



# Development Review Committee

## Approved Minutes

Pre-Application, PL201900029  
 Meeting Date: March 26, 2019  
 McLeod Conference Room  
 Bloomington Civic Plaza  
 1800 West Old Shakopee Road

### Staff Present:

|                                                |                                            |
|------------------------------------------------|--------------------------------------------|
| Laura McCarthy (Fire Prev, Chair) 952-563-8965 | Jason Heitzinger (Assessing) 952-563-4512  |
| Lance Stango (Fire Prev) 952-563-8969          | Erik Solie (Env. Health) 952-563-8978      |
| Peter Miller (Fire Prev) 952-563-8967          | Mike Thissen (Env. Health) 952-563-8981    |
| Brian Hansen (Eng.) 952-563-4543               | Londell Pease (Planning) 952-563-8926      |
| Rozlyn Tousignant (Eng.) 952-563-4627          | Michael Centinario (Planning) 952-563-8921 |
| Maureen O'Brien (Legal) 952-563-8781           | Glen Markegard (Planning) 952-563-8923     |
| Megan Rogers (Legal) 952-563-4889              | Eric Wharton (Utilities) 952-563-4579      |

### Project Information:

|                      |                                                                                                                                                    |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Project              | Private recreational golf facility with restaurant and meeting facilities                                                                          |
| Site Address         | 7800 Picture Drive                                                                                                                                 |
| Plat Name            | National School Studios Addition                                                                                                                   |
| Project Description  | Rezone from CO-1 to CO-1(PD), Conditional Use Permit, Preliminary Development Plan and Final Development Plan for a Major Commercial Golf Facility |
| Application Type     | Rezoning, Conditional use Permit, Preliminary and Final Development Plan                                                                           |
| Staff Contact        | Mike Centinario – <a href="mailto:mcentinario@bloomingtonmn.gov">mcentinario@bloomingtonmn.gov</a> , (952) 563-8921                                |
| Applicant Contact    | Lucas Frasz – <a href="mailto:lfrasz@briggs.com">lfrasz@briggs.com</a> , (612) 977-8400                                                            |
| Post Application DRC | Yes                                                                                                                                                |

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL201900029" into the search box.

### Guests Present:

| Name             | Email                                                                            |
|------------------|----------------------------------------------------------------------------------|
| Luis Altamiranda | <a href="mailto:laltamiranda@driveshack.com">laltamiranda@driveshack.com</a>     |
| Laura Clarens    | <a href="mailto:Laura.clarens@kimley-horn.com">Laura.clarens@kimley-horn.com</a> |
| Lucas Frasz      | <a href="mailto:lfrasz@briggs.com">lfrasz@briggs.com</a>                         |
| Patrick Mascia   | <a href="mailto:pmascia@briggs.com">pmascia@briggs.com</a>                       |
| William Matzek   | <a href="mailto:Will.matzek@kimley-horn.com">Will.matzek@kimley-horn.com</a>     |

**INTRODUCTION:**

The applicant proposed full redevelopment of the former Lifetouch facility located at 7800 Picture Drive. The approximate 54,000 square foot three-story recreational structure would be located on the west side of the property with a 140,000 square foot synthetic turf driving range extending easterly. The driving range would be enclosed with netting and poles up to 160 feet high, from the hitting surface.

The applicant proposes 72 climate controlled hitting bays with four to six seats per bay. There is standing room in the bays, which may increase the occupancy. Restaurant and lounge space would be located on the first and third floors with a total of 170 seats. A 32 seat seasonal outdoor patio is provided. An approximate 2,000 square foot meeting space and a game room are proposed on the second level.

The primary structure entrance is near the building center on the west side of the structure. Approximately 336 parking spaces are proposed, approximately 70 parking spaces north of the driving range and the remaining spaces between the driving range and I-494. Stormwater management would be underground.

**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.

- Jason (Assessing):
  - No comment
- Erik Solie (Environmental Health):
  - Solie stated that the restaurant/bar application will be reviewed by Environmental Health.
  - Staff inquired whether any wells exist on the property.  
Applicant noted that they are starting to do the due-diligence.
- Laura McCarthy/Lance Stangohr (Fire Prevention):
  - Stangohr explained that hydrants are required within 150 feet of all sides of the building and within 50 feet of the Fire Department connection(s).
  - Stangohr highlighted the hood suppression requirements for kitchens.
  - Stangohr and McCarthy explained the possible need for a radio booster to meet requirements of Appendix L of the 2015 MN State Fire Code.
  - McCarthy addressed the restricted access to the building, particularly on the west-side along 78<sup>th</sup> street.  
Centinario explained that a 24' wide drive-lane is being proposed west of the building.
  - McCarthy inquired what the applicant is planning to have between the roadway and the building.  
Applicant noted that they are anticipating mostly green space and landscaping.
  - McCarthy highlighted the need for a stand-pipe system for a building of three or more stories.
  - Stangohr asked the applicant their expected occupancy load.  
Applicant responded that the occupancy expectations is 1,000.  
Stangohr noted that occupancy loads over 1,000 trigger additional fire alarm requirements.
- Brian Hansen (Engineering):
  - Hansen noted that MNDOT is conducting a study of stormwater systems throughout the 494 corridor which may impact the site's private storm connection leading to 494.
  - Hansen explained that staff feels that parking for the site should be sufficient and should not require a parking study, however, the applicant should note their parking rationale and methodology in their application.
  - Hansen highlighted the site's location within the Nine Mile Creek Watershed District in regards to stormwater permits.

