



# Development Review Committee

## Approved Minutes

Development Application, #PL202200153

Mtg Date: August 16, 2022

McLeod Conference Room

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  
Kevin Toskey (Legal) 952-563-4889  
Rena Clark (Park & Rec) (952) 563-8890  
Deb Heile (Eng) 952-563-4628  
Mike Palermo (Planning) 952-563-8924  
Rebecca Schindler (Port Authority) 952-563-8927

Jason Heitzinger (Assessing) 952-563-4512  
Erik Solie (Env. Health) 952-563-8978  
Mike Thissen (Env. Health) 952-563-8981  
Londell Pease (Planning) 952-563-8926  
Michael Centinario (Planning) 952-563-8921  
Glen Markegard (Planning) 952-563-8923  
Nick Johnson (Planning) 952-563-8925  
Kate Ebert (Public Health) 952-563-4962  
Rozlyn Tousignant (Eng) 952-563-4627

### Project Information:

Project	Oxboro Heights Apartment Development
Site Address	520 and 600 West 93 <sup>rd</sup> Street and 9216 Garfield Avenue
Plat Names	Oxboro Heath, Danco Addition and Colonial Car Wash 2 <sup>nd</sup> Addition
Project Description	<ol style="list-style-type: none"><li>1) Comprehensive Plan Amendments to redesignate 600 W. 93rd and 9216 Garfield Circle from Community Commercial to High-Density Residential and 520 W. 93rd from Industrial to High-Density Residential;</li><li>2) Rezone 600 W. 93rd and 9216 Garfield Circle from B-2 General Business to RM-50(PD) High Density Residential (Planned Development) and 520 W. 93rd from I-3 General Industry to RM-50(PD) High Density Residential (Planned Development)</li><li>3) Preliminary and Final Development Plans to develop a five-story, 125-unit senior apartment building</li><li>4) Preliminary and Final Plat to combine 600 W. 93rd, 520 W. 93rd, and 9216 Garfield Circle into one lot.</li></ol>
Application Type	Comprehensive Plan Amendment Rezoning Preliminary and Final Development Plan Type III Preliminary and Final Plat
Staff Contact	Mike Centinario – (952) 563-8921 <a href="mailto:mcentinario@bloomingtonmn.gov">mcentinario@bloomingtonmn.gov</a>
Applicant	Christopher Stokka – (612) 243-4636 <a href="mailto:chrisstokka@mwfproperties.com">chrisstokka@mwfproperties.com</a>
PC	9/8/2022
CC	10/3/2022 - tentative

**NOTE:** All documents and minutes related to this case can be viewed at [www.blm.mn/please](http://www.blm.mn/please), enter the permit number, "PL202200153" into the search box.

**Guests Present:**

<b>Name</b>	<b>Email</b>
Christopher Stokka	<a href="mailto:chrisstokka@mwfpproperties.com">chrisstokka@mwfpproperties.com</a>
Morty O'Connell	
Jim Parish	
Dave Knaeble	

**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 noted that a Park Dedication fee of \$181,700 including credit for the existing house.
- Erik Solie (Environmental Health):
  - No comment.
  - Thissen noted that if a well exists on the property, it will need to be sealed.
- Kelly Beyer (Building and Inspection):
  - No comment.
- Laura McCarthy (Fire Prevention):
  - McCarthy thanked the applicant for the dedicated fire lane around the perimeter of the property.
  - Building/property shall be adequately signed for emergency response.
  - Provide adequate turning radius to accommodate BFD Ladder 3.
  - Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe.
  - Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
  - Fire alarm system may need to be upgrade for the assigned occupancy. Fire alarm, annunciator panel and Knox box locations to be determined by the Fire Prevention Division.
  - Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
  - Access shall be provided to/from all stairwells on all floors and parking levels.
  - McCarthy stated that Utilities and Fire will work with the applicant on the requirements moving forward.
- Erik Norling (Police):
  - No comment.

