



Development Review Committee

Approved Minutes

Development Application, #PL201900028

Mtg Date: 02/26/2019

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Lance Stangohr (Fire Prev) 952-563-8969
Bernadette Gillespie (Bldg. & Insp) 952-563-4709
Amanda Moe (Bldg. & Insp) 952-563-8961
Kelly Beyer (Bldg. & Insp) 952-563-4703
Duke Johnson (Bldg. & Insp) 952-563-8959
Brian Hansen (Eng.) 952-563-4543
Rozlyn Tousignant (Eng.) 952-563-4627

Kent Smith (Assessing) 952-563-8707
Mark Reichel (Assessing) 952-563-4648
Megan Rogers (Legal) 962-563-4889
Nick Johnson (Planning) 952-563-8925
Glen Markegard (Planning) 952-563-8923
Eric Wharton (Utilities) 952-563-4579

Project Information:

Project	Friendship Village Revised Residential 8100 Highwood Drive
Site Address	8100 Highwood Drive, Bloomington, MN 55438
Plat Name	FRIENDSHIP VILLAGE;
Project Description	Major Revision to Final Development Plans for a five-story, 93-unit independent senior living building.
Application Type	Final Development Plan
Staff Contact	Nick Johnson
Applicant Contact	Jon Lindstrom, SAS Architects, jlindstrom@sasarch.com
PC (tentative)	03/21/2019
CC (tentative)	04/01/2019

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL201900028" into the search box.

Guests Present:

Name	Email
Ryan Bluhm	Ryan.bluhm@westwoodps.com
Paul Carlsted	Paul.carlsted@krausanderson.com
Peter J. Coyle	pcoyle@larkinhoffman.com
Jon Lindstrom	jlindstrom@sasarch.com
Russell Mauk	Russell.mauk@lifespacecommunities.com
James Moyer	moyer@sasarch.com

Introduction:

Major Revision to Final Development Plans to revise senior living residential building approved as part of Case #PL2017-250. The original project included a building that was five, three and two stories in height and had 98 residential units. The revised residential building proposes a smaller building footprint with the total structure rising to five stories in height. The eastern wing of the proposed residential building has been removed. The proposed impacts to the on-site wetland are also revised, with pond expansion and the associated removal of four townhome units in the southwest portion of the pond no longer proposed.

Discussion/Comments:

Applicant asked what the schedule will be, Johnson shared that the item will be on the Planning Commission meeting March 21, 2019, and projected to go before the City Council on April 1, 2019.

The applicant inquired whether there are submittal deadlines, Johnson shared that resubmittal would not be required unless specifically requested by staff.

The applicant noted that the parking area near the Skilled Nursing Wings currently exists, meaning the health center has to be completed prior to the surface parking in the area of the existing health wing.

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Kent Smith (Assessing):
 - Smith noted that plat has not been recorded and park dedication has not paid yet.
- Duke Johnson (Building and Inspection):
 - Johnson asked about the scope of the change to the Health Center
Applicant stated the the Health Center plan is unchanged with exception to the name, the shape of the building, and a decrease in the number of units.
 - Johnson clarified that the intention is to submit a second permit for the residential building going forward; the applicant confirmed.
- Lance Stangohr (Fire Prevention):
 - No comment
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Hansen noted that there may be a need to ensure that the Emergency Access Only driveway onto Highwood Dr is more clear to drivers and visitors and consider making it a public driveway.
- Eric Wharton (Utilities):
 - Wharton noted that there are several locations where water lines are too close to sanitary sewer lines.
 - Wharton stressed that the underground parking should be maintained as to not allow stormwater to enter or flood the underground parking lot from the cistern proposed below.
- Megan Rogers (Legal):
 - No comment
- Nick Johnson (Planning):
 - Johnson shared the concern of maintaining proper parking for all the buildings and ensure adequate off street parking.
 - Maintain proper circulation for Emergency vehicles throughout construction.
 - Johnson asked about storage within units for Senior Living units.
Applicant responded that they will have both in-unit and under-ground storage.
 - Plat will have to be recorded prior to the issuance of any footing or foundation building permits on the site.



Comment Summary

Application #: PL201900028

Address: 8100 Highwood Drive, Bloomington, MN 55438

Request: **Major Revision to Final Development Plans to modify the size and footprint of an approved but not yet constructed five-story, independent senior living building from 98 units to 93 units while preserving existing townhomes**

Meeting: Pre-Application DRC – February 5, 2019
Post Application DRC - February 26, 2019
Planning Commission - March 21, 2019
City Council - April 01, 2019

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

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

- 1) A detailed phasing and construction management plan must be prepared for review and approval by the City prior to the issuance of building permit(s). Adequate site circulation and parking must be provided throughout each phase of the project according to the requirements of City Code (Sec. 21.301.06) and Fire Code.
- 2) Retaining wall over four feet in height must meet principal structure setback standards (20 feet along interior side property lines).
- 3) Increasing the height of the eastern portion (footprint of 4,433 square feet) of the residential building from three stories to five stories requires additional flexibility from the City's heights standards in City Code.
- 4) Please confirm plans to provide storage within residential units as required by City Code (Sec. 21.302.09(d)(7)(C)). Are you seeking flexibility to this requirement?
- 5) The approved plat of Friendship Village 2nd Addition must be recorded at Hennepin County prior to the issuance of a foundation or building permit.

Building Department Review Contact: Bernadette Gillespie at bgillespie@BloomingtonMN.gov, (952) 563-4709

- 1) Any changes to existing plans that are in review on this project will need to be re-reviewed. Significant changes to the design will require additional plan review fees.

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Construct ADA compliant ramp

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

- 1) See Document Markups
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) 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.
- 4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 5) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 6) Provide peak hour and average day water demand and wastewater flow estimates.
- 7) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 8) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.

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

- 1) ROW permit needed from the City for work affecting public right-of-way
- 2) MnMUTCD, Minnesota manual, not federal manual
- 3) What is this sign? No signs in the public right of way.
- 4) Use commercial driveway apron detail
- 5) This road will need a private street name sign added (by applicant).
- 6) This driveway intersection currently has geometry problems that should be addressed. The stop sign is too far back because of the angle the driveway intersects Highwood Drive. Could this be improved?
- 7) Add Bike rack detail, show installation details including spacing.
- 8) Add to Notes on Plan Sheets: 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.
- 9) Provide a signage plan, with MnMUTCD codes, for signs proposed for circulating traffic. Include the signages that will be changed to eliminate the parallel on-street parking on the access drives throughout the site. All private signage must be installed outside of the city right-of-way.

Water Resources Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) This area is also fill in the wetland, it looks consistent with previously approved impact. Shouldn't it be cross-hatched?
- 1) Was the wetland fill (area) below the retaining wall included in the previously approved wetland application?
- 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. Under review.
- 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. SWPPP under review.
- 6) An erosion control bond is required.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

- 8) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. Under review.
- 9) Cistern under the parking garage needs some more information or discussion in SWMP and plans to show functions, overflow protection, and maintainability.

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

- 1) State ROW dedicated in the southwest corner of property has a retaining wall and trees being constructed within it. Is there State approval for this?

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

- 1) Park dedication was previously calculated, but remains unpaid.