- Hansen explained an 8' wide sidewalk will be required along W 78<sup>th</sup> St and a 6' wide sidewalk along Picture Dr from the south end of the site up to W 78<sup>th</sup> St.
- Pease noted that traffic staff expressed concerns with the proposed southeast entrance located at the beginning of the curve at Picture Dr, Staff would prefer to see the entrance moved north and located across from the hotel driveway on the east side of Picture Dr if possible.
- Eric Wharton (Utilities):
  - Wharton highlighted bringing in a water main loop for the applicant.
  - Wharton noted Utilities would like an estimate of water demand and flows for the building.
  - Wharton mentioned the public sanitary sewer that crosses the site along the southwest corner, expressing that Utilities would like to ensure that there is adequate easement space to access for maintenance purposes.  
Applicant asked if there are easements that currently exist.  
Wharton confirmed that easements do exist presently.
  - Wharton explained that should the applicant implement any food service, the City would require an exterior grease interceptor.
- Maureen O'Brien (Legal):
  - No comment.
- Mike Centinario (Planning):
  - Centinario indicated there is a City Code Amendment to be considered by the City Council on Monday, April 1<sup>st</sup>. The Code Amendment would define Major Commercial Golf Facility and allow it as a conditionally permitted use in the CO-1 District. The Code amendment process must be completed before the applicant would be able to submit a formal development application.
  - Centinario directed the applicant to the comments summary for additional feedback.
  - Centinario reminded that applicant that a parking analysis regarding the stall count should be included with the application. Centinario went on to address concerns over the *proximity* of parking stalls to the building entrance and the potential for compact parking stall allowances. Staff believes an agreement to use neighboring parking lots, particularly during peak times, would be beneficial.
  - Centinario highlighted the landscaping requirements, noting that quantity is based on the site size.
  - Centinario addressed the review of exterior materials, details on sound amplification for entertainment, initial and maintenance lighting plans, and netting/projectile containment concerns.



# Comment Summary

**Application #:** PL2019-29

**Address:** 7800 Picture Drive, Bloomington, MN 55439

**Request:** Rezone to a PD, CUP and PDP and FDP for a Major Commercial Golf Facility

**Meeting:** Pre-Application DRC - March 26, 2019

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

**Planning Review Contact:** Mike Centinario at [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) The City Code does not have a specific parking standard for this type of facility. Rather, City Code includes standards for restaurant seats and assembly spaces. As part of the pre-application review, staff analyzed potential parking demand based on ITE standards, restaurant seating, and studies conducted for similar facilities elsewhere.

Generally, staff is comfortable with the proposed supply and does not believe a parking study is necessary. However, the applicant's engineer should prepare an analysis justifying the proposed supply. Include that analysis in the project description.

Apart from the parking supply count, the proposed parking configuration represents a parking proximity problem - there are too few parking spaces located near the primary entrance. Staff has some suggestions on how to add some convenient parking closer to the primary entrance.

- 2) Required landscaping includes 161 trees and 403 shrubs disbursed throughout the site. (See Section 19.52)
- 3) Exterior materials must meet Section 19.63.08. Permitted primary materials include brick, glass, stone, and stucco. Architectural concrete is also permitted, provided it is a commercial finish (i.e., not industrial). EIFS is not permitted as a primary material.
- 4) A three foot high solid screen must be provided along any parking lot adjacent to a public street. (See Section 19.52)
- 5) Each parking lot island must be 8 feet wide (inside to inside measurements), be 3 feet shorter than the adjoining space and must have a minimum of one tree. (See 21.301.06)
- 6) The City Code allows for compact spaces. There are several areas where additional parking could be provided - see plan. An effort to minimize the parking deviation is requested. (See 21.301.06)
- 7) Staff is concerned of a potential parking issue for neighboring properties due to the parking proximity to the main entrance, especially to the west. How can this be minimized? Is it possible to have a south entrance more convenient to the primary parking field.
- 8) There are not details with regard to amplified music or speakers. A review of any amplified noise source outside of the building must be within the City Code allowances for noise.
- 9) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot. All lighting must be 90-degree cut-off without a drop down lens. These uses typically have projecting lighting, which will not meet that standard. If a deviation is requested, full detail must be provided with the application. Staff believe lighting can be accomplished without a deviation.

