

## GENERAL INFORMATION

Applicant: City of Bloomington

Location: 10820 Bloomington Ferry Road

Request: Final Site and Building Plans to replace the concessions building and other associated improvements at Dred Scott Playfields

Existing Land Use and Zoning: Publicly owned park and recreation facilities; zoned Single-Family Residential (R-1)

Surrounding Land Use and Zoning: North – Single-family residential dwellings and retail shopping center; zoned R-1 and B-2(PD)  
South – Single-family dwellings and townhouses; zoned R-1  
East – Single-family residential dwellings, townhouses, pet services facility, and restaurant; zoned R-1, R-4 and B-2  
West – Single-family dwellings; zoned R-1

Comprehensive Plan Designation: Public

## HISTORY

City Council Action: 09/02/1975 – Approved plans for concessions building at Dred Scott Playfields.

10/25/1976 – Approved Preliminary and Final Plat of Dred Scott Playfield (Case #8148A-76).

## CHRONOLOGY

Planning Commission 08/08/2019 – Public hearing scheduled

## DEADLINE FOR AGENCY ACTION

Application Date: 06/19/2019  
60 Days: 08/18/2019  
120 Days: 10/17/2019  
**Applicable Deadline: 08/18/2019**  
Newspaper Notification: Confirmed (07/25/2019 Sun Current – 10 day notice)  
Direct Mail Notification: Confirmed (500-foot buffer – 10 day notice)

**STAFF CONTACT**

Nick Johnson, Planner  
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**PROPOSAL**

The City of Bloomington is proposing to replace the Dred Scott Playfields existing concessions building, known as the wheelhouse building, located in the center of four ball diamonds. The existing two story structure is 1,419 square feet (first floor 992 square feet and second floor 427 square feet). The proposed concessions building is a one story, 1,775 square foot structure, representing a 25 percent increase in floor area. The proposed structure height is 20.3 feet. The structure provides a nearly 300 square-foot concessions area, an office used for first aid and officials/umpires, a storage area, and new ADA-compliant bathroom facilities. The covered lobby area allows for internal circulation with protection from the sun, rain and projectiles. The concessions facility is intended for seasonal and intermittent use associated with events and tournaments. The exterior materials of the new structure would be architectural concrete masonry units (ACMUs).

Additional improvements associated with the application include the construction of four sun-shade canopy structures, a new flag pole, and installation of new asphalt in the area surrounding the concessions building. The existing bleachers will be replaced as part of the overall project, and field lighting will also be upgraded at a later date.

**ANALYSIS**

**Code Compliance**

The new concession building and other miscellaneous structures are subject to the performance standards for nonresidential structures in the R-1 zoning district. Table 1 provides a summary of the Code-compliance review for the proposed improvements.

**Table 1: City Code Compliance Analysis**

<b>Standard and Code Section</b>	<b>Proposed</b>	<b>Meets Standard?</b>
<b>Site Area</b> – 30,000 square feet (Sec. 21.301.01(c)(2))	2,096,039 square feet	Yes
<b>Minimum Lot Width</b> – 120 feet (Sec. 21.301.01(c)(2))	Approx. 1,490 feet	Yes

Standard and Code Section	Proposed	Meets Standard?
<b>Floor Area Ratio (FAR)</b> – Maximum 0.5 (Sec. 21.301.01(c)(2))	0.003	Yes
<b>Building Setback Along Streets</b> – 50 feet (Sec. 21.301.02(d)(2))	Approx. 580 feet	Yes
<b>Max Building Height</b> – Two stories/40 feet (Sec. 21.301.10(1)(A))	One story/20.3 feet	Yes
<b>Flag Pole Height</b> – Maximum of 12 feet above tallest structure on-site (Sec. 19.105(c)(5)(A))	New flag pole – 40 feet Tallest structure – 31 feet	Yes
<b>Private Sidewalks</b> – Five feet in width (Section 21.301.04)	10 feet	Yes
<b>Trees</b> – 22 trees (Section 19.52(c))	21 trees	No – see further discussion
<b>Shrubs</b> – 56 shrubs (Section 19.52(c))	36 shrubs	No – see further discussion

**Building Design**

The proposed 20.3 foot, one-story concessions building complies with the maximum height restriction according to the City’s Height Limits Map (Sec. 21.301.10). The exterior material proposed is Code complying concrete block (ACMUs). Other than a coating restriction, the City Code does not specify required exterior building materials for nonresidential structures in the R-1 zoning district. The proposed structure design complies with City Code.

