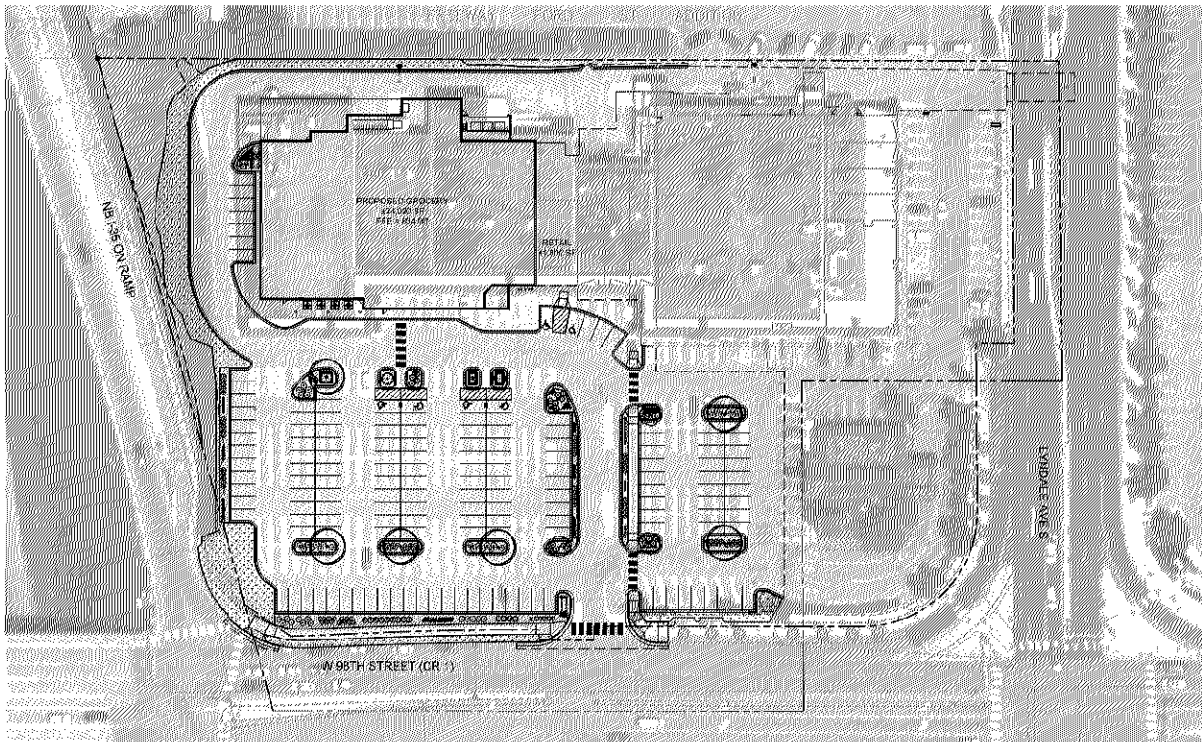




# Clover Shopping Center Redevelopment

## Preliminary Development Plan

### Bloomington, MN



## Project Narrative

September 8, 2021

**Developer:** Kraus-Anderson Development  
501 South Eighth Street  
Minneapolis, MN 55404

**Prepared By:** Kraus-Anderson Development  
Kimley-Horn and Associates, Inc.  
RSP Architects Ltd

#### A. DEVELOPMENT APPLICATION REQUESTED ACTIONS

The requested actions for the *Clover Shopping Center Redevelopment* Development Application will be as follows:

- ☐ Preliminary Development Plan Approval for Clover Shopping Center Redevelopment – Phase 1
- ☐ Rezoning Approval to apply Planned Development (PD) overlay to the existing B-4 zoning

The Development Application for the Clover Shopping Center Development Application anticipates adhering to the following approval schedule:

Pre-Application DRC Meeting (completed)	June 29, 2021
Submit Development Application to the City	September 8, 2021
Post-Application DRC Meeting	September 21, 2021
Resubmittal Prior to Planning Commission, if required	–
Planning Commission Hearing	October 14, 2021
City Council Meeting	October 25, 2021
City Council Hearing	November 15, 2021

The Development Application will include the following:

- Development Application
- Development Application Fees (paid online)
- Development Application Documents
  1. Project Narrative
  2. Civil Engineering Plans – Kimley-Horn and Associates
  3. Landscape Architecture Plans – Kimley-Horn and Associates
  4. Architectural Rendered Elevations – RSP Architects
  5. Massing Plan (full buildout) – RSP Architects
  6. Stormwater Management Report – Kimley-Horn and Associates
  7. Preliminary Traffic Study – Alliant Engineering, Inc.