- 10) Subject to MNDOT review, a reduced parking setback along the south property line be supported if the result is increased on-site parking.
- 11) All sidewalks within the site must maintain 5 feet clear width. When adjacent to parking, the sidewalk must be a minimum of 7 feet wide to accommodate vehicles extending into the sidewalk.
- 12) Due to the proximity of the facility to West 78th Street and I-494, a trajectory study from each end and the middle of the top level must be prepared and provided with the application. In addition to ensuring the pole heights are adequate, the netting should be an aviary-style netting to reduce the chance of bird fatalities.
- 13) There is an area designated near the entrance for valet drop-off. Due to the lack of parking near the primary entrance, staff recommends an area for customer drop-off and pick-up in addition to the valet service.
- 14) All parking lot islands must be 8 feet wide (measured inside each curb) and have one tree.
- 15) Be aware of planting trees within the powerline easement is allowed, but limited. Verify any trees in the easement with Xcel prior to submitting the landscape plan.
- 16) The poles are considered structures and are required to meet the structure setback. The poles on the east will require a variance or a deviation to be requested as part of the formal development application.
- 17) Consider moving the Picture Drive entrance north to match the hotel on the east. The location on the south at the curve is a concern.
- 18) Is the turf pervious? How is the drainage handled? How is it maintained?
- 19) All signs must be reviewed and approved prior to installation. This includes all permanent and temporary signs. See Chapter 19, Article X.
- 20) All trash and recycling must be within a fully enclosed space designated for the storage of solid waste and recyclable materials. All required solid waste and recyclable materials enclosures must be accessible from within the principal building. (Section 21.301.17)
- 21) Provide a sidewalk connection from the building to public sidewalk or street. With a full-scale redevelopment, City Code requires an 8-foot constructed within private property along W. 78th Street and 6-foot sidewalk along Picture Drive. Staff is open to alternatives given the existing sidewalk within public right-of-way and the deep boulevard, but the sidewalk should be reconstructed to 8-feet. For Picture Drive, 6-foot sidewalk needs to be constructed, but where the sidewalk terminates along the site merits further discussion.

**Fire Department Contact:** Lance Stangohr at [lstangohr@BloomingtonMN.gov](mailto:lstangohr@BloomingtonMN.gov), (952) 563-8969

- 1) Appliances/cooking producing grease laden vapors requires a hood and suppression system.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Provide emergency vehicle access to and around the building(s).
- 4) Provide adequate turning radius for BFD Ladder 4 for all emergency vehicle access lanes.
- 5) Access shall be provided to/from all stairwells on all floors.
- 6) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
- 7) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 8) 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.

**Building Department Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto:djohnson@BloomingtonMN.gov), (952) 563-8959

- 1) Must meet current MN State Building Code
- 2) SAC review by MET council will be required.
- 3) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.
- 4) Separate permit and review by Mn State Elevator inspector for elevators, escalators and moving walkways.
- 5) Must meet MN Accessibility Code
- 6) What safety features are in place for elimination of guardrail?

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

- 1) MNDOT R.O.W., CONFIRM PERMIT REQ'M (UTILITY, DRAINAGE, ACCESS, ETC.)
- 2) Connect existing walk to the new facility
- 3) Extend existing walk on Picture Dr to W 78th St

**Traffic Review 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 Lacey Kaare at 952056304555 or lkaare@BloomingtonMN.gov for permit information.
- 2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 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.
- 6) Consider relocating the Picture drive access north off the corner, matching up with the hotel.

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

- 1) Work with Bloomington Utilities Staff regarding better access to public sewer mains along the west and south sides of the lot. A coordinated sewer design that benefits the property and Bloomington Utilities should be completed.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) 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.
- 6) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 9) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 10) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 11) Provide peak hour and average day water demand and wastewater flow estimates.
- 12) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 13) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 14) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 16) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 17) 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.

- 18) 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.
- 19) An inspection manhole is required on all commercial sewer services.
- 20) Use standard short cone manholes without steps.
- 21) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 22) Install interior chimney seals on all sanitary sewer manholes.
- 23) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 24) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 25) 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.
- 26) Use schedule 40, SDR 26, or better for PVC sewer services.
- 27) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 28) 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 Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) MnDOT is currently reviewing all storm sewer connections to the I-494 system, this may include the existing private storm sewer.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) An erosion control bond is required.
- 9) Show erosion control BMP locations on the plan
- 10) List erosion control maintenance notes on the plan.
- 11) 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.
- 12) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 13) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))