- Brian Hansen (Engineering):
  - Hansen noted that a 2% cross-slope is the maximum for the sidewalk across the driveway.
  - Hansen shared that the applicant will need to apply for permitting through Nine Mile Creek Watershed District.
  - Hansen requested that the applicant illustrate erosion control BMP locations on the plan.
  - Hansen noted that the applicant will need to provide a stormwater management plan.
  - Hansen requested that the applicant illustrate the bike racks on the property.
  - Hansen highlighted that retaining walls are not allowed in drainage and utility easements.
- Tim Kampa (Utilities):
  - Kampa noted that the City would like to see a looping water system. Applicant asked if the looping needs to circulate around the building.
  - Kampa noted that an inspection maintenance hole will be required on the sanitary sewer service.
  - Kampa noted that an MPCA permit may be required; applicant should provide a copy of MPCA approval letter if no permit is required.
  - Kampa explained that the City requires Zinc coated water main for pipe 12" or smaller. V-bio wrap is required on all DIP.
  - Kampa noted that the applicant should provide valves to isolate the service without shutting down hydrants.
  - Kampa explained that the City is looking for 18" of separation between watermain crossings.
- Kate Ebert (Public Health):
  - No comment.
- Kevin Toskey (Legal):
  - Toskey noted that the Opportunity Housing requirements will come into play.
- Mike Centinario (Planning):
  - Centinario addressed affordable units and the corresponding Opportunity Housing Ordinance development incentives.
  - Centinario mentioned the density bonus.
  - Centinario noted a requirement for three electric vehicle chargers. Two are shown.
  - Centinario informed the applicant that they will need more trees planted based on the City's landscaping requirement. Centinario discussed deficiencies with the landscaping plan including required screening from non-residential uses and improvements to amenity areas.
  - Centinario highlighted the drop for the retaining wall; he suggested reducing the width of the western fire lane to make room for screening and shifting and reducing the retaining wall height..
  - Centinario noted that the proposed patio is location and size is problematic. The east parking should be shifted farther to the east to make additional space for a usable patio amenity. A discussion was held regarding parking.
  - A discussion was held regarding the applicant's timeline, including Metropolitan Council review and when the applicant could reasonably expect final entitlements.



# Comment Summary

**Application #:** PL202200153

**Address:** 520 W 93RD ST, BLOOMINGTON, MN 554209216 GARFIELD CIR, BLOOMINGTON, MN 55420600 W 93RD ST, BLOOMINGTON, MN 55420

**Request:** **Comprehensive Plan Amendments to redesignate the future land use at 600 W. 93rd and 9216 Garfield Circle from Community Commercial to High-Density Residential and 520 W. 93rd from Industrial to High-Density Residential; rezoning 600 W. 93rd and 9216 Garfield Circle from B-2 General Business to RM-50(PD) High Density Residential (Planned Development) and 520 W. 93rd from I-3 General Industry to RM-50(PD) High Density Residential (Planned Development) ; Preliminary and Final Development Plans to develop a five-story, 125 unit senior apartment building; Preliminary and Final Plat to combine 600 W. 93rd, 520 W. 93rd, and 9216 Garfield Circle into one lot.**

**Meeting:** Pre-Application DRC – June 21, 2022  
Post Application DRC - August 16, 2022  
Planning Commission - September 08, 2022  
City Council (Projected) - October 03, 2022

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**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](mailto: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
- 3) SAC review by MET council will be required.
- 4) Must meet 2020 MN Accessibility Code.
- 5) Provide a detailed code analysis with the plans.
- 6) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 7) Must meet MN State Elevator Code for lobby requirements in this area.

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

well has been sealed at single family home at 500 W. 93rd St.

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

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

- 1) Paths
- 2) Ensure that walk has no more than 2% cross slope across driveway entrances
- 3) Include the detail for Non-Residential entrance w/ walk

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

- 1) CONSIDER USING A PRETREATMENT DEVICE TO REDUCE OVERALL MAINTENANCE FOR UNDERGROUND SYSTEM.
- 2) PROVIDE DETAIL OF OUTLET CONTROL STRUCTURE.
- 3) ISN'T THE UNDERGROUND SYSTEM UNDERNEATH THE PARKING LOT?
- 4) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 5) List erosion control maintenance notes on the plan.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) An erosion control bond is required.
- 8) Show erosion control BMP locations on the plan.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Report must be consistent with Civil plans.

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

- 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.
- 2) Loop water system (supply from two points on the City system) is required to provide enough water supply for the hydrants and fire service. This can be done by running the water line around the west side of the building and cutting in a tee and a valve (between the two connections) on the City main.
- 3) 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.
- 4) 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.
- 5) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Please add this note to the plan.
- 6) Install interior chimney seals on all sanitary sewer manholes.
- 7) An inspection manhole is required on all commercial sewer services.
- 9) Use Zinc Coated Class 52 DIP water main for pipe 12-inches in diameter and smaller. V-Bio wrap is required on all DIP. - Add this note to the plan.
- 10) Use standard short cone manholes without steps.
- 11) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 12) Add an indexed spreadsheet to the Utility plan showing the design elevations at all water line crossings of the storm and sanitary sewer lines. The table should include an indication of the outside wall pipe separation in inches.

