



Development Review Committee

Approved Minutes

Pre-Application, PL202100117

Meeting Date: May 25, 2021

WebEx Meeting

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng, Chair) 952-563-4543
Lance Stangohr (Fire Prev) 952-563-8969
Laura McCarthy (Fire Prev) 952-563-8965
Jay Forster (Fire Prev) 952-563-4812
Kelly Beyer (Bldg & Insp) 952-563-4519
Tim Skusa (Bldg & Insp) 952-563-8953
Steve Segar (Utilities) 952-563-4533
Megan Rogers (Legal) 952-563-4889
Maureen O'Brien (Legal) 952-563-8781
Sue Hults Sellnow (Eng) 952-563-4628
Liz Bushaw (Bldg & Insp) 952-563-4703

Jason Heitzinger (Assessing) 952-563-4512
Ken Smith (Assessing) 952-563-8707
Erik Solie (Env Health) 952-563-8978
Erika Brown (Police) 952-563-4975
Nick Johnson (Planning) 952-563-8925
Deb Williams (Maintenance) 952-563-4535
Travis Schlangen (Utilities) 952-563-8775
Julie Long (Eng) 952-563-4865
Kirk Roberts (Eng) 952-563-4915
Kate Ebert (Public Health) 952-563-8911

Project Information:

Project	Fire Station - Preliminary review
Site Address	4201 West 84th Street
Plat Name	Southdell 7 th Addition
Project Description	Rezoning to add the Planned Development (PD) Overlay District, and Preliminary and Final Development Plans for a new fire station.
Application Type	Rezoning, Preliminary and Final Development Plan
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Deb Williams - (952) 563-4535 - dwilliams@bloomingtonmn.gov
Post Application DRC	Yes

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202100117" into the search box.

Guests Present:

Name	Email
Amy Bower, Hoisington Koegler Group	Amy@hkgi.com
Quinn Hutson, CNH Architects	qhutson@cnharch.com
TJ Rose, Larson Engineering	trose@larsonengr.com
Brook Jacobson, CNH Architects	bjacobson@cnharch.com
Ashley Klis, CNH Architects	AKlis@cnharch.com

INTRODUCTION –Nick Johnson (Planning):

- The new fire station #4, replacing an existing fire station, is proposed as a two-story structure with 25,478 gross square feet. Facility features includes three apparatus drive-through bays, meeting and training rooms, equipment storage, and residential dorms and kitchen. The application includes a rezoning request to add the Planned Development (PD) overlay to the site.

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):
 - Not present, per Hansen no comments
- Jason Heitzinger (Assessing):
 - No comments
- Erik Solie (Environmental Health):
 - Ensure that noise mitigation is addressed for the generator to be located on the west side of building to meet the noise ordinance requirements as specified under city code.
- Tim Skusa (Building and Inspection):
 - Refer to Summary Comments document, call with any questions
- Laura McCarthy (Fire Prevention):
 - Refer to Summary Comments document for preliminary plan comments
- Erica Brown (Police):
 - No comments
- Brian Hansen (Engineering):
 - Any sidewalk replaced along 84th Street or Irwin Ave must be ADA compliant, including pedestrian ramps when installed.
 - Site is located within the Nine Mile Creek Watershed District (NMCWD), therefore a NMCWD permit is required prior to the city permits being issued for construction.
 - Applicant must provide a stormwater management plan which meets the city's Comprehensive Surface Water Management Plan
 - Retaining walls are not permitted in drainage and utility easements without an encroachment agreement. Plans show that there may be some walls that encroach on easement areas; address by moving outside of the easement area.
 - Striping in the area of where the sidewalk crosses the driveway along 84th Street—clarify what this is on future plans submitted. Staff is unclear as to what is being indicated by this striping on the plans.
 - Show location of bike racks on plans.
- Steve Segar (Utilities):
 - Public interactions regarding the loss of the mature Oak tree should be considered.
 - Many of the comments on the Comment Summary document are fairly detailed and more directed towards the forthcoming Civil Plans.

