



Development Review Committee

Approved Minutes

Development Application, #PL202100186

Mtg Date: 8/31/21

WebEx

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Rozlyn Tousignant (Eng.) 952-563-4627
Laura McCarthy (Fire Prev.) 952-563-8965
Erika Brown (Police) 952-563-4975
Duke Johnson (Bldg. & Insp.) 952-563-8959
Megan Rogers (Legal) 952-563-4889

Jen Blumers (Assessing) 952-563-8706
Erik Solie (Env. Health) 952-563-8978
Londell Pease (Planning) 952-563-8926
Rena Clark (Park & Rec.) (952) 563-8890
Kate Ebert (Public Health) 952-563-4962

Project Information:

Project:	Fire station #4 rebuild
Site Address	4201 W 84 th Street
Plat Name	Southdell 7 th Addition
Project Description	Rezoning from R-1 to R-1(PD), and Preliminary and Final Development Plans for a new fire station, replacing existing Fire Station #4.
Application Type	Rezoning and Preliminary and Final Development Plan
Staff Contact	Nick Johnson, Planner – (952) 563-8926 or nmjohnson@bloomingtonmn.gov
Applicant Contact	Deb Williams, dwilliams@bloomingtonmn.gov , (952) 563-4532
Planning Commission	09/23/2021
City Council	10/25/2021

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, “PL202100186” into the search box.

Guests Present:

Name	Email
Ulysses Seal	useal@bloomingtonmn.gov
Deb Williams	dwilliams@bloomingtonmn.gov
Quinn Hutson	qhutson@cnharch.com

Introduction:

- Londell Pease (Planning):
 - Preliminary and Final Developments Plans include a two-story, approximately 25,000 square-foot fire station to replace existing Fire Station #4. Four bay doors are proposed on the north and south, along with decontamination area, offices, training, fitness, dormitory and other associated spaces. A rezoning action to add the planned development overlay zoning district is also submitted.

Discussion/Comments:

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Renae Clark (Park and Recreation):
 - No comment
- Jen Blumers (Assessing):
 - No comment
- Erik Solie (Environmental Health):
 - No comment
- Duke Johnson (Building and Inspection):
 - No comment
- Laura McCarthy (Fire Prevention):
 - No comment
- Erica Brown (Police):
 - No comment
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Hansen reminded the applicant to work with Nine Mile Creek Watershed District on any permitting they may require.
 - Hansen explained that the plans indicate a retaining wall greater than 4ft, the City requires that retaining walls over 4ft have a separate building permit. Hansen also explained that the retaining wall is within an active drainage and utility easement; the applicant will need to apply for an encroachment agreement.
 - Hansen shared that the stormwater calculations need to be revised.
 - Hansen noted that the sidewalk along 84th Street needs to taper down to match the existing sidewalk on the west.
 - Hansen stated that the clearview triangle may be obstructed by the sign on Irwin and 84th Street.
- Steve Segar (Utilities):
 - Segar addressed some best practices that were highlighted in the Comments Summary.
- Kate Ebert (Public Health):
 - No comment
- Megan Rogers (Legal):
 - No comment
- Londell Pease (Planning):
 - Pease highlighted the access drive on the northeast corner of the property and question if it was needed. Removal would provide additional open space.
 - Pease explained the City requires the light pole on the northwest side of the property be removed to decrease impact for the residential property neighboring the west of the development. Wall packs could be considered to potentially remove all poles to reduce the cost of lighting.
 - Pease addressed potential code compliant location for the sign. Stated that if the sign much be as shown, the applicant must provide documentation to show the deviation is required as part of a public benefit enhancing the public safety.



Comment Summary

Application #: PL202100186

Address: 4201 W 84TH ST, BLOOMINGTON, MN 55437

Request: Rezoning from R-1 to R-1(PD), and Preliminary and Final Development Plans for a new approximately 25,000 square-foot fire station, replacing existing Fire Station #4.

Meeting: Post Application DRC - August 31, 2021
Planning Commission - September 23, 2021
City Council - October 25, 2021

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

Building Department 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.
- 4) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.

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

- 1) Retaining walls taller than 4' in height need to be designed by MN licensed Engineer.

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

- 1) An erosion control bond is required.
- 2) Show erosion control BMP locations on the plan.
- 3) Retaining walls 4-ft and greater require separate permit and must be designed by engineer.
- 4) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 5) Civil plans indicate an NPDES CSW permit will be obtained. A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 10) List erosion control maintenance notes on the plan.