#### B. PROJECT LOCATION

The project will be located on portions of the existing Clover Shopping Center, located in the NW quadrant of Lyndale Avenue S., and W 98<sup>th</sup> Street (Old Shakopee Rd) in Bloomington, MN. The site currently contains multiple commercial buildings and associated parking, utilities, and landscaping.

The property is bounded to the north by an adjacent auto dealership (Freeway Ford), to the west by I-35W, to the south by W 98<sup>th</sup> Street (Old Shakopee Rd), and to the east by Lyndale Avenue S.

**C. PROJECT DESCRIPTION**

The project will consist of a proposed 24,020 SF (single-story) grocery store, and an adjacent 1,800 SF retail use, in-line with the remainder of the existing shopping center. Both buildings will be single-story and will require partial demolition of the existing strip building on the site.

The project will also include associated utilities, stormwater management, landscaping, site lighting, and modifications to the existing parking lot, to serve the proposed buildings.

**D. PROPERTY DESCRIPTION****1. Plat information:**

- a. The project site is currently recorded as a metes & bounds property.
- b. It is understood that platting will be required to assign a lot & block designation to the property. Furthermore, it is understood that the project will be subject to a Type II platting process. An application for preliminary and final platting is targeted by the project team on 9/29/21.

**2. Site Drainage:**

- a. The project proposes a stormwater management system consisting of underground pipe storage to meet the requirements of the City of Bloomington and Nine Mile Creek Watershed District.
- b. Stormwater management will consider runoff rate, volume, and water quality management requirements as outlined by the City of Bloomington and Nine Mile Creek Watershed District.

**3. Right-of-Way Easements:**

- a. It is not anticipated that right-of-way dedication or a pedestrian facilities easement will need to be dedicated on the W 98<sup>th</sup> Street frontage on the south side of the property to accommodate the construction of a boulevard and sidewalk meeting City of Bloomington standards.

**4. Wetlands:**

- a. There are no wetlands in the vicinity of the proposed improvements.

**5. Topography:**

- a. The on-site topography is generally level, with elevations ranging from elevation ~ 833' to 828'. There is an existing retaining wall along the southern and southwestern edges of the property that will be removed in the proposed conditions by raising the

on-site grades to reduce the grade differential between the right-of-way and the grades on-site. The southern portion of the site generally slopes from east to west, towards the NB I-35W on-ramp, ultimately discharging into a MnDOT storm sewer system. The northern portion of the site drains north and west towards an existing offsite culvert, and ultimately into MnDOT's storm sewer system. The project team will be coordinating with MnDOT on proposed modifications in this location.

6. Flood Plain:

- a. According to the FEMA Flood Insurance Rate Map, the site is not located in a documented floodplain.
- b. The site is NOT located within the Special Flood Hazard Area (SFHA) or the Flood Hazard Overlay District (FH) as defined by the City.

7. Access:

- a. There are multiple existing shared accesses into the property. The northeast access off of Lyndale Ave S is the only full access into the property. The eastern access off of Lyndale Ave S is a right-in / right-out and the southern access off of W 98<sup>th</sup> Street is a ¾ access. No new access drives are proposed as part of the project. However, it is understood that the City desires modifications to the W 98<sup>th</sup> Street access as part of this project.

## E. PROPOSED PROJECT

1. General Project Description:

- a. Site to include an approximate 24,020 SF grocery store and 1,800 SF retail, constructed in-line with the remaining portions of the existing strip center.
- b. Site to include underground stormwater management facilities, underground utilities, site lighting, and modifications to the existing parking lot configuration.