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

- 1) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 2) 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.
- 3) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 4) Show location of a bike rack and bike rack detail on the plan.

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

- 1) Retaining walls not allowed in Drainage and Utility easements.
- 2) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or [bbunker@BloomingtonMN.gov](mailto:bbunker@BloomingtonMN.gov) for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 3) Public drainage/utility and easements must be provided on the plat as approved by City Engineer
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 6) Show and label all property lines and easements on all plan sheets.
- 8) Right-of-way dedication is required on the final plat.
- 9) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 10) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 11) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 12) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

**Assessing Review Contact:** Kent Smith at [ksmith@BloomingtonMN.gov](mailto:ksmith@BloomingtonMN.gov), (952) 563-8707

We have calculated a park dedication fee of \$181,700. This includes credit for the existing single-family residence on site.

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

- 1) The five-story, 125-unit redevelopment entails Comprehensive Plan Amendments to redesignate the properties to High-Density Residential. The zoning district would be change to RM-50 High Density Residential. Since this is a single-phase development, the preliminary and final development plans are the same. The two lots and one outlot require a preliminary and final plat to combine into one lot.  
  
If the applicant hasn't already done so, staff highly recommends reaching out to neighboring property owners to answer questions in advance of those owners receiving a public hearing notice from the City.
- 2) An Affordable Housing Plan was not initially provided with the application, but details on affordability were included in the project description. The applicant proposes to provide three units affordable at or below 30 percent of the area median income, 22 units affordable at or below 50 percent of the area median income, 69 units affordable at or below 60 percent of the area median income. OHO incentives where 20 percent of the units are affordable at or below 50 percent area median income will be considered.
- 3) Show location of a bike rack and bike rack detail on the plan.
- 4) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the exterior parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot). Structured parking must meet a minimum 3 footcandles.
- 5) Minnesota Pollution Control Agency (MPCA) review and approval is necessary given the presence of a contaminant plume in the Lyndale Avenue corridor.
- 6) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. Some islands are without a tree (see markups).
- 7) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.

- 8) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principal structure must be provided. Deviations from City Code must be approved by the City Council.
- 9) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 10) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 11) Exterior materials must meet Section 19.63.08. Please provide specification information on the architectural concrete proposed for the W. 93rd Street building elevation.
- 12) Screening is required around the perimeter of the site to provide a physical separation between residential and commercial/industrial land uses. Please see landscaping plan markups.
- 13) Landscaping provided is deficient. The minimum quantity of trees and shrubs is not met. There are parking islands without trees, screening is insufficient, and the patio is inadequate.
- 14) The front yard setback along W. 93rd is a deviation from City Code and must be approved by the City Council.
- 15) A three-foot-high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
- 16) Exterior signage for multiple family developments is somewhat limited. Please review sign standards for the RM-50 zoning district.
- 17) The lighting plan must provide detailed specification information on the proposed lighting fixtures.
- 18) In order for a permit to be issued the lighting plan must be signed by a professional engineer (PE) or lighting professional (LC).
- 19) Photometric plans for the structured parking stalls must be provided for review.
- 20) Because there are no parking stalls along the southwest corner of the site, the drive lane width may be reduced to 20 feet. Consider reducing lane width to shift the retaining wall outside of easements.
- 21) A 6.7-foot drop along the west property landscape yard is significant. A physical barrier may be necessary at the top of the retaining wall. At an approximately 3-foot setback, a deviation from City Code is necessary.
- 22) Senior housing does not have a storage unit requirement. It looks like the plan depicts 32 storage units. Is that correct?
- 23) Provide materials calculations on the building elevation drawings. Percentage of secondary materials is provided but include an itemized list of each material and the proportion of the elevation. The only "street side" elevation is the south elevation. Street facing elevations may not utilize an OHO incentive.
- 24) No perimeter screening is shown on the plan. Perimeter screening is required between the adjacent land uses and the residential site. Revise plan to show how screening requirements will be met.
- 25) All parking islands must have a deciduous tree.
- 26) Consider what options there are for a patio/seating at the front entrance.
- 27) The proposed patio needs be reconsidered. It seems insufficient for the scale of the site. Consider shifting east parking farther east to make additional room for a patio. Incorporate landscaping and other amenities into the patio.
- 28) Tree quantities are deficient. Adjust the landscaping plan accordingly.