- Meter and service need to be within 10' of entering building. Basement layouts show mechanical in center of building which means that the service would need be located in a storage room or tornado shelter area if applicant stays with the current plan.
- Kate Ebert (Public Health):
 - No comments
- Megan Rogers (Legal):
 - No comments
- Nick Johnson (Planning):
 - If intending to apply for a planned development, need to also request Rezoning of the site to add the Planned Development (PD) overlay zoning district to this property.
 - A number of elements don't meet the city's building dimensional and site dimensional requirements for non-residential uses in the R1 zoning district with respect to building setbacks, parking setbacks, minimum landscaped yard, etc.
 - If intending to seek flexibility through the plan development ordinance, document and identify all requests for flexibility as part of the formal application. In addition, to support your application, explain how these requests are in line with the public benefits test that is required for planned development flexibility, as well as consistent with the PD overlay zoning district.
 - The comment most relevant to the planning and zoning review is that the building is subject to the Institutional Use Standards, which has a lower Floor Area Ratio (FAR) requirement than standard residential development in R1. The maximum allowed FAR for this facility is currently 0.35. That can be increased to 0.42; a building slightly below 17,000 sq. ft. in area. Most likely this is not feasibly given what is needed for the fire station. Planning and zoning will need to have an off-line conversation with the applicants on how to approach the building size issues in light of the Institutional Use Standards.
 - Review comments summary document
 - Requests the applicants supply the proposed impervious surface of the site plan.
 - Identifying all the setback and landscape yard and parking setback
 - Maximum building height requirement is 40 feet. Building elevations do not appear to be scaled on the plans at this point – will need to be updated.
 - Sidewalks are typically required with new development. 84th Street is a collector road that typically would require installation of an 8 foot sidewalk. For the sidewalk along Irwin Ave., the City Council does have the ability to wave construction of sidewalks under certain criteria. Along Irwin, applicant may wish to pursue this approach.



Comment Summary

Application #: PL2021-117

Address: 4201 West 84th Street, Bloomington, MN 55437

Request: Rezoning to add the Planned Development (PD) Overlay District, and Preliminary and Final Development Plans for a new fire station.

Meeting: Pre-Application DRC - May 25, 2021

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

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

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Provide a detailed code analysis with the plans.
- 4) SAC review by MET council will be required.
- 5) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.

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

- 1) Fire alarm and annunciator panels locations to be determined by the Fire Prevention Division.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Entire space(s) must have fully Code complying sprinkler protection.

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

- 1) Consider shifting the generator to the east side of the site away from adjacent residential use. Generators are subject to noise source requirements in City Code (Sec. 10.29.02).

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

- 1) If sidewalk is replaced an ADA compliant pedestrian ramp will also need to be installed

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

- 1) An erosion control bond is required.
- 2) List erosion control maintenance notes on the plan.
- 3) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 4) Consider implementation of green infrastructure above and beyond requirements to offset size of structure and impact to existing trees and landscape.

- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) 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.
- 7) Show erosion control BMP locations on the plan
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 11) Provide a turf establishment plan

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

- 1) Make room for retaining wall and snow storage
- 2) Removal of older oak trees will be UNPOPULAR
- 3) Make room for retaining wall and snow storage
- 4) Meter and service need to be within 10' of entering building, basement layouts show mechanical in center of building. The water meter would need to be near the east wall in this example.
- 5) Provide watermain loop, such as this example
- 6) Verify sanitary sewer condition (6" VCP), approx. location MH, inv. ~ 818.7
- 7) Abandon Ex. 4" water service
- 8) Meter and service need to be within 10' of entering building, basement layouts show mechanical in center of building.
- 9) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 10) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 11) Install interior chimney seals on all sanitary sewer manholes.
- 12) A Minnesota licensed civil engineer must design and sign all civil plans.
- 13) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 14) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 15) 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.
- 16) 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.
- 17) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 18) 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.
- 19) Use zinc coated Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil V-bio polywrap is required on all DIP.
- 20) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 21) 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. Will this have a commercial grade kitchen?
- 22) Use schedule 40, SDR 26, or better for PVC sewer services.
- 23) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 24) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

- 25) Use standard short cone manholes without steps.
- 26) 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
- 27) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 28) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 29) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.

