



# Development Review Committee

## Approved Minutes

Pre-Application, PL2017-247  
Meeting Date: November 21, 2017  
McLeod Conference Room  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

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### Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Dan Blonigen (Assessing) 952-563-4649
Randy Quale (Park & Rec) 952-563-8876	Erik Solie (Env. Health) 952-563-8978
Duke Johnson (Bldg & Insp) 952-563-8959	Londell Pease (Planning) 952-573-8926
Bruce Bunker (Eng.) 952-563-4546	Eileen O'Connell (Public Health) 952-563-4964
Tim Kampa (Utilities) 952-563-8776	Mike Hiller (Planning) 952-563-4507

### Project Information:

Project	Hy-vee Health market
Site Address	700 American Boulevard
Plat Name	REI Bloomington Addition
Project Description	Rezoning to a Planned Development Overlay District and a preliminary and final development plan for a 14,060 square foot health market with 78 parking stalls.
Application Type	Rezoning and Preliminary and Final Development Plan OR Final Site and Building Plans and Variances
Staff Contact	Nick Johnson – <a href="mailto:nmjohnson@bloomingtonmn.gov">nmjohnson@bloomingtonmn.gov</a> (952) 563-8925
Applicant Contact	Randy Downs – <a href="mailto:rdowns@hy-vee.com">rdowns@hy-vee.com</a> (515) 559-5703

### Guests Present:

Name	Email
Randy Downs	<a href="mailto:rdowns@hy-vee.com">rdowns@hy-vee.com</a>
Phil Hoey	<a href="mailto:phoey@hy-vee.com">phoey@hy-vee.com</a>

### INTRODUCTION – Londell Pease (Planning):

The applicant proposes a Rezoning to a Planned Development Overlay District and a preliminary and final development plan or Final Site and Building Plans and variances for a 14,060 square foot health market with 78 parking stalls. The store would provide retail sales area with products focused toward healthy lifestyle trends (organic/natural food items & supplements), typical medical/drug/pharmacy items including a pharmacy drive-thru window, express/quick medical clinic (2 or 3 examination rooms), and a fitness center.

The plan shows a new right-in/right-out access to Lyndale from the REI's drive aisle. The drive thru is located on the east side of the building with the primary access to the main parking field on the west.

**Discussion/Comments:**

- Randy Quale (Park and Recreation):
  - No comment.
  
- Dan Blonigen (Assessing):
  - The property is currently exempt from property taxation. If the property is purchased by June 30, 2018, there will be taxes payable in 2019.
  - No platting proposed, so park dedication is not required.
  
- Erik Solie (Environmental Health):
  - The City is a delegated agency with MN Department of Agriculture. All permits, plans and licensing will be reviewed by Environmental Health.
  - Solie asked how many of this type of Hy-vee are located in Minnesota?
    - Hoey stated this is the first type of this Hy-vee model in Minnesota.
  
- Duke Johnson (Building and Inspection):
  - He provided a handout describing the applicable Building Codes adopted by the City of Bloomington and the State of Minnesota.
  - The architect can set up a plan review meeting once the plans are 80-90% complete.
  
- Laura McCarthy (Fire Prevention):
  - Must maintain emergency access around the site.
  - Asked if there will be a commercial kitchen.
    - Hoey stated there will be no commercial kitchen.
  
- Bruce Bunker (Engineering):
  - Please read all the comments on comment summary and provide civil plans for the proposed development.
  - Traffic study is needed for Lyndale Avenue access. City's traffic engineer has issues with the potential traffic conflicts with the existing drive-thru.
  - Provide sidewalk connections between development and the public sidewalk.
  - Provide stormwater management plan. There is a separate permit through Nine Mile Creek Watershed District.
  - Hoey asked if there is a regional storm pond system in Bloomington.
    - Pease stated there is not regional stormwater option and they would have to provide stormwater rate and quality onsite.
  - Hoey received a plan set of the asbuilts for the areas that did not include sheet 46.
    - Bunker would provide the plan.
  
- Tim Kampa (Utilities):
  - Must provide a looped water system that connects to two places. The two services that are existing are not separated by a valve. Will look at looping water into hydrant.
  
- Eileen O'Connell (Public Health):

- She asked if the facility will include a mother's room.
  - Hoey stated they are provided in their other stores and would likely include a mother's facility in the proposed building.
- Londell Pease (Planning):

The comments are not to be considered a complete analysis only a cursory review. Please read the 14 comments on the comment summary and contact the planner for clarifications. The most significant question, other than the Code requirements stated, is the access easement and limitations. Please review the access easement and assure the proposed access and receiving design is allowed.

No parking study is required as the proposed parking is adequate based on submitted plans. A traffic study will be completed to review the right-in, right-out on Lyndale Avenue.



