



Development Review Committee

Approved Minutes

Pre-Application, PL2020-32
Meeting Date: February 18, 2020
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Duke Johnson (Bldg & Insp) 952-563-8959	Erik Solie (Env. Health) 952-563-8978
Brian Hansen (Eng.) 952-563-4543	Mike Thissen (Env. Health) 952-563-8981
Mike Hiller (Planning) 952-563-4507	Nick Johnson (Planning) 952-563-8925
Eileen O'Connell (Pub. Health) 952-563-4964	Glen Markegard (Planning) 952-563-8923
	Cherie Shoquist (HRA) 952-563-8946

Project Information:

Project	Village Club Expansion - 1900 E 86th St - Rezoning, PDP, FDP, Prelim/Final Plat
Site Address	1900 East 86th Street, Bloomington, MN 55425
Plat Name	VERSAILLES 2ND ADDITION
Project Description	Rezoning from R-4 to RM-24(PD), Preliminary and Final Development Plans to add 165 new residential units in two multi-family residential apartment buildings to an existing multi-family residential site, and Preliminary and Final Plat (Type III) to subdivide one parcel into two parcels.
Application Type	Rezoning; Preliminary/Final Development Plan; Preliminary/Final Plat - Type III
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	AEON VP BLOOMINGTON LLC Leslie Roering, (612) 746-4853, lroering@aeon.com
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202000032" into the search box.

Guests Present:

Name	Email
Leslie Roering, AEON	lroering@aeon.com
Stephanie Karp, AEON	skarp@aeon.org
Carmen Syverson, Sambatek	csyverson@sambatek.com
Bill Delaney, Sambatek	wdelaney@sambatek.com
David Haaland, Urbanworks Architecture	dhaaland@urban-works.com

INTRODUCTION –:

- Nick Johnson (Planning):
 - Rezoning the site from R-4 to RM-24(PD) is necessary to support the proposed density. The Preliminary and Final Development Plans propose 165 new residential units at various levels of affordability in two new multi-family residential buildings. Both buildings are four stories in height. The existing site has 306 multi-family residential units, which will be preserved. The application is subject to the Opportunity Housing Ordinance. The site is proposed to be split via preliminary and final plat (Type III).

Discussion/Comments:

PLEASE NOTE: Below **is not** a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Kent Smith (Assessing):
 - Preliminary park dedication calculations estimate: \$300,000-\$500,000.
 - Nick Johnson clarified that the site is currently platted, and the desire to subdivide the property is driven by the applicant related to financing of the project.
- Erik Solie/Mike Thissen (Environmental Health):
 - Continue to improve the existing structure.
 - Thissen asked for clarification on where garbage collection would be located. Applicant representative stated in the underground parking structure and pulled out on collection day.
- Duke Johnson (Building and Inspection):
 - When plans are at 80 percent, please call to set up a meeting with B & I.
- Laura McCarthy (Fire Prevention):
 - Use Ladder 3 for required turning radius around existing and new structures.
 - Fire will be looking to relocate and/or add hydrants to provide coverage for the existing structures with the demolition of the existing single garages. .
 - Contact me if you have any questions or comments.
 - Rehabilitation of the existing building is critical with several existing fire code violations needing to be addressed.
 - Clarified new building height to be 4 stories.
- Brian Hansen (Engineering):
 - Due to the reduced parking being proposed, a parking study is required.
 - If the water supply is not currently looped, it must be looped with the new construction.
 - 100-year flood elevation is modeled in this area at 808.4 See Comprehensive Stormwater Management Plan for low floor elevation requirements.
 - There is parking shown in the ROW. A lease agreement is required to have parking in the ROW.
- Eileen O'Connell (Public Health):
 - Confirmed the apartment buildings will be smoke free.
- Cherie Shoquist (HRA):
 - Need an affordable housing plan filled out as part of the formal submittal.

