



Development Review Committee

Approved Minutes

Pre-Application, PL2018-63
Meeting Date: February 27, 2018
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
Randy Quale (Park & Rec) 952-563-8876	Erik Solie (Env. Health) 952-563-8978
Jen Desrude (Eng.) 952-563-4862	Heidi Miller (Police) 952-563-4975
Sara Flagstad (Eng.) 952-563-4627	Tim Skusa (Bldg & Insp) 952-563-8953
Travis Schlangen (Utilities) 952-563-8775	Londell Pease (Planning) 952-563-8926
Eric Wharton (Utilities) 952-563-4579	Nick Johnson (Planning) 952-563-8925
Glen Markegard (Planning) 952-563-8923	

Project Information:

Project	Acorn Self-Storage
Site Address	9100 W Bloomington Freeway
Plat Name	Hovland 1 st Addition
Project Description	Conversion of a vacant office / warehouse into a self-storage facility
Application Type	Conditional Use Permit and Final Site and Building Plans
Staff Contact	Nick Johnson– nmjohnson@bloomingtonmn.gov – (952) 563-8925 Londell Pease – lpease@bloomingtonmn.gov – (952) 563-8926
Applicant Contact	Debra Altschuler debra.altschuler@ceanncompany.com Kathy Anderson kanderson@archconsort.com David Hunt david.hunt@ceanncompany.com
Post Application DRC	YES

Guests Present:

Name	Email
Debra Altschuler	Debra.altschuler@ceanncompany.com
Steve Johnston	Sjohnston@elanlab.com
Kathy Anderson	kanderson@archconsort.com
Chris Kirwan	Chris.kirwan@acornministorage.com
Dale Habas	daleh@acornministorage.com

INTRODUCTION – Londell Pease, Senior Planner:

The applicant proposes a two phase conversion of the existing vacant office/warehouse into a self-storage facility. There would be additions onto the south and east side of the building eliminating much of the open space and parking lot area on those sides. The north parking lot is reserved for outdoor storage of recreational vehicles.

The final outcome would be a mix of temperature controlled and non-temperature controlled units. A total of 550 units are proposed and approximately 17,300 square feet of exterior RV storage. The site has a one way access from the north and full access to the south. The three existing curb cuts, two on West Bloomington Freeway and one on West 92nd Street remain unchanged. Fire protection circulation remains the same with the addition of fence and gates for the storage areas.

Discussion/Comments:

- Randy Quale (Park and Recreation): No comment.
- Kent Smith (Assessing): No requirement for park dedication.
- Erik Solie (Environmental Health): No comment.
- Tim Skusa (Building and Inspection):
 - When this is submitted, there will need to be a code analysis. Be sure to address accessibility standards. Upgrade if necessary.
- Laura McCarthy (Fire Prevention):
 - Access will be very important. The site is already restrictive and it is important to make sure it does not become worse.
 - Depending on how the layout is used for the existing building, doors every 150 ft. could be triggered. This is mostly the case for rack storage.
 - Sprinklers will be required. The exterior storage units need to be sprinklered as well.
 - Fire will work with applicant regarding locations of valves.
 - There was a brief analysis of hydrants which showed that one needs to be moved based on current plans.
 - Debra Altschuler asked if the hydrant in question needed to be moved if the spaces in front of the hydrant weren't used or striped.
 - McCarthy stated that Fire Prev. would need to review it further once the plan is more finalized. However, if the hydrant does remain, there cannot be parking in front of it.
 - Once the plans are firmed up regarding drive lanes, the fire department connection is typically required on the address side. It needs to be at the front of the building, somewhere that the fire trucks can park close to and run a line, and there must be a hydrant within 50 ft. It will most likely be on the Bloomington Fwy side of the building; there is the best access and the least restriction here.
 - Radio communications need to be able to be maintained from everywhere inside the building.
 - The emergency vehicle access lane does not meet current fire code. It is an existing condition, but it should not be made worse. It does not need to be addressed at this point, but cannot be made more restrictive. If the building redevelops into something else in the future, it may be required to be corrected.
- Heidi Miller (Police):
 - Crime Free Multi Storage – started in Mesa, AZ. It is a security plan for storage facilities to prevent theft. Miller will work with Dale in the future.

- Miller's primary concern is the north and west side of the properties which are out of view of vehicle traffic. Applicant should meet photometric plan guidelines so not to be vulnerable to theft.
- Several storage facilities in the area are vulnerable to burglaries and homeless people taking up residency. Be aware of this and try to minimize.
 - Applicant responded that there will be a property manager on site seven days a week, as well as lots of camera coverage.
- Jen Desrude (Engineering):
 - Applicant will need a 9 Mile Creek Watershed District Permit and a maintenance agreement.
 - Steve Segar, Engineering, is still reviewing the storm water management plan.
 - All construction must occur on site and not within the public ROW.
 - Bike racks must be installed. The minimum is based on calculation. This is required for application.
 - Glen Markegard inquired about sidewalks on 92nd St.
 - Pease responded that there is nothing nearby.
 - Desrude replied that the applicant can construct code compliant sidewalks or can petition the City when there are other sidewalks in the area to connect to.
- Eric Wharton (Utilities):
 - It appears that service is coming in on the northwest side. This appears to be a private loop, so the applicant will need an updated maintenance agreement.
 - Is the driving lane on the west of the property large enough to accommodate fire vehicles?
 - McCarthy stated that it could be used, but it does not count as a fire lane for this property because it's on two properties.
 - The hydrant in the northwest corner is not serviceable.
 - The hydrant coverage is weak and does not cover the expanded area. Applicant will need a hydrant on the east side of the building. All parts of the building should be within 150' of a hydrant.
 - McCarthy added that applicant could look at the existing northwest hydrant and move it to accomplish two things: meet the 150' coverage and get a hydrant within 50'.
 - Fire Prevention and the Police Department will work with applicant to be able to have access through the gates. There should be an override system or a Knox Box.
- Londell Pease (Planning):

