



Development Review Committee

Approved Minutes

Pre-Application DRC – Item #1 Case PL2019-42 (PL201900042)

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

Lance Stangohr (Fire Prev) 952-563-8969

Peter Miller (Fire Rev) 952-563-8967

Brian Hansen (Eng.) 952-563-4543

Rozlyn Tousignant (Eng.) 952-563-4627

Jason Heitzinger (Assessing) 952-563-4512

Londell Pease (Planning) 952-563-8926

Glen Markegard (Planning) 952-563-8923

Maureen O'Brien (Legal) 952-563-8781

Megan Rogers (Legal) 952-563-4889

Erik Solie (Env. Health) 952-563-8978

Mike Thissen (Env. Health) 952-563-8981

Project Information:

Project	Valley West building and parking lot changes
Site Address	10520 France Avenue South
Plat Name	Valley West Shopping Center 2nd Addition
Project Description	Remove the existing Good Year structure, relocate Planet Fitness, add parking and enhance the façade of the remaining structure
Application Type	Revised Final Development Plan
Staff Contact	Londell Pease, Senior Planner – lpease@bloomingtonmn.gov, (952) 563-8926
Applicant Contact	Amy Remely, Kraus Anderson - amy.remely@krausanderson.com (612) 255-2425
Post Application DRC	NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900042" into the search box.

Guests Present:

Name	Email
Brady Busselman	bbusselman@sambatek.com
Tim Marco	Tim.marco@krausanderson.com
Amy Remely	Amy.remely@krausanderson.com
Jonah Ritter	JonahR@sra-mn.com

INTRODUCTION – Londell Pease, Senior Planner:

The applicant proposes demolition of approximately 7,500 square feet of structure currently occupied by the Goodyear tire and repair facility. Planet Fitness would relocate into a portion of the vacant Big Lots space and the south façade of existing Planet Fitness would be enhanced for up to three additional tenants. A new 31-space parking lot would be constructed south of the remaining structure. A drive-through would be provided on the west side of the structure, which would result in the removal of 24 exiting parking spaces. There is no information on the users or type of uses in the remodeled area. There is a 32-seat patio proposed at the southwest corner of the building.

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 Heitzinger (Assessing):
 - No Comment
- Erik Solie (Environmental Health):
 - Solie requested to receive information on the occupancy when the applicant has tenants selected.
 - Solie asked about the patio and whether the applicant was expecting alcohol on the patio. Applicant clarified that they are not expecting alcohol service.
- Lance Stango/Laura McCarthy (Fire Prevention):
 - Stango addressed concerns regarding emergency vehicle access.
 - McCarthy inquired as to whether two buildings (existing and new) would share an interior connection..
 - The applicant replied there will not be a connection beyond a back hallway.
 - McCarthy noted that the prospect of food vendors will create additional requirements (hood suppression, grease interceptor, etc.)
 - McCarthy highlighted the need for hydrant coverage within 150 feet of all sides of the building.
- Brian Hansen (Engineering):
 - Hansen mentioned that the applicant will need to provide trip generation numbers for the new tenants.
 - Bruce Bunker will be available for addressing future tenant spaces.
 - Hansen noted that a grease interceptor will be needed depending on future tenants intended use. Applicant asked if there was a threshold that would trigger requirement of an external grease interceptor.
 - Pease noted that with the initial plans, the applicant might prefer to install grease interceptors now in preparation for future tenants, as opposed to installing them down the line.
 - Wharton noted that a grease interceptor is required whenever there is a commercial kitchen.
- Eric Wharton (Utilities):
 - Wharton noted that a utility line runs through the property.
- Maureen O' (Legal):
 - No comment
- Londell Pease (Planning):
 - If there is a restaurant, a conditional use permit will be required and indoor trash meeting Code will be required. Consider converting storage areas on the plan to trash storage.
 - This application for the site work could be completed administratively, should the plan be fully Code compliant. When the applicant is ready to apply, contact Planning staff to set up a case for review and approval.

- Pease requested that the applicant explain and illustrate how the drive-thru is expected to operate due to the proximity of the drive aisle. Please provide a plan showing turn-movements and wayfinding.
Applicant asked if a drive-thru required a conditional use.
Pease explained that the designation will depend on the use of the drive-thru.



Comment Summary

Application #: PL201900042 PL2019-42
Address: 10520 FRANCE AVE S, BLOOMINGTON, MN 55431
Request: Valley West Shopping Center/Demo of Goodyear building/parking lot changes
Meeting: Pre-Application DRC - March 26, 2019

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

Traffic Review Contact: Brian Hansen at 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) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 3) 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.
- 4) Show location of a bike rack and bike rack detail on the plan.
- 5) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 6) Show parking stall and aisle dimensions and make sure they meet the City Code requirements (21.301.06).
- 7) Add to the existing sidewalk to connect the new entrances to the public sidewalk system.

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

- 1) Locate and Protect existing water and sewer services running under and into the existing buildings.
- 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
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 8) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a Fire truck accessible hydrant located within 50' of the FDC.

- 9) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 10) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 11) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 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
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided. Only if site > 1 acre disturbed.
- 7) Show erosion control BMP locations on the plan
- 8) List erosion control maintenance notes on the plan. Erosion control bond is required.
- 9) 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.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

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

- 1) Contact Bruce Bunker for addressing of tenant spaces. bbunker@BloomingtonMN.gov or 952-563-4546.

Construction/Infrastructure Contact: Brian Hansen at 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.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 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.

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

- 1) Must meet current MN State Building Code and MN Accessibility Code.
- 2) A SAC review by MET council will be required.
- 3) When plans are 80 percent complete, a preliminary plan review meeting can be set up with Building & Inspections Manager.
- 4) Separate permit required for Parking Lot/driveway work.

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

- 1) Any restaurant uses would require a Conditional Use Permit prior to any permit being issued for the use.
- 2) Landscaping must be provided proportionally for the area disturbed. One tree per 2,300 square feet and one shrub per 1,000 square feet of area disturbed in required.
- 3) Each parking lot island must be 8 feet wide (inside to inside) and must have a minimum of one tree.
- 4) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface for the new parking area. The new entrances must provide 10.0 FC within a radius extending from the door by a distance equal to twice the door opening width.
- 5) At least six stacking spaces must be provided per drive-through lane, beginning behind the first point at which the vehicle must stop (which may be the order board, a pre-order board, or payment/pick-up window). Required width for vehicle drive aisles may not be allocated toward stacking spaces or stacking lanes. (Section 21.301.05(a))
- 6) 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)
- 7) This includes all permanent and temporary signs. See Chapter 19, Article X.
- 8) Please show wayfinding and drive-through management to minimize conflicts with the adjacent drive aisle.