- Nick Johnson (Planning):
 - Site density proposed is 26.7 units per acre. With the density bonus incentives offered through the Opportunity Housing Ordinance, the project would be in compliance with the RM-24 zoning district.
 - A shadow study according to the standards of Section 21.301.10(d)(2) of the City Code must be provided for the proposed buildings. An FAA 7460 No Hazard Determination is likely required for the proposed buildings and potential construction equipment, such as a crane.
 - City Code would require 1,045 parking stalls, while 737 parking stalls are proposed, representing a 29.5 percent deviation from total quantity of required parking. Through the incentives of the Opportunity Housing Ordinance, a 20 percent parking deviation is permitted by right inside a Designated Transit Area (DTA). An additional 9.5 percent deviation may be requested through the Planned Development (PD) Overlay District subject to review of the Traffic Division if a public benefit test is met.
 - Each residential unit is required to have a single fully enclosed garage per unit (Sec. 21.301.06(d)). 471 residential units are proposed while only 157 garage parking stalls are proposed, representing a 66.7 percent deviation from the requirement. Request to reduce fully enclosed garage parking through deviation must comply with the requirements of the PD Overlay District (Sec. 19.38.01(c)). It may be beneficial from a storage perspective to include additional garage stall opportunities on-site, particularly for the residents of the existing apartment building.
 - Building setbacks for the RM-24 zoning district are as follows: front (along streets) - 40 feet, rear - 30 feet, and side - 10 feet plus 0.25 feet for each foot in height over 30 feet. It appears the south side of Building A may not comply with the side yard setback requirement.
 - The largest quantity of surface parking is located in the northwest portion of the site. Site parking should better distributed to serve existing and proposed residential units on the east side of the site. Staff would recommend that shifting the northern proposed residential building to the west to allow more opportunities for surface parking closer to the eastern residential buildings be evaluated.
 - A private sidewalk connection to East 86th Street must be provided. The sidewalk along East Service Road likely does not meet the minimum width required. See Section 21.301.04 of the City Code for sidewalk standards.
 - Johnson asked the applicant representatives if they have questions for staff. A discussion ensued regarding circulation requirements for Ladder 3 in the northeast corner (between the two new buildings) of the proposed site. McCarthy noted hydrant placement is critical and the emergency access at this location must be from both directions. Addressing will also be critical for the site. Applicant stated they are targeting either the March 18 or April 1 submittal deadlines for Planning Commission.



Comment Summary

Application #: PL2020-32

Address: 1900 East 86th Street, Bloomington, MN 55425

Request: **Rezoning from R-4 to RM-24(PD), Preliminary and Final Development Plans to add 165 new residential units in two multi-family residential apartment buildings to an existing multi-family residential site, and Preliminary and Final Plat (Type III) to subdivide one parcel into two parcels.**

Meeting: Pre-Application DRC - February 18, 2020

**NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.**

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

- 1) The subject application will include a rezoning from the R-4 to RM-24 (PD) zoning district, Preliminary Development Plans and Final Development Plans. The application fee would be \$4,150. Should you desire to subdivide the property, a Type III Preliminary and Final Plat must be requested. The total application fee for a Type III two-lot plat would be \$1,420.
- 2) A shadow study according to the standards of Section 21.301.10(d)(2) of the City Code must be provided for the proposed buildings. A FAA 7460 No Hazard Determination is likely required for the proposed buildings and potential construction equipment, such as a crane.
- 3) Site density proposed is 26.7 units per acre. With the density bonus incentives offered through the Opportunity Housing Ordinance, the project would be in compliance with the RM-24 zoning district.
- 4) To comply with minimum landscaping requirements (Sec. 19.52(c)(2)), the site must have a minimum 308 trees and 770 shrubs. Existing trees and shrubs must be inventoried/surveyed to receive credit towards landscaping requirements. Existing trees on the City's prohibited list (Sec. 18.03) do not count towards required landscaping quantities.
- 5) Parking lot and exterior security lighting for the full campus must meet Section 21.301.07 of the City Code. 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 (25 feet) of the parking lot).
- 6) The RM-24 zoning district requires 600 square feet of usable open space per dwelling unit. Balconies and porches count towards the usable open space requirement per Section 21.203.07(c)(1)(A) of the City Code. Demonstrate compliance with usable open space requirements. The definition of usable open space can be found in Section 19.03 of the City Code.
- 7) Residential storage must be provided at 50% of the minimum level specified in Section 21.302.09(d)(7) of the City Code per the incentives of the Opportunity Housing Ordinance.
- 8) City Code would require 1,045 parking stalls, while 737 parking stalls are proposed, representing a 29.5 percent deviation from total quantity of required parking. Through the incentives of the Opportunity Housing Ordinance, a 20 percent parking deviation is permitted by right inside a Designated Transit Area (DTA). An additional 9.5 percent deviation may be requested through the Planned Development (PD) Overlay District subject to review of the Traffic Division if a public benefit test is met.

