

GENERAL INFORMATION

Applicant:	Richfield Bloomington Credit Union (Owner and User)
Location:	9500 Lyndale Avenue South
Request:	Major revision to the preliminary development plan and final development plan for a 12,110 square foot office addition onto an existing 15,750 square foot financial institution and office building.
Existing Land Use and Zoning:	Financial institution and office; zoned B-2(PD)
Surrounding Land Use and Zoning:	East – Restaurant and retail sales; zoned B-2 and B-2(PD) South – Restaurant and office; zoned B-2 and I-3 North and West – Heavy equipment sales and service; zoned B-2 and I-3
Comprehensive Plan Designation:	Community Commercial

HISTORY

City Council Action:	10/17/07 – Adopted an ordinance approving a rezoning from CB, Central Business Zoning District to B-2(PD), General Business (Planned Development) Zoning District, a preliminary and final development plan for a financial institution and retail shopping uses, and a conditional use permit for up to two restaurants subject to conditions (Case 10769ABC-07).
City Council Action:	09/28/09 – Approved a revised final development plan for a three phase development including a financial institution and retail shopping uses subject to conditions (Cases 10769A-09).

CHRONOLOGY

Planning Commission	11/08/18 – Opened hearing and continued to the November 29, 2019 Planning Commission meeting due to a newspaper notification error.
Planning Commission	11/29/18 – Public hearing scheduled.
City Council	12/03/18 – Development Business agenda item.

DEADLINE FOR AGENCY ACTION

Application Date:	10/03/2018
60 Days:	12/02/2018
Extension Letter Mailed:	Yes
120 Days:	01/31/2019
Applicable Deadline:	01/31/2019 (Extended by City)
Newspaper Notification:	Confirmed – (11/01/2018 and 11/15/2018 Sun Current 10 day notice)
Direct Mail Notification:	Confirmed – (500 buffer – 10 day notice)

STAFF CONTACT

Mike Centinario, Planner
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PROPOSAL

This application and review is for Phase 2 of a three-phase development approved in 2007 and amended in 2009. The proposed 12,110 square foot two-story expansion extends the building north of Phase 1, parallel with Lyndale Avenue. The expansion is approximately 2,000 square feet larger than the original Phase 2 in the approved preliminary development plan. The expansion would provide exclusive office space for Richfield Bloomington Credit Union (RBCU). An employee-only rooftop patio is proposed. Building materials would be glass, metal and stone to match the existing structure.

The northern building façade is angled along the drive-through access lane. The free standing ATM would be replaced with an ATM integrated into the northwest elevation. A new ATM access lane would be provided along the northern drive lane, removing the existing median. No other access changes are proposed. A total of 42 parking spaces are proposed with 27 parking spaces along the east side of the building and Lyndale Avenue and 15 proof of parking stalls along the west side of the drive-through.

ANALYSIS

Code Compliance

Table 1 is a review of and identifies any deviations **(bold and underlined)** from the applicable City Code performance standards.

Table 1: City Code Analysis

Standard	Code Required	Provided
Site area (§21.301.01)	25,000 sq. ft.	110,354 sq. ft.
Minimum Lot width (§21.301.01)	150 feet (Corner lot)	> 400 feet
Impervious Surface (§21.301.01)	90 percent maximum	60 percent
Building floor area (§21.301.01)	3,000 sq. ft. minimum	27,860 sq. ft.
Floor Area Ratio (§21.301.01)	0.5 maximum	0.25
Building setback - all streets (§21.301.01)	35 feet minimum	> 89 feet
Building rear yard setback (§21.301.01)	15 feet minimum	> 32 feet
Parking setback (Along Street) (§21.301.06)	20 feet minimum	20 feet
Parking setback (Side and rear yard) (§21.301.06)	5 feet minimum	> 5 feet
Building height	No limit	38 feet
Parking required - Phases 1 & 2 (§21.301.06)	101 spaces	103 spaces <u>(with proof of parking)</u>
Parking stall size (§21.301.06)	9 feet by 18 feet	9 feet by 18 feet
Drive aisle along parking (§21.301.06)	24 feet	24 feet
Drive-through stacking spaces (§21.301.05)	Six spaces per lane	<u>2-6+ spaces – 2 spaces for ATM previously approved</u>
Trash/recycling collection area (§19.51)	170 square feet	210 square feet
Free-standing sign setback (Article X)	20 Feet	20 Feet
Blank Façade along street (§21.301.03(1))	20 feet maximum	19.5 feet or less
Building massing (§21.301.03(2))	200 feet maximum	Two breaks provided
Building entrance buffer (§21.301.03(5))	10 feet minimum	15 to 18 feet
Trees (§19.52)	44 trees	<u>Full site not shown</u>
Shrubs (§19.52)	110 shrubs	<u>Full site not shown</u>

Building Design

The proposed building materials are a mix of natural stone, glass, and metal panels to match the existing building. Glass and stone are permitted primary exterior materials. The metal panels, if they are the same material as existing, would be permitted. Any changes would require a review to verify the metal panels meet established City policy.

