



Development Review Committee

Approved Minutes

Development Application, #PL202100256

Mtg Date: 12/21/2021

WebEx

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Laura McCarthy (Fire Prev) 952-563-8965
Kelly Beyer (Bldg & Insp) 952-563-4519
Tim Kampa (Utilities) 952-563-8776
Maureen O'Brien (Legal) 952-563-8781
Rena Clark (Park & Rec) (952) 563-8890
Erik Norling (Police) 952-563-8847

Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Nick Johnson (Planning) 952-563-8925
Kate Ebert (Public Health) 952-563-4962
Rozlyn Tousignant (Eng) 952-563-4627

Project Information:

Project	Afrique Cultural Campus - 1701 American Blvd E - CUP
Site Address	1701 American Boulevard East, Bloomington, MN 55425
Plat Name	CEDAR PARK ADDITION;
Project Description	Conditional Use Permit for a cultural campus located within an existing office/warehouse building.
Application Type	Conditional Use Permit
Staff Contact	Nick Johnson
Applicant Contact	Mukhtar Shariff ceo@eatafrique.com Jake Steen jsteen@larkinhoffman.com
PC	01/13/2022
CC (tentative)	01/24/2022

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202100256" into the search box.

Guests Present:

Name	Email
Pam Anderson	panderson@292designgroup.com
Jack Steen	jsteen@larkinhoffman.com

Introduction:

- Nick Johnson (Planning):
 - Conditional Use Permit for a cultural campus located within an existing office warehouse building. The campus is approximately 28,500 square feet in size. The uses in the campus include restaurant, office, event center, makerspace and business incubator.

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):
 - Heitzinger asked if the applicant will occupy the entire space. The applicant indicated the space will remain a multi-tenant building.
- Mike Thissen (Environmental Health):
 - Thissen indicated that any food preparation/service permitting will need to go through Environmental Health.
- Kelly Beyer (Building and Inspection):
 - Beyer noted that B&I comments are provided in the Comments Summary report.
- Laura McCarthy (Fire Prevention):
 - McCarthy inquired as to what type of occupancy designation the property will have, noting that it will determine the type of fire suppression requirements.
- Erik Norling (Police):
 - No comment
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Hansen requested that the applicant submit projected trip-generation numbers for the proposed use.
- Tim Kampa (Utilities):
 - Kampa discussed the external gravity grease interceptor requirements.
- Kate Ebert (Public Health):
 - No comment
- Maureen O'Brien (Legal):
 - No comment
- Nick Johnson (Planning):
 - Johnson highlighted the shared parking agreement discussing the non-concurrent use agreement.
 - Johnson addressed the lighting requirements with a conditional use permit.



Comment Summary

Application #: PL202100256
Address: 1701 American Boulevard E.
Request: **Conditional Use Permit for a cultural campus located within an existing office/warehouse building.**
Meeting: Post Application DRC - December 21, 2021
Planning Commission - January 13, 2022
City Council - January 24, 2022 (Anticipated Date)

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

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

- 1) See plans for comments.

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

- 1) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 2) Maintain emergency vehicle access and circulation throughout the property.
- 3) A Type I hood and suppressing system connected to the sprinkler system shall be provided for any appliance capable of producing grease laden vapors.
- 4) Entire space(s) must have fully Code complying sprinkler protection.
- 5) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 6) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 7) Building/property shall be adequately signed for emergency response.

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

- 1) If exterior work is done, erosion control must be provided.

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

- 1) No comment on CUP - Previous project review included requiring the installation of an External Gravity Grease Interceptor to bring the property into compliance with City standards. This exterior work has been completed.

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.

Environmental Health Review Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) Food permit thru Erik Solie, Environmental Health. Any liquor on this site, etc?
- 2) Any events include indoor music, dances, etc that could impact adjacent residential properties with noise? If so, be aware of the city noise code limits.
- 3) Provide odor suppression for restaurant if within 250 feet of residential use. Any hoods installed in teaching kitchen or service café?

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

- 1) To remain in compliance with off street parking requirements, the applicant will need to enter into a shared parking agreement per Section 21.301.06(e)(2)(C) that must be recorded against the property in perpetuity. The Conditional Use Permit would also be subject to a non-concurrent use condition separating typical daytime/business use from evening/weekend use associated with the event center/multi-purpose space.
- 2) A sidewalk connection into the property from the public sidewalk network must be provided to prevent pedestrian movements into the site via the vehicular driveway.
- 3) Parking lot and exterior security lighting for the cultural campus must comply with Section 21.301.07 of the City Code. All primary and secondary entrances must meet minimum lighting levels. All parking spaces required by Code to serve the campus must meet a minimum of 2.0 foot-candles (which may be reduced to 1.0 foot-candle for the outer perimeter 25 feet of the parking lot).
- 4) Confirm that compliant interior trash and recycling storage area per City Code Section 21.301.17 is provided for the full campus.
- 5) Landscaping material in proximity to the proposed campus that is clearly missing from the approved landscaping plan of record for the subject property must be replaced on-site to remain in conformance to the approved plan.