



PL201600098 PL2016-98

Development Review Committee

Approved Minutes

Pre-Application, PL201600098

Meeting Date: June 14, 2016

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Kris Kaiser (Fire Prev) 952-563-8968
Tim Skusa (Bldg & Insp) 952-563-8953
Jen Desrude (Eng.) 952-563-4862 (chair)
Tim Kampa (Utilities) 952-563-8776
Vicky Soukaseum (Eng.) 952-563-4627

Kent Smith (Assessing) 952-563-8707
Erik Solie (Env. Health) 952-563-8978
Nick Johnson (Planning) 952-563-8925
Glen Markegard (Planning) 952-563-8923
Randy Quale (Park and Rec.) 952-563-8876

Project Information:

Project	9101 Old Cedar Ave Apartment Expansion
Site Address	9101 OLD CEDAR AVE S, BLOOMINGTON, MN 55425
Plat Name	OREST 2ND ADDITION;
Project Description	Rezoning the property from R-4 to RM-50 and Final Site and Building Plans for a 32-unit apartment building.
Application Type	Rezoning Final Site and Building Plan
Staff Contact	Nick Johnson nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	PHD PROPERTIES, LLC (952) 931-2158
Post Application DRC	YES

Guests Present:

Name	Email
Helen Klug, PHD Properties, LLC	hmklug@comcast.net ; 952-938-5666 (fax)
Scott England, DJR Architecture, INC	sengland@DJR-INC.com ; 612-676-2700

Discussion/Comments:

- Nick Johnson (Planning):

- Owner is proposing to add a multifamily addition to the already existing multifamily apartment with 47 existing units, and the new addition will add 32 units. Included with the project is an underground parking garage with 50 spaces and some surface parking.
 - Site needs to be rezoned to RM-50 residential district accommodate this use.
 - Final site and building plans needed to accommodate the proposed multifamily units.
- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Appears it doesn't need to be replatted, so no park dedication.
 - Is this going to be a market rate apartment?
 - Answer (Scott England): "Yes"
- Erik Solie (Environmental Health):
 - Is the pool going to stay?
 - Answer (Scott England): "Yes"
 - Need to do side shoring, redo the patio to keep the pool. Issue with pool, keep 5 foot barriers. Direct additional questions to Erik Solie or Steve Klenn with the State of Minnesota.
- Tim Skusa (Building and Inspection):
 - Is this a four level building? Wood frame structure?
 - Answer (Scott England): "Yes"
 - Worried about accessibility; include a lower level parking, height concerns, number of spaces, and egress in lower level.
 - Will this be a sprinklered building?
 - Answer (Scott England) "Yes"
- Kris Kaiser (Fire Prevention):
 - Access road will go over underground parking. Needs to be structurally sound with the ability to accommodate the fire truck.
 - Sprinkering must meet fire codes.
 - Fire access is Fire Prevention's biggest concern with this project. Minimum 20' wide with turning radius to accommodate BFD Ladder 3. Jen Desrude suggests AutoTurn to determine turning radius with truck's dimensions; she will provide more information.
- Jen Desrude (Engineering):
 - Look at Comment Sheet for all Engineering and Public Works comments.
 - Highlights from Comment Sheet:
 - Requires 8' concrete sidewalk to be constructed by owner/developer on Old Cedar Ave S and Old Shakopee Rd
 - 12' provided on all street frontages. Easement needs to be larger than the sidewalk for maintenance. City will maintain.
 - Markegard asked if the sidewalk needs to be constructed now or if the applicant could petition for the City to build it in the future. Desrude will look into if the County will be building sidewalk on the bridge over TH77. However, Desrude suggests building it now as it is less expensive to complete with the project and won't require special assessments to the owner.

- Current sidewalk on Old Cedar Ave S is not up to code. For transition, taper out from the old non-compliant sidewalk to the new sidewalk that will be 8'. There is a detail of how to get a sidewalk through a driveway apron on City of Bloomington website.
- There may be additional need for a right-of-way in northeast corner of property for Hennepin County's proposed project. Any work done in the right-of-way on Old Shakopee, will need a Hennepin County permit (an additional permit outside of the City's permits).
- Stormwater Management Plan will be needed. There is open area where there can be a pond, raingarden, underground storage. Keep in mind with underground parking to accommodate stormwater plans.
- Tim Kampa (Utilities):
 - No civil plan- please see comments on Comment Sheet.
 - The existing apartment has two water services, one not metered and turned off, and the other is inactive. This may be an opportunity to repair that and look into a looped water system which could utilize both the inactive and active services. Water is coming in from west side of building.
 - Water from Old Shakopee is on the east, 6 inch CIP (cast iron pipe). There are ¾ inch services on east side which is not large enough for what is needed, especially not for fire protection.
 - Old Cedar has two services that can provide loop water system.
 - Hydrant covers 150' radius, need hydrant 50' from fire department connection for fire trucks.
- Nick Johnson (Planning):
 - Highlights:
 - Expansion exceeds 25% of total floor area, which is significant redevelopment. This requires conformance of non-conforming site characteristic (i.e. lighting, landscaping, trash, parking, etc.)
 - Performance standards for multi-family dwellings found in Section 21.302.07. Needs fully enclosed storage locker that is dedicated to each dwelling unit; sizing can be found in code section (12th comment under planning).
 - City code requires 300 sq/ft of usable open space per (new) unit. Discussed the use of balconies. There are bonuses/credits available through the use of balconies. (More information on 14th comment under planning).
 - 20 ft landscape yard is required along public frontages, which will effect two parking stalls and the fire lane on the east side of site. Keep that in mind for future plans.
- Scott England, AIA (DJR Architecture, Inc.)
 - Wondering if there can be a variance for the drive lane to be fully on the underground parking. Essentially having parking all underground with landscaping on top of parking garage. This would be moving the underground parking closer to Old Shakopee. That requires a 15' set back from Old Shakopee and 5' from all other interior property lines is the requirement.
 - Wants to do underground storm storage on north side, possibly northeast point might have a raingarden. Needs to look into stormwater management.

- Usable open space code; would like to use the plaza and pool area towards the usable open space requirement.
- Glen Markegard (Planning):
 - In response to the question posed by England, "Is this feasible?"
 - There is a lot of variances which would need to be evaluated in a more refined plan. It is recommended that the proposed site be brought up to code conformance.