The Phase 3 PDP approval was for a 10,390 square foot building addition. The first floor area was 3,360 square feet and a second level of 7,030 square feet with a majority of the second level extending over the drive-through lanes. The applicant submitted a plan showing a reduced Phase 3 building size to eliminate any parking concerns related to the increase in Phase 2 floor area. The conversion of the entire Phase 2 to office has a lower parking requirement than the previously approved retail and restaurant uses. As there would be no parking concern, the applicant would

retain the original Phase 3 approval with no change at this time. Therefore, there is no proposed change for Phase 3 as the parking was addressed in the original PDP.

Landscaping, Screening and Lighting

The landscape and screening plan approved in 2009 provided a Code complying number of trees and shrubs. It appears some trees have been removed and the plans provided do not provide the landscaping for the entire site. Some previously planted landscaping would be removed to make way for the building expansion. The applicant must provide a full site landscaping plan with the minimum 44 trees and 110 shrubs for review and approval.

Lighting for all the parking for Phases 1 and 2 was installed and inspected with the Phase 1 construction. However, there is wall lighting required along the building to provide increased light levels on the sidewalk and parking along the building. The applicant must provide photometric plans verifying compliance along the east side of the building.

Access, Circulation, and Parking:

The 2009 approval calculated parking for a variety of uses including a restaurant and retail space. There was a minor reduction in parking approved based on the mixed uses and shared parking. The proposed modification would remove all other uses with RBCU occupying the entire building. Financial institutions require one parking space per 240 square feet gross floor area whereas an office is one space per 285 square feet of gross floor area. Based on the 27,860 square feet of gross floor area, the financial institution floor area is approximately 4,000 square feet with the remainder being office space. The required parking for the two uses is 101 spaces where 103 spaces are provided, including 15 space as proof of parking spaces. There has been more than sufficient parking for the needs of the existing building.

The one-way drive located on the north of the structure provides access to the ATM and drive-up tellers. Adequate stacking is provided for the drive-up teller lanes, however the stacking for the ATM is two vehicles, which is less than the six stacking spaces required by City Code. The reduction in stacking for the freestanding ATM was approved in 2007. There have been no issues with the operation since it was originally constructed and staff supports the original stacking space reduction.

Stormwater Management:

Stormwater must be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume. The applicant maintains an underground storm water rate and quality control system constructed in 2007 as well as a pond on the west side of the property. Grading, drainage, utility and erosion control plans will be reviewed by the City Engineer prior to the issuance of any permits for the proposed project. Adjustments to the size and location of the underground storm water rate and quality control system must also be approved. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

Utilities:

Existing water and sanitary sewer lines provide utility services to the development. An 8-inch sanitary sewer line is located in West 96th Street and a 9-inch sanitary sewer line is located in Lyndale Avenue. Both lines connect into a 48-inch sanitary sewer mainline that extends east to west along the entire north side of the property. The existing 8-inch water line in West 96th Street and 16-inch waterline in Lyndale Avenue provide looped water service for the development.

Traffic Analysis:

The original review and approval was for a three phase development which evaluated the traffic impacts of future phases. Original access and circulation improvements were designed to accommodate future phases. The proposed Phase 2 expansion results in negligible impacts to the adjacent traffic patterns.

Transit and Transportation Demand Management (TDM):

This redevelopment will require a Tier 2 TDM plan, which allows the property owner to choose from a menu of TDM options. The owner has not yet submitted a Tier 2 TDM checklist.

Fire Preventions and Public Safety

The access and circulation design must meet or exceed the minimum standards for fire prevention and be maintained in accordance to the approved plan including a surface to provide all weather driving capabilities. Apparatus access roads shall be asphalt or concrete and support a minimum of 80,000 pounds.

The applicant shall insure the proposed landscaping plans do not interfere with access to the building. Hydrants will be approved by the Utilities and Fire Prevention Divisions.

The building must be addressed plainly and visible from the street or road using numbers that contrast with the background. The numbers must be a minimum of four inches, be Arabic numbers or alphabetic letters with a minimum stroke width of 0.5 inches. A Knox box will be required at the main entrances and other areas as designated by the Fire Prevention Division.