## Comment Summary

**Application #:** PL201700247

**Address:** 700 AMERICAN BLVD W, BLOOMINGTON, MN 55420

**Request:** **Rezoning to a Planned Development Overlay District and a preliminary and final development plan for a 14,060 square foot health market with 78 parking stalls.**

**Meeting:** Pre-Application DRC - November 21, 2017  
Post Application DRC -  
Planning Commission -  
City Council -

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

- 1) Does the access easement with REI allow the proposed access? This should be verified.
- 2) A 20 foot landscaped yard is required along all streets. A 15 foot setback is shown, which will require a deviation or variance.
- 3) No retaining walls are shown as the topography may require retaining walls. A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 4) The site must have 32 trees and 81 shrubs. The landscaping must be disbursed throughout the site. There is minimal interior area for landscaping except parking islands which is not adequate to meet this requirement.
- 5) A minimum 20 foot landscape yard is required along all street frontages. A 15 foot setback is shown, which will require a deviation or variance.
- 6) Exterior materials must meet Section 19.63.08. E.I.F.S. or thin brick is not an approved material.
- 7) Interior trash and recycling area in accordance with interior access as required in Section 19.51 must be provided.
- 8) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide and include at least one tree.
- 9) List the number of parking spaces required by city code. Staff analysis of the parking as proposed in the narrative is 71 stalls.
- 10) Provide a sidewalk connection from the building to public sidewalk or street.
- 11) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer 25 foot perimeter of the parking lot. The primary entrance is required 10 foot-candles at least twice the distance of the primary door width.

- 12) The entry buffer of at least 8 feet is required for the primary entrances.
- 13) The proposed development is allowed impervious surface coverage of 90 percent. No calculations have been provided.
- 14) Sidewalks adjacent to the parking must have a 7 foot wide sidewalk to accommodate vehicle overhang and maintain the required five foot clear sidewalk. Any outdoor displays must not be more than 5 feet in front of the building and not within the required sidewalk.

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

- 1) Provide emergency vehicle access around and through the property. Meet the turning radius requirements for BFD Ladder 1 & 3.
- 2) Provide hydrants within 150' of any portion of the building and within 50' of the FDC.
- 3) Provide emergency responder communication on the property and in the building per IFC Appendix L

**Construction/Infrastructure Review - Pre-App Contact:** Jen Desrude at  
jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Standard Non-Residential Driveway Approach is needed using Bloomington Standard Detail
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 5) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 6) Show and label all property lines and easements on all plan sheets.
- 7) Provide a sidewalk connection from the building to public sidewalk or street.
- 8) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

**PW Admin Review - Pre-App Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) The City has acquired all access rights to Lyndale from this property and the REI property.
- 2) 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.

- 3) A updated copy of private common driveway/parking/access easement agreement shall be provided.
- 4) Provide easement for traffic signal facilities in northwest corner of Lyndale and Am Blvd.

**Traffic Review - Pre-App Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) The existing driveway at American Boulevard and proposed driveway on Lyndale should be studied in the traffic study.
- 1) Provide appropriate MMUTCD references for all traffic signs on the site. All private signage must be installed outside of the city right-of-way.
- 2) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 3) Provide trip generation numbers for the site using ITE Trip Generation Standards (include in the traffic study).
- 4) If used, crosswalk pavement markings should be in accordance with MMUTCD
- 5) Bicycle parking must be provided - number of spaces to be determined by City Engineer. Show location of a bike racks on the site plan and include bike rack detail on the detail sheets.
- 6) List the number of parking spaces required by city code and the number of spaces provided on the site plan (as part of the traffic study).
- 7) The drive aisle and parking space dimensions must meet the City Code requirements (21.301.06)
- 8) The City can't permit drive-thru arrangements that require drivers to operate irregularly, including driving on the wrong side of drive aisles (without a physical separation); having to enter or exit site driveways on the wrong side; or crossing over the mouth of site entrances. THE truck apron area on the north side of the building will need better definition, including an east/west path for pedestrians along the driveway.

**Utility Review - Pre-App Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto: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) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) 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.

- 5) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 8) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 9) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 10) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 11) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 12) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a hydrant within 50 ft of the building fire connection that is accessible by a firetruck.
- 13) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 14) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 15) 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.
- 16) 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.
- 17) An inspection manhole is required on all commercial sewer services.
- 18) Use standard short cone manholes without steps.
- 19) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 20) Install interior chimney seals on all sanitary sewer manholes.
- 21) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 22) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 23) 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.

- 24) Use schedule 40, SDR 26, or better for PVC sewer services.
- 25) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 26) 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.

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

- 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) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) An erosion control bond is required.
- 7) Show erosion control BMP locations on the plan
- 8) List erosion control maintenance notes on the plan.
- 9) Provide a turf establishment plan
- 10) 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.
- 11) 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))

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

- 1) The property is currently exempt from property taxation. If purchased by June 30th, 2018 it will be taxable for payable 2019. Appears no need to plat, so no park dedication trigger.