency vehicles.
 - The City does not object to vacating the 13th Avenue right of way; however there are utilities under that area which means access and parking could be affected if the City needs to do maintenance. Easement agreements may need to be put in place.
 - Southwest corner of the site will require right of way dedication for the plat.
 - 8 foot concrete sidewalk is required on west side along 12th Avenue and the City desires connection to the existing sidewalk to the south. Cooperation from the property owner to the south will be necessary.
 - Civil plans, stormwater management plans are required. Stormwater management cannot occur in the easement so it would likely be underground in the parking area.
 - Requested to have a pre-application meeting with civil engineer and the applicants.
- Tim Kampa (Utilities):
 - Buildings being demolished must have all water and sewer cut off properly and meters returned to the City before the demo occurs.
 - Contact Metropolitan Council before demo begins for SAC determination. Credits will be given for those buildings already there.
 - Outside grease interceptor will be required and will need to be shown on civil plan.
 - Once civils are drawn up the City will work with you.
- Eileen O'Connell (Public Health):
 - No comment.
- Mike Centinario/Nick Johnson/Londell Pease (Planning):
 - Site is zoned FD-2 (AR-22), hotels are conditionally permitted in the FD-2 district. A request for a CUP must be included in the development application.
 - Confirmed a hotel restaurant is being planned – applicant confirmed restaurant/bar for hotel guests is being proposed and will be less than 20 seats.
 - If application is Code complying, Planning Commission is the approval authority for the hotel and CUP. If planned development flexibility is being requested, (perhaps for the parking) final decision will be made by City Council which adds two to three weeks to the process.
 - 35 foot setback along 13th Avenue is not met. Staff is generally supportive of vacating a portion of 13th Avenue, subject to additional Public Works requirements.
 - Landscape requirements are one tree per 2,500 square feet of development area and one shrub per 1,000 square feet.
 - Minimum of 20 foot landscape yard is along all street frontages.
 - Parking lot and exterior security lighting must meet Section 21.301.07. Minimum of 2 foot-candles is required on the parking surface (which may be

- reduced to 1 foot-candles for the outer perimeter of the parking lot). Higher lighting levels are required at entrances/exits and along pedestrian ways.
- Lighting requirements are found under service and retail uses in the Code.
 - Exterior building materials – Brick, stone, glass, metal panels and stucco are acceptable materials. EIFS is only accepted as secondary material “trim” material and metal panels are subject to additional review if selected as a primary material.
 - Provide a sidewalk connection between the public sidewalk along 12th Avenue to the primary entrance. Sidewalks must be 5 feet, unobstructed width, 7 feet if obstructed (car overhang).
 - Parking lot landscaping requirements must be met as well as striping requirements.
 - Rooftop equipment must be screened to the height of the equipment.
 - Airport Overlay zoning district requirements must be met. Five-story building height is well within the requirement. Airport Zoning Permit may be required for the use of a crane on the site. Markegard urged the applicants to start the 7470 process early on.
 - Parking lot island landscaping requirements need to be met and intermittent island every 300 feet for perimeter parking and 200 feet for interior parking.
 - Haaland asked staff to comment on the future of 78th Street. Desrude stated MnDOT has an expired plan to widen 494 and 12th Avenue may lose its exit and entrance ramps.
 - It was determined this item will need to come back for a formal DRC review and if significant changes are made to the plans, possible another informal DRC review.
- Markegard asked if there is a timeline for this project and if the hotel flag has been named. The applicants stated they thought application would be late summer or fall of 2016 and the flag of the hotel would be a Hyatt House.