



# Development Review Committee

## Approved Minutes

Development Application, #PL2017-39

Mtg Date: March 28, 2017

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

### Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965  
 Randy Quale (Park & Rec) 952-563-8876  
 Sandy Harvey (Bldg. & Insp) 952-563-8958  
 Jen Desrude (Eng.) 952-563-4862  
 Tim Kampa (Utilities) 952-563-8776

Kent Smith (Assessing) 952-563-8707  
 Mike Thissen (Env. Health) 952-563-8981  
 Heidi Miller (Police) 952-563-4975  
 Michael Centinario (Planning) 952-563-8921  
 Glen Markegard (Planning) 952-563-8923  
 Mike Hiller (Planning) 952-563-4507

### Project Information:

Project	Northwood Inn/Tropical Fishery Redevelopment
Site Address	7830 13TH AVE S, 7831 12TH AVE S, 7837 13TH AVE S, 1301 E 78TH ST, 1225 E 78TH ST
Plat Name	PALM PLAZA ADDITION; SULLIVANS 1ST ADDITION; 02 027 24; 02 027 24; 02 027 24;
Project Description	Rezoning, Preliminary and Final Development Plan and Preliminary and Final Plat for a Five-Story, 171-room Holiday Inn Express
Application Types	Rezoning; Preliminary/Final Development Plan; Prelim/Final Plat – Type II
Staff Contact	Mike Centinario; mcentinario@BloomingtonMN.gov; 952-563-8921
Applicant Contact	Jay Bhakta; jbhakta@jrhospitality.com; (612) 310-9799
PC	04/20/2017
CC (tentative)	05/22/2017

### Guests Present:

Name	Email
Jay Bhakta, JR Hospitality	jbhakta@jrhospitality.com
Beth Hardy, Cities Edge Architects	bhardy@citiesedgearchitects.com

**Introduction:** Applicant representatives introduced themselves.

### Discussion/Comments:

- Mike Centinario (Planning): Introduced the project and stated this is a formal DRC review.
- Randy Quale (Park and Recreation):
  - No comment.
- Kent Smith (Assessing):
  - Platting triggers park dedication fees, estimated fees calculated to be \$7,722. Tropical Fishery building is not available for credits due to being unoccupied for too long.
- Mike Thissen (Environmental Health):
  - No comment.
- Sandy Harvey (Building and Inspection):

- Will need to work with the applicants with regard to the first floor lounge living area. Current configuration on plans make it difficult to consider the area labeled as lobby on the plans to be considered a lobby. Rated corridors are required to have two exists. Please work with Staff.
- Laura McCarthy (Fire Prevention):
  - Three main areas of focus: access, water supply and addressing.
  - Will review the auto turn diagrams included in the civil drawings.
  - Working with utilities for placement of the hydrants as well as looping the water supply.
  - Review of the fire alarm and sprinkler plans for the hotel when submitted.
- Heidi Miller (Police):
  - Asked if there is a start date scheduled. Bhakta stated the goal is in June or early July of 2017.
- Jen Desrude (Engineering):
  - Provided the Comment Summary document.
  - Stated that the mark-up plans will be provided to the applicant representatives.
  - Vacation application needs to be amended. (triangle portion shown on plans is another property owners land)
  - More details needed on civils. (see Comment Summary for details)
  - MnDOT ROW permit needed for work along 78<sup>th</sup> Street, adjacent to I-494.
  - Landscaping cannot block lines of site in driveway areas. (plan for mature growth)
  - Storm water is ok for rate control and volume, but provide water quality calculations.
  - Stormwater Maintenance Agreement must be signed by the property owner and recorded at Hennepin County. The City does have a sample, but it may need to be modified due to a main storm sewer pipe location on property.
- Tim Kampa (Utilities):
  - Provided a printout of private utilities on the sites. (see Comment Summary Utility Review item 2)
  - Contact Met Council for SAC determination ASAP (see Comment Summary Utility Review item 7)
  - Minimum 10 foot horizontal separation and 18 inch vertical separation is required between water main and sewers. (see Comment Summary Utility Review item 8)
  - Loop the water supply system. (see Comment Summary Utility Review item 9)
  - Provide valves for system isolation (see Comment Summary Utility Review item 10)
  - Install hydrants to provide fire protection for entire building. (see Comment Summary Utility Review item 11)
  - Exterior grease interceptor may be required if food is prepared on site. It was determined that no cooking would be on site, only pre-packaged items that may be warmed up. No grease or frying.
  - Fire water service splitting must be done inside the building.
- Mike Centinario (Planning):
  - See Comment Summary – Planning Review for details.
  - Lighting levels for the parking lot are a little low, once final is completed, the plan must be signed by a LC or electrical engineer.
  - Large monument sign along 78<sup>th</sup> Street does not meet the required minimum setback of 20 feet.
  - Small monument sign appear to be directional signs. (see Comment Summary Planning review item 3)
  - Signage must meet hotel performance standards (one wall sign per elevation, canopy signs could be added)
  - Directional signs, if located less than 20 feet from the property line, may not exceed three feet above grade.
  - Plan for landscaping materials for full growth (especially near entrances) to maintain line of site.
  - Performance standards have been established for the use of acrylic finish on stucco. EIFS, or other secondary materials, is limited to 15% of any given elevation.
  - Airport Zoning Permit may be needed if construction cranes exceed 110 feet above grade.

