



Development Review Committee Approved Minutes

Development Applications, #PL2017-265, PL2017-268

Mtg Date: 12/19/2017

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Randy Quale (Park & Rec) 952-563-8876
Duke Johnson (Bldg. & Insp) 952-563-8959
Jen Desrude (Eng.) 952-563-4862
Eileen O'Connell (Public Health) 952-563-4964
Tim Kampa (Utilities) 952-563-8776

Kent Smith (Assessing) 952-563-8707
Erik Solie (Env. Health) 952-563-8978
Mike Hiller (Planning) 952-563-4507
Bernadette Gillespie (B & I) 952-563-4709
Nick Johnson (Planning) 952-563-8925
Liz O'Day (Planning) 952-563-8919

Project Information:

Project American Blvd Self-Storage

Site Address 101 American Boulevard West, Bloomington, MN 55420

Plat Name REGISTERED LAND SURVEY NO 861;

Project Description Conditional Use Permit and Final Site and Building Plans for a three-story, 900-unit self storage facility.

Application Type Conditional Use Permit; Final Site and Building Plan

Staff Contact Liz O'Day; 952-563-8919; eoday@BloomingtonMN.gov

Applicant Contact Josh Davis, Vice President josh@pamlicoinvest.com; (720) 800-2142

PC (tentative) 01/11/2018

Guests Present:

| Name | Email |
|------------------------------------|-------------------------|
| Josh Davis | josh@pamlicoinvest.com |
| Chris Whitehouse, DJR Architecture | cwhitehouse@djri.com |
| Brady Busselman, Sambatek | bbusselman@sambatek.com |

Introduction:

- Liz O'Day (Planning):
 - Conditional Use Permit and Final Site and Building Plans for a three-story, 900-unit self storage facility located at 101 American Blvd W. The loading doors for the facility are located in the front on the building (northern elevation). Eight parking stalls are located immediately west of the overhead doors. 19 additional proof of parking stalls are proposed along the western boundary. The open storage area is located in the rear of the site and secured with fences and gates. The applicant has also applied for a Type II Preliminary and Final Plat.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Park Dedication fee has been calculated to be \$16,146.
- Erik Solie (Environmental Health):
 - No comment.
- Bernadette Gillespie (Building and Inspection):
 - No comment.
- Laura McCarthy (Fire Prevention):
 - Emergency access is the biggest concern. Would like to work together with contractors on the gate system and the sprinkler system.
- Heidi Miller (Police):
 - Not present, but will provide the applicant with crime prevention materials.
- Jen Desrude (Engineering) provided the Public Works comments and noted the following:
 - Bruce Bunker will handle the plat case file and his contact information is provided in the Comment Summary document.
 - Clarified the .dwg file was included on the plan provided.
 - High water level cannot go into the easement.
 - Water resources engineer is asking for more detail on the raingardens.
 - Confirmed the applicants have submitted to Nine Mile Creek Watershed District and asked the applicants to forward on their comments once they are in their possession.
- Tim Kampa (Utilities):
 - Two $\frac{3}{4}$ inch water services that need to be abandoned at the main out on American Boulevard. New tap could be in same location and at the same time the services are abandoned.
 - Would like to see the water main pipe be brought up to an 8 inch pipe rather than a 6 inch pipe to support the 4 hydrants and the fire system.
 - Looking for a valve between the two services to serve as the redundancy for the service. Service on lot to the West may be an option to use.
- Eileen O'Connell (Public Health):
 - No comment.
- Liz O'Day (Planning):
 - Proof of parking agreement is needed for the 19 spaces indicated
 - Freestanding sign must have a 20 foot setback from the planned widened right-of-way with a maximum sign size of 75 square feet.
 - Raingardens and trees must be out of the easement areas.
 - Nick Johnson stated would need sample for exterior materials along with specs. Will provide requirements of any acrylic finishes.
 - There are some conflicts with landscaping located in storm sewer area. Landscaping can be placed in proof of parking area, although it would have to be removed should the proof of parking stalls be installed.
 - Clarified if any infiltration ponds are being located within the proof-of-parking area, plans must be submitted to show locations and sizes of ponds in the event the proof-of-parking is built.
 - Applicant asked if there is a minimum depth for foundation shrubs. Johnson stated there is no width standard for foundation plantings. The sidewalk must be seven feet in width due to the overhang.



