



Development Review Committee

Approved Minutes

Pre-Application, PL202200192
Meeting Date: 10/25/2022
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
Pete Miller (Fire) 952-563-8967
Tim Kampa (Utilities) 952-563-8776
Jordan Vennes (Utilities) 952-563-4533
Maureen O'Brien (Legal) 952-563-8781
Kevin Toskey (Legal) 952-563-4889
Rena Clark (Park & Rec) 952-563-8890
Duke Johnson (Building and Insp.) 952-563-8959

Kate Ebert (Public Health) 952-563-4962
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
Glen Markegard (Planning) 952-563-8923
Derly Navarro (Planning) 952-563-8961
Emily Hestbech (Planning) 952-563-4507

Project Information:

Project	Pre-App - Live comedy theater and school at Valley West Shopping Center
Site Address	10590 FRANCE AVE S, BLOOMINGTON, MN 55431
Plat Name	VALLEY WEST SHOP CENTER 2ND ADDITION;
Project Description	
Application Type	Conditional Use Permit
Staff Contact	Derly Navarro - dnavarro@BloomingtonMN.gov (952) 563-8961
Applicant Contact	Stevie Ray - stevie@stevierays.org (952) 500-9230
Developer	
Post Application DRC	No

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202200192" into the search box.

Guests Present:

Name	Email
Stevie Ray	stevie@stevierays.org

INTRODUCTION –:

The applicant proposes a live comedy theater and school in Valley West Shopping center located at 10590 France Avenue South. The total square foot area of the leased space is approximately 10,824, which includes three classrooms, two offices, two green rooms, and two stages. The main theater would have 130 seats and the lounge theater would have 100 seats.

The proposed hours of operation would be:

- Classes: Mondays-Thursday from 6:00pm to 8:30pm and Saturdays and Sundays from 10:00am to 4:00pm.
- Performances: Thursdays at 8:00pm, Fridays and Saturdays at 7:00pm and 9:30pm, and Sundays at 7:00pm.

Applicant states that doors will open to the public approximately one-hour prior to showtime. There will be alcoholic beverages (beer and wine) with service until one-hour prior to closing each night and pre-packaged food.

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):
 - No comment.
- Erik Solie (Environmental Health):
 - For the bar, if there is a kitchen there will need to be a food/liquor submittal for an environmental health permit review of menu items and bar items along with the building application.
- Duke Johnson (Building and Inspection):
 - Comments on plan.
- Laura McCarthy (Fire Prevention):
 - Comments on plan similar to other locations that were discussed
 - Comments were based on fact that this is a fully sprinklered space, more than likely there will need to be an upgrade in the fire alarm system for the assembly occupancy.
- Erik Norling (Police):
 - Not present.
- Brian Hansen (Engineering):
 - For bike parking, make sure the bike racks are identified on the site plan.
 - Include a map of the whole center identifying where this particular space is within the center.
- Jordan Vennes (Utilities):
 - No comment.

- Kate Ebert (Public Health):
 - No comment.
- Kevin Toskey (Legal):
 - No comment.
- Derly Navarro (Planning):
 - Provide a floor plan to scale so staff can complete a parking analysis. Depending on the required parking, a parking study may be necessary if both stages are in use simultaneously.
 - Property owner would need to provide a list of all tenants and total floor area of leased space for a complete parking analysis.
 - Provide adequate drop off/pick up area for students.
 - Make sure to obtain a liquor license.
- Londell Pease (Planning):
 - Trash has to be inside the building, make sure to show where the trash will be in application.
- Mike Thissen (Environmental Health):
 - Does this trigger a landscaping review for the entire property?
- Londell Pease (Planning):
 - No, we look at those adjacent to them.
- Derly Navarro (Planning):
 - Staff's preliminary analysis shows no changes needed to landscaping but make sure there are no diseased materials.
- Mike Thissen (Environmental Health):
 - It looks like there might be some parking lot islands missing trees.



Comment Summary

Application #: PL202200192

Address: 10590 FRANCE AVE S, BLOOMINGTON, MN 55431

Request: Live comedy theater and school located at 10590 France Avenue South

Meeting: Pre-Application DRC – October 25, 2022

**NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.**

Building Department Review - Pre-App Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Exits shall be placed a distance apart equal to no less than one-third of the length of the maximum overall diagonal dimension of the theater.
- 2) All ramps shall meet requirements of 2020 MN Accessibility Code.
- 3) Must meet 2020 MN State Building Code
- 4) Building plans must be signed by a MN licensed architect.
- 5) Power-operated doors shall comply with 1010.1.4.2 of MN Building Code.
- 6) Door clearance shall meet MN Accessibility Code.
- 7) SAC review by MET council will be required.
- 8) Provide a detailed code analysis with the plans.
- 9) Must meet 2020 MN Accessibility Code.
- 10) Plumbing fixture counts shall meet requirements of Ch. 29 of MN Building Code.
- 11) Up to 20% of budget must be applied to accessibility updates.
- 12) All stages shall meet requirements of Section 410 of MN Building Code.

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

- 1) No comment since no exterior disturbance proposed.

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

- 1) Bike parking needs to be provided within 50' of the main entrance. Number of spaces needed to be determined by City Engineer. If relying on existing bike parking, provide the location, rack type and number of spaces provided.
- 2) Cannot tell where the proposed site is based on the documents provided. More site location is needed.
- 3) List the number of parking spaces required by city code for this land use and the number of spaces provided on the site plan. If there is shared parking, also provide the info for the other units in the shared parking area.

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

- 1) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division. The space will need to be upgraded for the assembly occupancy classification.
- 2) Curtains and other decorations shall have code complying flame spread and smoke development ratings.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 4) Entire space(s) must have fully Code complying sprinkler protection.

Planning Review - Pre-App Contact: Derly Navarro at dnavarro@BloomingtonMN.gov, (952) 563-8961

- 1) Provide a floor plan to scale so staff can complete a parking analysis. Depending on the required parking, a parking study may be necessary if both stages are in use simultaneously.
- 2) Property owner would need to provide a list of all tenants and total floor area of leased space for a complete parking analysis.
- 3) Provide adequate drop off/ pick up area for students
- 4) Signage requires a sign permit prior to installation and must be consistent with Chapter 19, Article X of the City Code
- 5) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 6) Parking lot and exterior security lighting must meet Section 21.301.07. Exterior lighting should be consistent with the approved plan in 2022.
- 7) Staff did a preliminary landscaping review and found no changes needed from the applicant. However, any missing or diseased material needs to be replaced or re-planted as per approved landscaping plan in case PL2020-191.