2. Height:

- a. Grocery: 24'
- b. Retail: 14'

3. Exterior Architectural Design and Materials

4. Landscaping and Irrigation

- a. Existing trees will be required to be removed as part of the project.
- b. It is the intent of the project to meet landscaping setbacks, materials, and irrigation requirements through new landscaping

**F. ZONING CODE ANALYSIS**

1. Comprehensive Plan
  - a. Section 2 of the current Comprehensive Plan (*Forward 2040*) Land Use Guide Plan designates the project site as Community Commercial (CC).
2. Zoning:
  - c. The site is currently zoned as Neighborhood Commercial Center (C-4) and it is understood that rezoning to a Planned Development (PD) will be necessary based on the proposed improvements. The applicant is requesting consideration for rezoning to apply the PD overlay to the property.
3. Airport Zoning:
  - a. The site is NOT located within close proximity to the MSP International airport, and it is assumed that the proposed improvements will not require review through the Federal Aviation Administration (FAA), but this will be confirmed through the permitting process.
4. Floor Area Ratio (min/max):
  - a. B-4: 0.2 / 0.5\*  
 \*(2.0 w/ residential)
5. Setback Requirements:
  - a. Along Public Street
    - i. (min) = 10 feet or width of required public easement
    - ii. (max) = 40 feet
  - b. Side Yard Setback (min) = 10 feet
  - c. Rear Yard Setback (min) = 15 feet
6. Building Height:
  - a. There is no building height limit in the B-4 district.
7. Parking:
  - a. Grocery = 1 space per 225 square feet of gross floor area
  - b. Retail Sales and/or Service (under 10,000 SF) = 1 space per 180 SF

8. Building Design

- a. Section 19.29(j)(1) Public entrance requirements
- b. Section 19.29(j)(2) Building façade requirements

9. Open Space and Landscaping:

- a. City Code Section 19.52 for landscaping and screening requirements.
- b. City Code requires:
  - i. 95% maximum impervious
  - ii. Where a parking island is immediately adjacent to one or more parking stalls, the island length must be three feet shorter than the adjacent stall to promote ingress and egress into the stall.
  - iii. A minimum of one deciduous tree must be provided per parking lot island.
  - iv. Parking island with tree – minimum of 8 foot width.
  - v. One tree required per 2,500 square feet of developable landscaping area.
  - vi. One shrub required per 1,000 square feet of developable landscaping area.

- 10. Signage: Must comply with City Code Sections 19.115 (B-4), or Class VIII sign district requirements.

**F. PARKING ANALYSIS**

- a. The existing Clover Shopping Center currently has 243 stalls
- b. After accounting for the change in GLA and the allowable City and Transit reductions, the total number of stalls required by code is 284 stalls.
- c. The current site plan proposes 226 stalls and will require development flexibility by way of rezoning to a Planned Development (PD). Additional stalls could be gained by converting a portion of the proposed stalls to compact spaces.
  - a. Up to 20% of total number of required parking may be for compact cars that have a minimum space size of 8 feet by 16 feet for 90° angle parking.

**G. TRAFFIC**

- a. A Preliminary Traffic Study has been prepared by the City's traffic consultant, and is included in this submittal as an attachment.

**H. STORMWATER MANAGEMENT**

- a. The proposed storm water management plan for the Clover Shopping Center Redevelopment project will be consistent with the City of Bloomington design

standards as well Nine Mile Creek Watershed District's Rules, which was last revised in May of 2019. The proposed storm water treatment and conveyance systems design adhere to the following requirements:

- i. All new storm sewers must be sized to accommodate the 10-year storm event.
  - ii. Site discharge is restricted to pre-development runoff rates.
  - iii. Abstraction requirements
  - iv. Water Quality requirements
- b. As the project proceeds, the development team will explore the possibility with the City of Bloomington and Nine Mile Creek Watershed on the potential to provide additional stormwater management onsite beyond the project requirements.

#### **I. LIGHTING**

- a. Lighting in the proposed conditions will generally be consistent with existing conditions, and modified as necessary based on the updated Site Plan. Preliminary light pole locations are shown on the Site Plan included in this submittal. A photometric plan will be included provided at a future date.

#### **J. UTILITIES**

1. Water Main
2. Sanitary Sewer
3. Storm Sewer
4. Communications
5. Electrical
6. Natural Gas