- 7460 Review may also be required. Staff encourages you to complete any relevant FAA review well before submitting for a building permit. The FAA review could potentially delay the issuance of a building permit.
- Plans submitted for Planning Commission and City Council review do not need to be revised, but revisions need to be on plans submitted for building permits.
- Glen Markegard (Planning)
  - Plans look very good and very happy to see this site redevelop.

Applicant asked if demo permit can be pulled prior to City Council approval. Staff stated yes.



## Comment Summary

**Application #:** PL20170-39

**Address:** 7830 13TH AVE S, 7831 12TH AVE S, 7837 13TH AVE S, 1301 E 78TH ST, 554251225 E 78TH ST, BLOOMINGTON, MN 55425

**Request:** **Rezoning, Preliminary and Final Development Plan and Preliminary and Final Plat for a Five-Story, 171-room Holiday Inn Express**

**Meeting:** Post Application DRC – March 28, 2017  
Planning Commission – April 20, 2017  
City Council (tentative) – May 22, 2017

**Planning Review Contact:** Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) Flag lighting must be recessed in the ground and is limited in power allowed. See Section 21.301.07. City Code requires initial and maintained photometric plans. Lighting levels for the parking lot are a little low. Once the final lighting plan has been completed, the plan must be signed by a LC (certified lighting professional) or electrical engineer.
- 2) Large monument sign along 78th does not meet the minimum 20 foot setback. Increase setback approximately 2.5 feet.
- 3) Small monument signs appear to be directional signs. If no taller than 3 feet, the directional signs may be six square feet in area and setback 10 feet from the property line. Otherwise, signage must be 20 feet from public right of way.
- 4) Wall signage areas appear to be within City Code allotments. All hotels require a Uniform Sign Design (USD) to be created, which will identify all free standing and wall signage. The USD is a staff-level review.
- 5) Amount of landscaping material exceeds City Code requirements, although some minor adjustments may be needed to pull landscaping away from clear view triangles. Perennials generally do not cause an obstruction, but some of the Juniper shrubs may.
- 6) Performance standards have been established for the use of acrylic finish on stucco. EIFS, or other secondary materials, is limited to no more than 15% of any given elevation.
- 7) Only one wall sign is permitted per elevation. Remove one sign from south elevation or relocate to east elevation.
- 8) Building height does not reach threshold requiring an Airport Zoning Permit. If construction cranes exceed 110 feet above grade, an Airport Zoning Permit will be required.

**Building Department Review Contact:** Sandy Harvey at sharvey@BloomingtonMN.gov, (952) 563-8958

- 1) Signage for parking spaces  
& access aisles must be  
on post signs per MN Accessibility.
- 2) 8 ft min  
access aisles
- 3) Pool review by State Health  
& City Environmental Health/Hotels
- 4) Corridor 102/109 must be separated  
from the "Lifestyle Lounge".  
It must have 2 exits available.  
If pool is within the rated corridor it would require  
code approved glazing material.  
The city does not consider the lounge a lobby.
- 5) A SAC review document must be received  
prior to release of the building permit.

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

- 1) Provide turning radius diagrams using ladder 3 dimensions.
- 2) Emergency vehicle access has not been provided around the entire building.
- 3) Provide/maintain hydrant coverage for all properties along 13th Avenue and 78th Street
- 4) Provide hydrant coverage within 150 feet of all areas of the new building.

**Construction/Infrastructure Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) This corner would be very difficult to plow. Re-align for ease of maintenance.
- 2) Include non-res driveway approach with sidewalk at all entrances
- 3) This is another sidewalk location that would be difficult to maintain
- 4) Label Street Names
- 5) Driveways don't need pedestrian ramps. Use City Std Detail for commercial driveway apron instead.
- 6) Need commercial driveway aprons to all city streets
- 7) Need commercial driveway apron to all city streets
- 8) Would like to see a bar scale to double check scale.
- 9) Please add dimensions to the plan. Include cul de sac dimensions, sidewalk etc.