Please read the comment summary for all the comments and contact the appropriate party if there are questions. Planning has 19 comments on the comment summary for review, but would like to emphasize the following:

 - The floor plan shows five potential access points for the temperature controlled units, four of which are not allowed due to RV storage or landscaping.
 - The south wall is not needed and does not meet the setback at the southwest corner and the breaks make the drive isle less than Code.
 - A variance is required for any door opens facing the public street, even with a screen wall, per the self-storage section of the code. Variance is obtained through City Council. Staff would not be interested in supporting this variance, even with screen walls.
 - Appears applicant is counting trees that are not on the property; they are in the ROW.
 - Parking north of the office is not Code compliant. Missing island, and too short.
 - All exterior building materials must meet minimum standards.
 - As this is a 2 phase development, provide a phasing plan and timing. Final site and building plans expire in two years plus a one year extension.

- A portion of the RV storage is in the 'front yard' area, and how will the 50 foot storage spaces maneuver?
 - Applicant stated it likely won't be that deep.
 - Pease wanted to verify that the RVs would be maneuverable.
- The east wall may need to be taller to screen the RV's from the street. Staff prefers that it would be taller than 6ft.
- With minor changes to remove variances from the plans provided, the application would be a Conditional Use Permit and Final Site and Building Plans for the development. Total fees are \$640. Staff will set up the portal for submission after the DRC meeting.

Comment Summary

Application #: PL201800063 (PL2018-63)

Address: 9100 BLOOMINGTON FWY, BLOOMINGTON, MN 55431

Request: CUP and FS&BP for self-storage

Meeting: Pre-Application DRC - February 27, 2018

NOTE: Please review plans fully for mark-up comments that may be duplicated or may not appear in the list below.

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

- 1) Building(s) required to be sprinklered per IBC 1306.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Emergency vehicle access lane doesn't meet fire code requirements.
- 4) Provide turning radius throughout the property to accommodate BFD L1.

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

- 1) Since the property is already platted, there will be no trigger for park dedication.

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

- 1) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 2) List erosion control maintenance notes on the plan.
- 3) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org).
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) Property owner must sign and record a maintenance agreement with Hennepin County.
- 6) An erosion control bond is required.
- 7) Show erosion control BMP locations on the plan.

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

- 1) Hydrant coverage of building is weak and fire vehicle access to hydrant at NW corner of building is going to be difficult.
- 2) Private common utility easement/agreement must be provided.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 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) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 7) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 8) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 9) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 10) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

Planning Review Contact: Londell Pease at lpease@BloomingtonMN.gov, (952) 563-8926

- 1) The floor plan shows five potential access points for the temperature controlled units, four of which are not allowed due to RV storage or landscaping. How will these be accessed and where will loading and unloading occur. Currently, appears all loading and unloading must occur in the parking spaces or drive aisle/fire lane?
- 2) On the southwest side of the property the wall does not meet the required 35 foot setback from the Planned Widened Right-of-Way. (Section 19.08(b)(2))
- 3) The south drive aisle is reduced to less than the required 25 feet at the wall bump outs.
- 4) Screen wall is not required along the south side of the property. Wall only mandatory to screen RVs.
- 5) Several existing trees are not on the property would not count toward the required tree count.
- 6) Upward exterior sign lumination restricted to 100 initial light output lumens per square foot of sign surface illuminated. The light source must be fully screened from direct view. Section 21.301.07(c)(5)
- 7) Site Plan shows a freestanding sign where significant landscaping is proposed?
- 8) Show office entry details and all sidewalks to such entry.

- 9) Sidewalks adjacent to a parking lot must be 7 feet wide to accommodate vehicle overhang and provide a five feet clear. Section 21.301.04(d)
- 10) Minimum of 2.0 Foot-candles minimum on the parking surface (50% reduction for the perimeter). Lighting at the primary building entrances must be 7.0 FC maintained at least 10 feet from the door. Secondary exits and entrances must provide 2.0 FC within 5 feet of the door. See Sec. 21.301.07(c)(12)
- 11) Parking north of the office is not Code complying 9 X 18 sized and missing the required 8 foot wide island (inside curb) and have one tree. In addition, staff calculates 20 parking stalls are required.
- 12) Exterior surfaces of all buildings shall be faced with face brick, stone, architectural concrete masonry units, cast-in-place or precast concrete panels, or an equivalent or better. The color of exterior surfaces shall be harmonious with surrounding development. Masonry or concrete walls shall not be painted; color shall be integral to the masonry material. Section 19.61.01(d)(2)
- 13) If a two phase development is approved, the Final Site and Building Plan for Phase two would expire for such phase if a building permit is not issued within two years of the approval date. The applicant may request a one year extension at a later date if there is a minor delay in obtaining the permit before the expiration date.
- 14) Interior trash and recycling with interior access must be provided in accordance with Section 19.51 and MN Administrative Rules 1303.1500. Plans should show the location within the building.
- 15) Provide details on the proposed gates. Are they sliding gates, swing gates, lift gates or etc. Swing gates may not work in some locations.
- 16) Verify the drive aisle is adequate to maneuver a 40 foot plus long RV into the proposed 50 foot deep storage area. Without adequate access this should not count toward the RV storage requirement.
- 17) A portion of the proposed RV storage is located in the "front yard".
- 18) Will there be a restriction on the RV vehicle size along the north property line. An 8 feet wall with not provide a full screen as required.
- 19) The east wall must be taller to screen the RV fully along the street. The proposed 50 foot storage depth assures vehicles would be greater than 6 feet tall.