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

- 1) Retaining walls not permitted in drainage and utility easements without encroachment agreement.

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

- 1) Parking layout appears to match ITE guidelines for 60 degree one way parking (aisle width 18', etc.)
- 2) Is this intended to be parking lot striping? Please clarify and identify MnMUTCD pavement marking guidance.
- 3) Show location of a bike rack and bike rack detail on the plan.
- 4) 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.
- 5) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide. Label parking stall and drive aisle dimensions.
- 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.
- 7) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

Planning Review: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) The subject application includes a rezoning to add the Planning Development (PD) Overlay Zoning District (Sec. 19.38.01) to the site, and Preliminary and Final Development Plans for a new fire station. The total application fee is \$4,150.
- 2) The Planned Development (PD) Overlay District allows requests for flexibility (Sec. 19.38.01(c)) when the request provides public benefit and meets the intent of the overlay district. Please clearly identify all requests for PD flexibility as part of the formal application.
- 3) Per the Instructional Use Standards (Sec. 21.302.06(b)(2)), the Floor Area Ratio (FAR) of the proposed development (0.54) exceeds the maximum allowed FAR of 0.35. PD Flexibility would allow up to a 20% increase in FAR up to 0.42.
- 4) Maximum impervious surface allowed for a nonresidential site in the R-1 zoning district is 75% (Sec. 21.301.01(c)(2)). Provide an impervious surface calculation and confirm whether or not the application is seeking flexibility.
- 5) The required front yard setback is 50 feet (Sec. 21.301.02(d)(2)). Please confirm if the application is seeking PD flexibility.
- 6) The required side yard setback is 20 feet or the height of the structure, whatever is greater (Sec. 21.301.02(d)(2)). Please confirm if the application is seeking PD flexibility.
- 7) Required landscape yards are 20 feet along streets and 5 feet along interior lot lines (Sec. 21.301.15(c)(4)(A)). Please confirm if the application is seeking PD flexibility.
- 8) Landscaping provided must include 16 trees and 40 shrubs. 50 percent of building foundations facing public streets must have foundation plantings.

- 9) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candle is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot).
- 10) Parking island must be a minimum of eight feet in width at the mid-point. Islands must be three feet shorter than adjacent stall for vehicle maneuvering.
- 11) Please refer to ITE manual for required dimensions of angled parking stalls and associated one-way drive aisle. Typically the drive aisle must be a minimum of 20 feet.
- 12) Parking island required at the end of a parking row or tier (Sec. 21.301.06(c)(2)(H)). Island should be eight feet in width, three feet shorter than adjacent parking stall, and have a deciduous tree.
- 13) Stripe as no parking? Technically a parking island would typically be required adjacent to stall to the south.
- 14) Striping in front of apparatus bay doors is confusing. Please clarify the purpose or intent.
- 15) Sidewalk along a major collector road must be eight feet in width (Sec. 21.301.04(d)(1)(A)).
- 16) Private sidewalk must have unobstructed width of five feet. Sidewalk width must account for vehicle overhang - width of seven feet required.
- 17) Public sidewalk along Irwin Rd is required. City Council has the authority to waive sidewalk construction if certain criteria is met (Sec. 21.301.04(b)(1)(C)).
- 18) If any retaining walls are deployed, they must meet the setback requirements of Section 19.08(c)(2) of the City Code if four feet in less in height. If walls are taller, they are subject to principal building setbacks.
- 19) The maximum allowable height is 40 feet.
- 20) Freestanding signage must comply with Class I Sign District (Sec. 19.110). A 15-foot setback is required.