GENERAL INFORMATION

Applicant:	Kent Henry, Kraus Anderson (applicant) Bloomington Public School District (property owner)
Location:	4501 West 102nd Street
Request:	Major revision to final site and building plans to construct a 4,000 square foot mechanical plant building
Existing Land Use and Zoning:	Olson Middle/Elementary School; zoned R-1 Single-Family Residential
Surrounding Land Use and Zoning:	North and south – Single-family residential; zoned R-1 East – High school and single-family residential; zoned R-1 West – Single-family residential and parkland; zoned R-1
Comprehensive Plan Designation:	Public

CHRONOLOGY

Planning Commission	06/17/2021	Public Hearing Scheduled

DEADLINE FOR AGENCY ACTION

Application Date:	04/29/2021
60 Days:	06/28/2021
120 Days:	08/27/2021
Applicable Deadline:	**06/28/2021**
Newspaper Notification:	Confirmed – (06/03/2021 Sun Current – 10 day notice)
Direct Mail Notification:	Confirmed – (500 buffer – 10 day notice)

STAFF CONTACT

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PROPOSAL

The Bloomington School District proposes to construct a 4,000 square foot mechanical building housing a chilled-water air conditioning system for Jefferson High School. The proposed building would be located immediately east of Olson Middle/Elementary School, but chilled water would be piped underground east to the High School. The building would have space for two additional water chillers to serve Olson Elementary and Middle School in the future.

The property is currently unplatted with a metes and bounds legal description. Associated with this application is a Type I preliminary and final plat to plat the property and convert the legal description to lot and block status. Type I preliminary and final plats do not require Planning Commission review; a recommended condition related to platting is attached to this report.

ANALYSIS

Land Use

The elementary and middle school land use at the site is consistent with the Comprehensive Plan's Public land use designation. Constructing a mechanical building to serve several schools is customarily incidental to a public land use and is compatible with the land use designation and the site's R-1 Single-Family zoning.

Code Compliance

The proposed development complies with most Code requirements. Table 1 provides a Code analysis of items that meet or exceed City Code. One potential externality related to the project, noise from chiller towers, is discussed in a following paragraph.

Table 1: City Code Analysis – Nonresidential Use in R-1 Zoning District

Standard	Code Required	Provided
Site area	30,000 square feet	1,739,108 square feet
Building setback along all streets	50 feet	580 feet (Johnson Ave.) 308 feet (W. 102nd St.)
Building setback from residential	50 feet	385 feet
Maximum floor area ratio	0.2	0.14
Impervious surface coverage – maximum	75 percent	<50 percent
Building size	N/A	4,000 square feet
Building height	50 foot maximum building height	Building – 20 feet; Building with mechanical screen – 39.5 feet
Trees (Section 19.52)	16 trees	Landscape plan not provided
Shrubs (Section 19.52)	40 shrubs	Landscape plan not provided

Building and Site Design

The mechanical building is proposed to be located to the east of the shared deliveries and loading area for Olsen Elementary and Middle Schools and would be built into a hillside that slopes down from north to south. Access to the building would be along the south elevation. While the cooling tower screen walls would be visible to the north, little of the building itself would be visible from the north due to the grade change. The building itself would be constructed of pre-cast concrete with brick veneer, similar to and compatible with the adjacent school buildings.

Overall parking for the site is adequate and the proposed building does not include additional surface parking stalls. Three existing non-conforming surface parking stalls would be removed and not replaced. Adjacent to the proposed building to the south and east are loading spaces, which could be used by maintenance vehicles when necessary.

Landscaping, Screening and Lighting

There is no landscaping at the site other than turf and no landscaping plantings were included in the submitted plans. However, due to the land disturbance of about 40,000 square feet, some landscaping is required. Based on the disturbed area, staff calculated the required landscaping to be 16 trees and 40 shrubs. Prior to the issuance of a building permit, a landscaping plan would need to be approved.

Noise Mitigation

Mechanical equipment has the potential to generate significant noise. The proposed chiller equipment generates noise and City staff required a noise study as part of the application. Screen walls would be installed on top of the building at a height four feet above the cooling towers. Only two chillers would be initially installed, but two additional chillers would be added in the future. The submitted noise study accounted for both scenarios and their relationships to maximum daytime and nighttime noise allowances outlined in City Code and State Administrative Rules.

With all four chillers running at once, the study indicates a nighttime noise level of 47 dBA along the nearest residential property line. The maximum permitted nighttime noise level is 50 dBA – the proposed mechanical building would be compliant. The applicant's summary adds that it is unlikely that all four cooling towers would be operating at full capacity. Due to lower nighttime air temperatures and to conserve energy, the applicant does not anticipate more than one chiller to be operational at night. Under that scenario, the modelled nighttime noise level is 40 dBA, well under permitted noise levels. The noise study demonstrates compliance with City and State noise limits.

Stormwater Management

Stormwater must be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume.

Upon submittal of the Stormwater Management plan calculations and narrative, staff will review to ensure they meet the requirements in the City of Bloomington Comprehensive Surface Water Management Plan. A maintenance plan has not yet been provided and will be required to be signed and filed at Hennepin County. This site is located within the Lower Minnesota River Watershed District, so no additional permit will be required.

Utilities

The site is served by municipal sanitary sewer and water service. Utility plans must be approved by the City Engineer prior to the issuance of a building permit. A utility permit will be required for the connection to the public watermain. A right-of-way utility permit will be required for the piping crossing Johnson Avenue between Olson Elementary/Middle School and Jefferson High School. An encroachment agreement will need to be applied for and approved by the City Engineer to allow for the private chilled water piping to cross the Johnson Avenue right-of-way.

Traffic Analysis

No significant impacts to the adjacent traffic patterns due to this building addition have been identified.

FINDINGS

Required Final Site and Building Plan Findings - Section 21.501.01(d)(1-4):

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	**Finding Made** – There is no conflict with the Comprehensive Plan. A mechanical building serving public schools is consistent with the public land use designation.
(2) The proposed use is not in conflict with any adopted District Plan for the area.	**Finding Made** – There is no adopted District plan for the area.
(3) The proposed use is not in conflict with City Code provisions.	**Finding Made** – Provided conditions of approval are followed, there is no conflict with City Code provisions.
(4) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	**Finding Made** – The proposed mechanical building would not be injurious to the surrounding neighborhood. Noise associated with chillers would be adequately mitigated and meet State of Minnesota standards for day and night.

RECOMMENDATION

Note the Planning Commission has final approval authority on this Final Site and Building Plans application unless an appeal to the City Council is received by 4:30 p.m. on June, 22nd.

Staff recommends approval using the following motion:

In Case PL2021-96, having been able to make the required findings, I move to approve final site and building plans for a 4,000 square foot mechanical plant building at 4501 W. 102nd Street, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL202100096

Project Description: Major revision to final site and building plans for a 4,000 square foot addition to house two chillers and cooling towers

Address: 4501 W. 102nd Street

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1.	Prior to Permit	The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).
2.	Prior to Permit	Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
3.	Prior to Permit	Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4.	Prior to Permit	Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15).
5.	Prior to Permit	An erosion control surety must be provided (16.08(b)).
6.	Ongoing	Alterations to utilities must be at the developer's expense.
7.	Ongoing	All loading and unloading must occur on site and off public streets.
8.	Ongoing	All rooftop equipment must be fully screened (Sec. 21.301.18).
9.	Ongoing	A noise source shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured on the property line of the source. (Section 10.29.02)