- 9) Each residential unit is required to have a single fully enclosed garage per unit (Sec. 21.301.06(d)). 471 residential units are proposed while only 157 garage parking stalls are proposed, representing a 66.7 percent deviation from the requirement. Request to reduce fully enclosed garage parking through deviation must comply with the requirements of the PD Overlay District (Sec. 19.38.01(c)). It may be beneficial from a storage perspective to include additional garage stall opportunities on-site, particularly for the residents of the existing apartment building.
- 10) Building setbacks for the RM-24 zoning district are as follows: front (along streets) - 40 feet, rear - 30 feet, and side - 10 feet plus 0.25 feet for each foot in height over 30 feet.
- 11) Related to platting, the minimum dimensional standards for the RM-24 zoning district are as follows: site area - 40,000 square feet and site width - 200 feet. If you are unable to meet these standards, deviation must be requested through the PD ordinance explaining the need for the subdivision.
- 12) The largest quantity of surface parking is located in the northwest portion of the site. Site parking should better distributed to serve existing and proposed residential units on the east side of the site. Staff would recommend that shifting the northern proposed residential building to the west to allow more opportunities for surface parking closer to the eastern residential buildings be evaluated.
- 13) Each parking lot island must be 8 feet wide (inside to inside measurements), should be three feet shorter than the adjacent parking stall, and must have a minimum of one tree.
- 14) A private sidewalk connection to East 86th Street must be provided. The sidewalk along E Service Rd likely does not meet the minimum width required. See Section 21.301.04 of the City Code for sidewalk standards.
- 15) A three foot high screen for a parking lot adjacent to all public streets is required (Sec. 19.52(d)).
- 16) Screening of visible rooftop equipment is required when equipment is visible from public right-of-way or adjacent properties (Sec. 21.301.18).
- 17) Side yard setback likely not compliant depending on building height.
- 18) Interior trash and recycling must be provided per the requirements of Section 21.301.17 of the City Code. Trash and recycling storage area is required as follows: Building A - 637 square feet, Building B - 844 square feet. The existing building must come into compliance for trash and recycling storage.

Building Department Review - Pre-App Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) SAC review by MET council will be required.
- 4) When 80 percent of plans are completed, a preliminary plan review meeting can be set up with Building and Inspections manager.

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

- 1) Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.
- 2) Provide adequate turning radius to accommodate BFD Ladder 3
- 3) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 4) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 5) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 6) Building/property shall be adequately signed for emergency response.
- 7) Insure the proposed landscaping doesn't interfere with access to the building.
- 8) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

- 9) Access shall be provided to/from all stairwells on all floors and parking levels.
- 10) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing

Traffic Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) 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.
- 2) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. 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) Show location of a bike rack and bike rack detail on the plan.

Utility Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 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
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 8) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. Although old utility plans showed two possible configurations for looping the water system it appears that the looping was not completed. The system must now be looped or proof of the existing loop provided. Also a proposed development at 2001 Killebrew (just to the north) needs to complete a 6" water system loop and this project may be able to help with that need. This would be consistent with the City's "super blocking system" which encourages private systems to interconnect which builds additional supply and redundancy.
- 9) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 10) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 11) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 12) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 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.
- 15) An inspection manhole is required on all commercial sewer services.
- 16) Use standard short cone manholes without steps.
- 17) Install interior chimney seals on all sanitary sewer manholes.
- 18) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

- 19) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 20) 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.
- 21) Use schedule 40, SDR 26, or better for PVC sewer services.
- 22) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 23) 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: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) 100-YR FLOOD ELEVATION IS MODELED IN THIS AREA AT 808.4. SEE COMPREHENSIVE STORMWATER MANAGEMENT PLAN FOR LOW FLOOR ELEVATION REQUIREMENTS.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 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) An erosion control bond is required.
- 6) Show erosion control BMP locations on the plan
- 7) List erosion control maintenance notes on the plan.
- 8) Provide a turf establishment plan
- 9) 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 10) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

PW Admin Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Eliminate parking in right of way or obtain lease for parking.
- 2) Work with Bruce Bunker on addressing of new buildings. bbunker@BloomingtonMN.gov or 952-563-4546
- 3) 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.
- 4) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 5) Public drainage and utility and easements must be provided on the plat.
- 6) Existing drainage, utility, sidewalk, bikeway, and storm sewer easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 7) 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.
- 8) A storm sewer easement must be provided as approved by the City Engineer. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 9) \$15 fee for a recorded copy of the final plat. Engineering staff will obtain a recorded copy of the final plat from Hennepin County.

- 10) Consent to plat form is needed from any mortgage companies with property interest.
- 11) Private common driveway/access easement/agreement must be provided.
- 12) Private common utility easement/agreement must be provided.

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

- 1) Based on information, park dedication will need to be satisfied, preliminary calculation is between \$300,000 and \$500,000. This number will be narrowed with further review.