- 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) Provide total area of site and total disturbed area in addition to new and fully reconstructed impervious areas.
- 13) HydroCAD model showing exfiltration over surface area of filtration BMP. Stormwater report indicates no infiltration is proposed. Revise design and/or calculations to exclude exfiltration in HydroCAD model.
- 14) The water quality treatment results calculated using the MIDS calculator are not supported by the MPCA Stormwater Manual for a sand filter. Based on the MPCA stormwater manual a sand filter BMP does not provide volume reduction as shown on the provided MIDS calculator results. Removal of TSS and particulate phosphorus (PP) are affected by the choice of design level. In no case is particulate phosphorus removal greater than 50% nor is TSS removal greater than 90%. Additionally, dissolved phosphorus is not removed by a sand filter as shown in the provided MIDS calculator results. Revise the MIDS calculator to accurately reflect the water quality results of the proposed BMP.
- 15) Existing 12" RCP proposed to be removed
- 16) CB reconstructed in 2001. How will structural integrity of CB be maintained with proposed connection changes? Consider removal and replacement of CB.
- 17) Pipe socks may be needed for underdrains imbedded in sand. If pipe socks are used, then use circular knit fabric.
- 18) Ensure sufficient access is provided for maintenance and inspection activities for both pre-treatment and filtration chambers

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

- 1) Sign and any vegetation that will grow over 3' tall cannot be placed within the clear view triangle (15' from property line at the intersection or driveways). See City Code 17.31, 18.06, 19.108 and 19.126.6
- 2) Taper the edge to the new 6' walk to the existing 4-5' walk (work within the public ROW to make the taper and stay off private property)
- 3) This striping is confusing and not in the MnMUTCD. Is the intent to warn the Fire Truck drivers to watch for pedestrians and traffic? Who is the warning intended to reach? On this sheet the striping is shown south of the sidewalk but other drawings show it crossing onto the sidewalk. Striping should not be within the public ROW (same as signs).
- 4) Show location of the bike racks on the site plan. Include number of bike parking spaces for the bike racks being used and include a construction detail for accurate installation. Long term bike storage - interior - can be shown on the Arch plans.
- 5) Show location of a bike rack and bike rack detail on the plan.
- 6) 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.
- 7) 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.
- 8) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 9) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 10) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.

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

- 1) Add table to show separation at crossings. Do not cross sewers over watermain fittings.
- 2) Provide 8' of cover over watermain, see below. Remove conflicting notes.
- 3) Do not install storm sewer over watermain tee/fittings. Show table with all utility crossing separations.
- 4) Existing 12" x 4" tap is likely cast iron tapping sleeve and should be removed instead of abandoned, prone to cracking. Prefer to remove and replace with new 12" DIP, 12" x 8" tee and sleeve. 45 degree bends could be eliminated.
- 5) Use combined domestic and fire service. See Note no. 8
- 6) Follow City's 2021 Specs for Construction:
https://www.bloomingtonmn.gov/sites/default/files/standard_specification_for_construction.pdf
- 7) Eliminate extra 3" domestic, used combined service into building.
- 8) Add Valve detail - No. 302

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

- 1) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements. This is for the retaining walls within the D/U easement. Contact Bruce Bunker, bbunker@bloomingtonmn.gov or 952-563-4546.

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

- 1) Does this driveway along 84th need to be connected to the other parking area? Does this serve an important purpose? This area could be utilized for greenspace (reduced impervious surface), landscaping, ground sign and flag pole. Consider removing this connection.
- 2) Sign is located within the vision triangle. This location is not permitted (Sec. 19.108(e)(1)(A)).
- 3) As a backup plan, perhaps the flag pole could be relocated closer to the building to create more room for the desired ground sign.
- 4) City Code requires a parking island at the end of all parking tiers.
- 5) Sidewalk not required in this location along the north side of the building. Consider replacing with landscaping.
- 6) Consider eliminating light pole on the west and use wall packs for lighting to minimize impact to neighbor to the west.
- 7) Ensure screening is tall enough to hide this equipment from ground-level observation.
- 8) According to the PD Overlay District regulations, it is not possible to request flexibility on wall sign area in the Class I sign district. A variance would be required.
- 9) The trash/recycling storage area and area hosting the generator must be fully enclosed. An open-air design is not permitted.
- 10) Code requires drive aisles to be 24 feet in width. Please note as a request for flexibility if desired to remain less than 24 feet for a 90 degree access.
- 11) A 5-foot landscape yard is not maintained. Please revise or describe need for flexibility based on public benefit.
- 12) The required amount of trees to be planted by Code is 16 trees. The amount of shrubs proposed far exceeds the Code requirement. Please add two trees to the site, as the fee-in-lieu of planting solution should be reserved for scenarios where no alternative is physically feasible. Perhaps two of the areas planned for dense shrubs can be replaced with trees.
- 13) Scale on Landscape Plan is not correct. Please correct.
- 14) Along the site perimeter, evergreen and ornamental trees should be limited to 25% each of the total tree schedule.
- 15) Plantings typically are not allowed in the public right-of-way without approval by the City Engineer.