



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 ¾ 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 #: PL2017-268

Address: 101 American Blvd. West, Bloomington, MN 55420

Request: **Type II Preliminary and Final Plat**

Meeting: Post Application DRC - December 19, 2017

City Council - January 22, 2018

PW Admin Review Contact: Bruce Bunker at hbunker@BloomingtonMN.gov (952) 563-4546

- 1) See document markups.
- 2) 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.
- 3) 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.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Right-of-way dedication is required on the final plat.
- 6) Public drainage/utility and easements must be provided on the plat.
- 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) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.

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

- 1) The platting triggers Park Dedication calculation. After giving credit for existing building, the Park Dedication based on information supplied will be \$16,146 using current data. This amount has to be paid before release of the mylar.