



Comment Summary

PL201600098

Application #: PL201600098

Address: 9101 OLD CEDAR AVE S, BLOOMINGTON, MN 55425.

Request: **Rezoning the property from R-4 to RM-50 and Final Site and Building Plans for a 32-unit apartment building.**

Meeting: Pre-Application DRC - June 14, 2016

Planning Review - Pre-App Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Expansion of the site exceeds 25% of total floor area, requiring conformance of non-conforming site characteristics (i.e. lighting, landscaping, parking, etc.).
- 2) Landscaping requirement for total site is 41 trees and 101 shrubs.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candle is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot). The underground parking structure must have a minimum of 3.0 foot-candles (which may be reduced to 1.5 foot-candles along the perimeter).
- 4) Exterior building materials must meet Section 19.63.08 of the City Code. Proposed building must be compatible with existing building in terms of design, color scheme and building materials (21.302.09(d)(5)).
- 5) Interior trash and recycling must be provided (City Code Sec. 19.51).
- 6) Provide a sidewalk connection from the building to public sidewalk or street.
- 7) Sidewalk must be minimum 7 feet adjacent to parking and 5 feet otherwise.
- 8) Minimum 20-foot landscape yard must be maintained along street frontages (City Code Sec. 19.52)
- 9) Parking lot islands must be 8 feet in interior width and 3 feet shorter in depth than adjacent parking stalls.
- 10) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 11) Drive aisles adjacent to 90 degree parking must be a minimum of 24 feet in width.
- 12) A fully enclosed, lockable storage space located outside of the unit must be provided for each dwelling unit (21.302.09(d)(7)).
- 13) Property is Zoned R-4 which allows no more than 28 units. The site must be rezoned. As proposed, the zoning would be changed to RM-50.

14) City Code required 300 square feet of usable open space per unit. Usable open space is defined in 19.03 as "That part of a lot that is not covered by buildings, drives, and parking areas, is landscaped and developed for active or passive recreational and leisure use, is conveniently located and accessible to all the units and that is a minimum of fifteen feet in width and depth." This equates to 23,700 square feet before any credits.

15) Must provide a solid three foot screen along any parking adjacent to the street.

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

1) Minimum 20' wide with turning radius to accommodate BFD Ladder 3. Access road shall support the heaviest emergency vehicle - 40 tons.

2) New building required to be sprinklered.

3) Provide additional hydrant coverage.

Public Works Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

2) A Minnesota licensed civil engineer must design and sign all civil plans.

3) A 12-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide the legal description and Engineering staff will prepare the easement document.

4) Connection charges shall be due prior to the issuance of utility permits - dollar amount to be determined.

5) Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.

6) Standard drainage and utility easements 10 feet along street frontages if right-of-way is needed.

7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

8) Add note to plan: Temporary street signs, lighting, and addresses shall be provided during construction.

9) 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.

10) Right-of-way along Old Shakopee Rd may be needed in northeast corner.

11) A Hennepin County right-of-way permit is required.

12) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.

Assessing Review - Pre-App Contact: Kent Smith at ksmith@bloomingtonmn.gov, (952) 563-4975

- 1) Since it appears the property won't have to be re-platted, there is no trigger for Park Dedication calculation.
- 2) Will this be a market rate deal?

Traffic Review - Pre-App Contact: at ,

- 1) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 4) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 5) 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.
- 6) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 7) Show and label all property lines and easements on all plan sheets.
- 8) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.
- 9) A 8' concrete sidewalk meeting the requirements of the City Code and/or Alternative Transportation Plan must be constructed at the developer's expense.
- 10) Construct sidewalk ramps with metal truncated dome panels, per Bloomington, ADA and MnDOT requirements (See Bloomington standard detail). Illustrate that sidewalks do not exceed 2% maximum cross slope and 5% maximum longitudinal grade per ADA requirements by showing appropriate spot elevations and contours on the plan.
- 11) Show location of a bike rack and bike rack detail on the plan.
- 12) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 13) Contractor shall submit to the City, a Traffic Control Plan utilizing the Temporary Traffic Control Zone Layouts Field Manual, latest version, prior to any utility work in the Right of Way and roadway.

- 14) All public sidewalks shall not be obstructed.
- 15) Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)
- 16) Private underground facilities owned by the customer are those private facilities installed typically behind the meter, like irrigation lines, invisible dog fences, parking lot lighting and others. The property owner or tenant is responsible to locate those private facilities or hire someone to locate these lines during construction when a Gopher State One Call ticket is placed.
- 17) Verify property line. City/County may need a small portion of ROW/Easement for a future project.
- 18) Construct 8' sidewalk in new 12' sidewalk easement.

Water Resources Review - Pre-App Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) A Stormwater Management Plan/Report shall be provided which includes:
 - o Stormwater Rate Control – No net increase in runoff.
 - o Storm Water Volume Control – no increase in volume.
 - o Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP)
<http://bloomingtonmn.gov/cityhall/dept/pubworks/engineer/waterres/mgmtplan/surfacewtr/surfacewtr.htm>
 - o Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering.
- 2) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 3) Site may be required to obtain coverage under the MPCA NPDES industrial site stormwater permit program. Refer to the MPCA for coverage determination
<http://www.pca.state.mn.us/index.php?option=com-k2&itemid=2696&10=1145&layout=item/view=item> or iswprogram.pca@state.mn.us or 651-757-2118.
- 4) Erosion Control Bond required prior to issuance of permits – dollar amount based on the table below. Contractor to provide bid prices to install, maintain and remove EC devices.

Disturbed Area (acres) & Surety amount

0.00-0.50

\$5,000

0.51-0.75

\$8,000

0.76-1.00

\$11,000

Greater than one acre of disturbed area rounded
to the nearest \$1,000 (maximum \$25,000)
\$0.25 per square foot

- 5) An Erosion Control Plan shall be provided which includes:
 - o Erosion Control BMP locations shown on the plan.
 - o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).
 - o Use of updated City of Bloomington Standard Details from the City of Bloomington website: <http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division>
 - o No bales allowed for inlet protection and/or ditch checks.
 - o All materials shall meet MnDOT approved materials list: www.mrr.dot.state.mn.us/materials/apprprod.asp
 - o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.
 - o Include turf establishment plan.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 8) No comments on zoning change, comments below are for site plans.

Utility Review - Pre-App Contact: at ,

- 1) Provide peak hour and average day water demand and wastewater flow estimates.
- 2) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 3) Provide a Civil/Utility plan for City review and approval.
- 4) The existing water services to 9101 were installed in an unconventional manor. This would be the time to correct the layout and provide one leg of the required watermain system loop.
- 5) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 6) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 7) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 8) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.

- 9) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 10) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 11) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 12) 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.
- 13) 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.
- 14) An inspection manhole is required on all commercial sewer services.
- 15) Use standard short cone manholes without steps.
- 16) Install interior chimney seals on all sanitary sewer manholes.
- 17) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 18) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 19) 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.
- 20) Use schedule 40, SDR 26, or better for PVC sewer services.
- 21) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 22) 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.