- 10) This sidewalk needs to connect to a pedestrian route through the site. Public sidewalk along former 13th Avenue can't dead end in to a parking lot. Needs ADA accommodations.
- 11) Do not plant trees on top of utilities that are to remain
- 12) Will need to coordinate these trees with Planning and Utility staff so any future watermain maintenance necessary can occur safely.
- 13) Scale Bar Missing on this sheet.
- 14) Phase walk construction to minimize disruption
- 15) Build new public sidewalks at 6' width minimum
- 16) Typically street right of way doesn't drain to private property. Will this be in the agreement?
- 17) May need additional silt fence in this area to accommodate the sidewalk construction phasing
- 18) May need additional construction access point if trucks leave via 12th Ave
- 19) Not allowed in public right of way. Public ROW ramps must meet City ADA requirements. (City is currently using the recently issued MnDOT details)
- 20) Next page shows existing asphalt pavement cut straight across
- 20) A Minnesota licensed civil engineer must design and sign all civil plans.
- 21) Avoid attached curb when possible.
- 21) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.
- 22) Maintain 2' set back from boulevard obstructions (e.g. hydrants, signs)
- 22) MnDOT permit may be needed for cul de sac work and other work in 78th Street

**PW Admin Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Can't vacate west half of ROW adjacent to property south of site without agreement from owner.

Vacate only ROW to be included in new lot.

Widen utility easement for storm sewer. 20' along north line and east to vacated 13th Ave ROW line.

Widen drainage & utility easement where vacated 13th Ave lies as approved by the City Engineer.

- 2) Public drainage/utility and easements must be provided on the plat.  
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Right-of-way dedication is required on the final plat.  
  
10' Sidewalk/Bikeway easement along all street frontages by document.
- 3) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 4) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within the past 6 months, shall be provided. (Due prior to Mayor and City Manager signatures on final plat)
- 5) Consent to Plat form is needed from any mortgage companies with property interest.
- 6) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.

**Traffic Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) No need for marked crosswalk across private driveways. Same comment applies for all 4 driveways. Consider removing. If leaving in place, the markings must conform with the MMUTCD.
- 2) Fix sidewalk alignment to remove odd turns and width variations. Eliminate the curves. Difficult to remove snow.
- 3) Label all sidewalk width/dimensions
- 4) These 3 spaces are going to be very difficult to get in and out of safely for drivers. Made even more difficult with placement of monument sign.
- 5) Curved sidewalk is very difficult to maintain. Try to remove the curves and line up the walk/crossing.
- 6) The vegetation shall not block or obscure visibility of pedestrians on the sidewalk that would be crossing the driveway
- 7) Again, verify that vegetation will not obscure the visibility of pedestrians that would be crossing the driveway

**Utility Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. There are nine 3/4" water services, one 1.5" water service, two 2" water services and one 4" water service. There are three sewer services to be cut off as directed by the Utilities inspector at the lot line.
- 2) Many of the existing private and public utility lines are not shown on the plans. Work with the City to locate and show existing public utilities on plan sheets so that the facilities can be protected from damage and so that service abandonment locations are identified.

- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) 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.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Make sure the watermain is 10' away from the building footings. City crews must have access at all times to all manholes and valves for system maintenance and operation.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. Provide an 8" main for the loop.
- 10) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 11) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a hydrant within 50' of the building's fire department connection.
- 12) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 13) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 14) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 15) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 16) An inspection manhole is required on all commercial sewer services. Don't use a cleanout on the main sewer service.
- 17) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. Contact Bloomington Utilities for details and design parameters.
- 18) Install interior chimney seals on all sanitary sewer manholes.
- 19) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 20) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.



- 21) 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.
- 22) Use schedule 40, SDR 26, or better for PVC sewer services.
- 23) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.  
Bring the common water service into the building and split off the fire and domestic services within the building as shown on sheet 11.
- 24) 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.

**Water Resources Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

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- 1) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 2) An erosion control bond is required.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) Provide a turf establishment plan
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) 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.
- 8) See plans for additional comments.
- 9) Except as noted, Utilities in easement
- 10) Show soil bring locations
- 11) Ex. 60" RCP is elliptical, show inverts at pipe crossings, or in profile view.
- 12) Construct MH over and around ex. 60' RCP, at pipe junction, may need to be 96" Dia.
- 13) Show and label utility easement
- 14) Project Requires Stormwater Pollution Prevention Plan (SWPPP) for MPCA NPDES Construction Permit, revise Erosion Control Sheet to incorporate SWPPP
- 15) What will happen if the City storm sewer surcharges? Will it back into private system and cause problems?
- 16) Design Engineer must certify any changes to the proposed underground system prior submitting to the City for final acceptance

- 17) Bloomington Engineering  
Ok for rate control and volume.  
Provide Water Quality calculations. Add note to confirm WS#7 is direct runoff and update  
rate control calculations.  
SWS 3/27/2017