Provide for emergency responder radio coverage throughout the development and in all structures per the requirements of Appendix L in the 2015 Minnesota State Fire Code. Any changes made to the current plans, including building location, access roads, water supply, and addressing, shall be reviewed by the Fire Marshal to insure continued compliance with the fire code.

Planning Commission Review

The Planning Commission opened the public hearing for the subject applications at the November 8, 2018 meeting. Draft minutes from the November 8th meeting are included in the City Council packet. Due to a clerical error in the original public hearing notice sent to the City's official newspaper, the Planning Commission was obligated to continue the item to a future meeting and keep the public hearing open. The Planning Commission continued the item to the November 29th meeting. Staff will present the Planning Commission recommendation to the City Council as part of the staff presentation on December 3, 2018.

FINDINGS

Required Preliminary Development Plan Findings - Section 21.501.02(d)(1-6):

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made - There is no conflict between the proposed development and the Comprehensive Plan. The proposed financial institution and office uses are consistent with the Comprehensive Plan's Community Commercial designation.
(2) The proposed use is not in conflict with any adopted District Plan for the area.	Finding Made - The proposed development is not located in an area with an adopted District Plan.
(3) All deviations from City Code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval.	Finding Made - The deviations for the site development were approved in the initial phase. No additional deviations are requested as part of this application.
(4) Each phase of the proposed development is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit	Finding Made - The planned development was proposed to be completed in three phases. This application is for Phase 2 and is not dependent upon Phase 3.
(5) The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding Made - Given the proposed development involves Phase 2 of a previously approved three phase development and all improvements to accommodate future phases were completed when Phase 1 was constructed, the development is not anticipated to cause an excessive burden on parks, schools, streets, the sanitary sewer system or the water system.
(6) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare	Finding Made - The use is served by an adjacent arterial roadway with direct routes to Interstate 35W. The surrounding neighborhood is primarily comprised of retail and service uses. The expansion of an existing financial institution with an office use is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

Required Final Development Plan Findings - Section 21.501.03(d)(1-7):

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made - There is no conflict between the proposed development and the Comprehensive Plan. The proposed financial institution and office uses are consistent with the Comprehensive Plan's Community Commercial designation.
(2) The proposed use is not in conflict with any adopted District Plan for the area.	Finding Made - The proposed development is not located in an area with an adopted District Plan.
(3) The proposed development is not in conflict with the approved Preliminary Development Plan for the site.	Finding Made - Subject to the approval of the Preliminary Development Plan, the development would be consistent with the approved Preliminary Development Plan.
(4) All deviations from City Code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval.	Finding Made - The deviations for the site development were approved in the initial phase. No additional deviations are requested as part of this application.
(5) The proposed development is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit.	Finding Made - The planned development was proposed to be completed in three phases. This application is for Phase 2 and is not dependent upon Phase 3.
(6) The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding Made - Given that the proposed development involves Phase 2 of an approved three phase development, the development is not anticipated to cause an excessive burden on parks, schools, streets, the sanitary sewer system or the water system.
(7) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare	Finding Made - The use is served by an adjacent arterial roadway with direct routes to Interstate 35W. The surrounding neighborhood is primarily comprised of retail and service uses. The expansion of an existing financial institution with an office use is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

RECOMMENDATION

Staff recommends the following motion:

In Case PL2018-343, having been able to make the required findings, I move approve a major revision to the preliminary development plan and a final development plan for an approximately 12,100 square foot building addition to Richfield Bloomington Credit Union located at 9500 Lyndale Avenue South, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL**Case PL201800343**

Project Description: Major revision to the preliminary development plan and final development plan for an approximately 12,100 square foot office building addition to Richfield Bloomington Credit Union located at 9500 Lyndale Avenue South.

Address: 9500 LYNDAL AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
2. Prior to Permit A Proof of Parking Agreement for 15 spaces must be approved and filed with Hennepin County.
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
6. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
7. Prior to Permit An erosion control surety must be provided (16.08(b)).
8. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
9. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
10. Prior to Permit All rooftop equipment must be fully screened (Sec. 19.52.01).
11. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
12. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
13. Prior to C/O Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
14. Ongoing All loading and unloading must occur on site and off public streets.
15. Ongoing A minimum of five bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
16. Ongoing A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network.
17. Ongoing Phase 3 Final Development Plan must be reviewed by the Planning Commission and City Council.

18. Code Requirement Three foot high parking lot screening must be provided along Lyndale Avenue as approved by the Planning Manager (Sec. 19.52).
19. Code Requirement Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
20. Code Requirement All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
21. Code Requirement Recyclable materials must be separated and collected (Sec. 10.45).
22. Code Requirement Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
23. Code Requirement Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
24. Code Requirement Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
25. Code Requirement Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.