Comment Summary

Application #: PL2017-265

Address: 101 AMERICAN BLVD W, BLOOMINGTON, MN 55420

Request: **Conditional Use Permit and Final Site and Building Plans for a three-story, 900-unit self storage facility.**

Meeting: Pre-Application DRC -
Post Application DRC - December 19, 2017
Planning Commission - January 11, 2018

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

- 1) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 2) City Code would require 31 parking stalls for the development as proposed based on 900 storage units and approximately 1,150 sq. ft. of office space (includes break room). 31 parking stalls are provided, including 19 proof of parking.
- 3) The property owner must enter into a proof of parking agreement for the 19 proof stalls proposed. The agreement must be recorded prior to the issuance of a building permit.
- 4) Access easement must be provided to the property to the east of the subject property. The access easement must be shown on the final plans.
- 5) 20-foot landscape yard not provided. Proposed commercial drive must be reviewed by Traffic Division.
- 6) Parking island must be three feet shorter than adjacent parking stall.
- 7) The locations of ornamental trees and storm sewer conflict.
- 8) 50% of the building elevation facing the public street frontage must have foundation plantings. The current plans shows 46% of the north elevation having foundation plantings.
- 9) Plant material in easements must be approved by Engineering.
- 10) Tree must not obstruct sidewalk.
- 11) A Code-compliant quantity of trees and shrubs is provided.
- 12) An Initial Lighting Plan must also be provided.
- 13) Crosswalk must have a minimum of 3.0 foot-candles.
- 14) Please review/model conflicts between lighting and trees on-site. 1.5 foot-candles must be maintained on this parking area.
- 15) All signage must comply with Section 19.113 of the City Code.

- 16) Storage facility must comply with the operational requirements in Section 19.61.01(f) of the City Code.
- 17) FS sign must have a 20 foot setback from leading edge of sign.
- 18) Proposed sign is considered a pylon sign and has a max sign area of 75 square feet.
- 19) Trees and raingardens are not permitted within the front drainage and utility or sidewalk/bikeway easements.

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

- 1) Insure code compliant emergency vehicle access around the building.
- 2) FM and PD Departments to review and approve gate system on property.
- 3) Maximum of 200' travel distance between wet standpipe hose valves and 130' fir dry standpipes hose valves.
- 4) Provide emergency responder radio coverage per appendix L throughout the building.
- 5) Provide hydrants and Knox boxes at designated locations.

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

- 1) Show how driveway will work when American Blvd is widened (using .dwg provided by City).

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

- 1) Max cross slope is 2.00% (1:50)
- 2) Grades at curb ramp greater than 5% require landings
- 3) Dimension appears to be 6.7'. Min walk width adjacent to parking is 7'. Dimensions are difficult to read when overlapped.
- 4) Dimension concrete. Connection to driveway recommended if it is to be used as entrance or service door.
- 5) Guard rail detail does not provide dimensions for depth to verify tolerance between building and the back of curb.
- 6) Suggest showing HWL of infiltration basins and not bottom to better illustrate the conflict between the easement and the infiltration basin and make the necessary adjustments.
- 7) Suggest showing HWL of infiltration basins and not bottom to better illustrate the conflict between the easement and the infiltration basin and make the necessary adjustments. HWL can't be within the easement area (typical all basins)

Traffic Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) This plan is different than the site plan shown on "American Self Storage Sign Plan" (under "Site and/or Building Plans")
- 2) RV parking stall width not indicated. ITE parking guidelines not available for back-in RV parking. Confirm you dimensions work for RV storage.
- 3) Provide appropriate MMUTCD references for all signs proposed for circulating traffic on site. All private signage must be installed outside of the city right-of-way.
- 4) 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.
- 5) Provide a minimum of 2 bike parking spaces for bisitors and employees, located within 50 feet of the main door entrance. Show location of a bike rack and bike rack detail on the plan.

Utility Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Need cover or insulation to equal 8' of protection from freezing.
- 2) Watermain Loop must be 8" Pipe
- 3) Watermain Loop must have services with a valve between them for true redundancy.
- 4) This is a 3/4" water Service not 6".
- 5) It May be possible to complete the watermain loop by utilizing this unused 8" service if work can be done in the ROW and other private utilities can be avoided. Otherwise a valve would need to be cut in on the City Main by the Contractor.
- 6) Two existing 3/4" Water Services must be abandoned at the main.
- 7) Two existing 6" Sewer Services must be abandoned at the Lot line as directed by the inspector.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 10) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. There are two of each.
- 11) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 12) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. There needs to be a valve on the City main between the two loop services. It may be possible to utilize an unused service in the ROW just west of this lot provided the work can be completed in the ROW and the other utilities are not in the way. Otherwise the Contractor would need to cut in a valve on the City Main.

- 13) 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.
- 14) 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.

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

- 1) Stored vehicles in rear lot location subject to flooding (>0.5')
- 2) Move overlapping text for clarity (multiple locations)
- 3) An erosion control bond is required.
- 4) Provide construction detail to show how OCS's function with outlet pipes lower than HWL. Stormwater Report is under review, may answer question.
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Under Review.
- 6) Previous sheet states Sidewalk Easement, infiltration basins conflict with that use and are not allowed in easement
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) The site needs a SWPPP for the MPCA NPDES Construction Stormwater Permit, is that part of another document? If not, revise the erosion control plan to conform with permit requirements.
- 9) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 10) NEED MORE DETAIL OF RAINGARDENS:

Is there any pretreatment or erosion protection at the raingarden inlet/curb-cuts? Rip rap, scour-stop?

Show outlet FES detail.

Show cross-section detail of raingardens.

How will the rainagrden be installed so that they are capable of fully functioning?
Describe construction staging.

- 11) Provide a turf establishment plan
- 11) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)