



PL201800343  
PL2018-343

# Development Review Committee Approved Minutes

Development Application, #PL201800343

Mtg Date: 10/16/2018

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

## Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965  
Mark Morrison (Park & Rec) 952-563-8693  
Duke Johnson (Bldg. & Insp) 952-563-8959  
Brian Hansen (Eng.) 952-563-4543  
Eric Wharton (Utilities) 952-563-4579  
Amanda Moe (Bldg. & Insp) 952-563-8961  
Kelly Beyer (Bldg. & Insp) 952-563-4519

Kent Smith (Assessing) 952-563-8707  
Eileen O'Connell (Public Health) 952-563-4964  
Erik Solie (Env. Health) 952-563-8978  
Michael Centinario (Planning) 952-563-8921  
Glen Markegard (Planning) 952-563-8923  
Eric Johnson (Community Development) 952-563-8947  
Deb Heile (Bldg. & Insp) 952-563-4703

## Project Information:

Project	RBCU Addition
Site Address	9500 LYNDALE AVE S, BLOOMINGTON, MN 55420
Plat Name	RBCU ADDITION;
Project Description	Major revision to the preliminary development plan and final development plan for an approximately 12,100 square foot office building addition to Richfield Bloomington Credit Union located at 9500 Lyndale Avenue South.
Application Type	Preliminary Development Plan Final Development Plan
Staff Contact	Mike Centinario – mcentinario@BloomingtonMN.gov 952-563-8921
Applicant Contact	Russ Schramm – HTG Architects rschramm@htg-architects.com 952-204-3251 / 612-817-7670
PC (scheduled)	November 8th, 2018
CC (tentative)	November 19, 2018

**NOTE:** All documents and minutes related to this case can be viewed at [www.blm.mn/plcase](http://www.blm.mn/plcase), enter the permit number, "PL201800343" into the search box.

## Guests Present:

Name	Email
Russ Schramm – HTG Architects	rschramm@htg-architects.com

**Introduction:**

RBCU is proposing an approximately 12,100 square foot addition to the north side of their existing facility at 9500 Lyndale Avenue. The existing building represents Phase 1 of a three-phase development. The proposed building is Phase 2, although the overall use mix would change. Originally, RBCU proposed to have retail uses, but now is proposing financial institution/office uses at the site.

**Discussion/Comments:**

**PLEASE REVIEW THE COMMENT SUMMARY AND PLAN MARK-UPS  
AS ALL THE COMMENTS ARE NOT DISCUSSED AT THE MEETING.**

- Mark Morrison (Park and Recreation):
  - No comment
- Kent Smith (Assessing):
  - Park dedication previously satisfied in approximately 2007 or 2008
- Erik Solie (Environmental Health):
  - No comment initially, but commented later during Utilities comment
- Duke Johnson (Building and Inspection):
  - No comment
- Laura McCarthy (Fire Prevention):
  - The main concern is circulation around and through the property for emergency vehicles. Maintain turning radius to accommodate Ladder 1.
  - Building will be sprinklered per code.
- Heidi Miller (Police):
  - Not present but she will reach out to applicant regarding security and lighting.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
  - Refer to comments in Comment Summary for complete list.
  - Site is within Lyndale Corridor Superfund, if “expanding” storm water infiltration basin provide environmental documentation meeting MPCA guidelines.
  - Northwest side of building proposed is very near curb line, the right-of-way requires a 2 foot setback, plan appears to have a 1 foot setback. Consider increasing building setback at this location.
- Eric Wharton (Utilities):
  - Need to see a more complete set of plans to determine SAC requirements.
  - Erik Solie asked about a retention pond area near VEAP. He had a conversation with the staff at VEAP about this area potentially being used for a raised bed. Applicant was not aware of any conversations with VEAP regarding raised beds.
- Eileen O’Connell (Public Health):
  - No comment
- Mike Centinario (Planning):
  - Noted there are a few minor compliance items that are easily addressed.
  - Provide a photometric plan that demonstrates the new parking area meets minimum lighting. The one light there would probably not be sufficient and so you will likely need another pole. Note: We have higher requirements closer to the building and lower along the perimeter.

- Mike Centinario asked if this is intended to be an RBCU addition. Will there be a connection on the second story? The applicant noted Phase 3 is intended to be another RBCU addition and the connection would likely be a skyway with no occupiable space in that connection. Mike Centinario asked that this be noted in the redevelopment plan.
- Regarding the landscaping plan: The plan focused on the expansion, but the landscaping plan needs to address landscaping for the entire site.
- Parking lot screening plantings along Lyndale Avenue must be retained.
- Regarding materials: Stone and glass are permitted. You can use the same metal panels that were used at the West Old Shakopee branch. The applicant indicated he will match the existing panels and would meet the 30 year warranty. The plan is to use the same brand and manufacturer.
- When the time comes, sign permits would be needed before signs are erected.



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## Comment Summary

**Application #:** PL2018-343

**Address:** 9500 LYNDALDE AVE S, BLOOMINGTON, MN 55420

**Request:** **Major revision to the preliminary development plan and final development plan for an approximately 12,100 square foot office building addition to Richfield Bloomington Credit Union located at 9500 Lyndale Avenue South.**

**Meeting:** Post Application DRC - October 16, 2018  
Planning Commission - November 08, 2018  
City Council (Tentative) - November 19, 2018

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**NOTE: All comments are not 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) Proof of parking island must be at least 8 feet in width inside of curb to inside of curb
- 2) Setback flexibility for the 0-foot setback along the rail corridor was previously approved with Phase 1.
- 3) Provide a photometric plan that demonstrates the new parking area meets minimum lighting. 2.0 footcandles is required for the drive lane and west stalls. 1.0 footcandles is required for the eastern stalls (perimeter stalls).
- 4) For clarity, label the existing building as "Phase 1" and the proposed addition "Phase 2."
- 5) Is the intent for this addition to be an RBCU addition? If so, would there be a second story connection to the existing building?
- 6) Incorporate proposed landscaping with the phase 1 landscaping plan. The entire site must meet City landscaping requirements.
- 7) Parking lot screening plantings along Lyndale Ave. must be retained or replanted.
- 8) Stone and glass are permitted exterior materials. The use of metal panels requires additional review. Please provide details on the proposed metal panels. What was selected for the W. Old Shakopee branch could be used here.
- 9) All new free standing or wall signs will require sign permits.

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

- 1) Must meet current MN State Building Code

**Fire Department Review Contact:** Laura McCarthy at [lmccarthy@BloomingtonMN.gov](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) New addition required to be sprinklered and have fire alarm devices.

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

- 1) 2018?

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

- 1) Provide civil plans for the project if the work will affect existing utilities. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

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

- 1) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 2) Show location of a bike rack and bike rack detail on the plan. Engineering will update calculations on the bike rack requirements, racks should be located within 50' of the entrances.
- 3) 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](mailto:sjenkins@BloomingtonMN.gov)) for permit information.
- 4) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 5) 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.

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

- 1) Inlet protection must have emergency overflow capability
- 1) Site is within Lyndale Corridor Superfund, if "expanding" stormwater infiltration basin provide environmental documentation meeting MPCA guidelines.
- 2) Provide bioroll detail
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

- 3) 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)
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Provide information showing existing stormwater system meets current City and NMCWD rules.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County. Does existing stormwater basin need maintenance to provide proposed stormwater treatment?
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided. Only if disturbed are > 1 acre.
- 7) An erosion control bond is required.
- 8) Show erosion control BMP locations on the plan
- 9) List erosion control maintenance notes on the plan.
- 10) 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 11) 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))

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

- 1) Park dedication was satisfied in late 2007.