**Landscaping and Lighting**

The subject properties are currently legally nonconforming for the quantity of trees and shrubs located on-site. As a result, the City Code requires that trees and shrubs be installed based on the disturbance area of the project. The site disturbance area is 55,693 square feet based on the civil plans, necessitating the installation of 22 trees and 56 shrubs under the ratios required by City Code (Sec. 19.52(c)(2)). The applicant has submitted a landscape plan with a quantity of plant material below the minimum requirement. The landscape plan will need to be revised to include the minimum quantity of plant material. A condition has been added that a landscape plan must be approved prior to the issuance of the building permit.

Regarding lighting requirements, any new light fixtures attached to the structure to serve the primary and secondary entrances must comply with City Code. Staff is recommending a condition the structure comply with the lighting ordinance (Sec. 21.301.07).

**Access, Circulation, and Parking**

Pedestrian access and circulation to the concessions building and surrounding area remains unchanged. A 10-foot bituminous walkway is provided from four directions leading to the concessions building. The parking areas of Dred Scott Playfields remain unchanged as part of this project. Due to the fact that the recreation facilities are not being expanded, there is not an increased parking requirement associated with the larger concessions building. The concessions facility is accessory to the broader park use.

**Stormwater Management**

Stormwater will be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume. The Stormwater Management plan is under review. This site is located within the Lower Minnesota River Watershed District, so no additional permit is required.

**Utilities**

The concessions facility will be served by City sanitary sewer and water service. The utility plan must be approved by the City Engineer. Prior to issuance of the building permit, the applicant will need to obtain a Sewer Availability Charge (SAC) determination from the Metropolitan Council.

**Miscellaneous**

Due to the nature of the food use associated with the concessions facility, the applicant must submit a food service plan to the Environmental Health Division, which will review the equipment to be utilized in the facility. A condition has been added addressing the need for a food service plan.

Regarding trash and recycling storage, the City's Park Maintenance staff routinely collect trash and recycling at Dred Scott Playfields through their standard maintenance program. Any trash and recycling generated by the concessions facility will be collected as part of standard park maintenance activities.

**Status of Enforcement Orders**

The property is not subject to enforcement orders.

**FINDINGS**

**Required Final Site and Building Plan Findings - Section 21.501.01(d)(1-4)**

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan.	<b>Finding Made</b> – The subject property is guided Public. A concessions facility serving an existing park does not conflict with the Comprehensive Plan.
(2) The proposed development is not in conflict with any adopted District Plan for the area.	<b>Finding Made</b> – The subject property is not located in an area with an adopted District Plan.
(3) The proposed development is not in conflict with City Code provisions.	<b>Finding Made</b> – Subject to compliance with the conditions of approval, the proposed development is not in conflict with City Code provisions.
(4) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	<b>Finding Made</b> – The proposed concessions facility replaces an existing facility that serves existing softball fields at a public park. The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

**RECOMMENDATION**

**Note the Planning Commission has final approval authority on this Final Site and Building Plans application unless an appeal to the City Council is received by 4:30 p.m. on August 13<sup>th</sup>.**

Staff recommends approval through the following motion:

In Case #PL2019-104, having been able to make the required findings, I move to approve Final Site and Building Plans to construct a concessions facility at Dred Scott Playfields located at 10820 Bloomington Ferry Road, subject to conditions and Code requirements attached to the staff report.

## RECOMMENDED CONDITIONS OF APPROVAL

Case PL2019-104

**Project Description:** Final Site and Building Plans for a new 1,775 square foot concessions building and other associated improvements at Dred Scott Playfields to replace the existing concessions building.

**Address:** 10820 Bloomington Ferry Road

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
5. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
6. Prior to Permit An erosion control surety must be provided (16.08(b)).
7. Prior to Permit Landscape plan must be approved by the Planning Manager (Sec. 19.52).
8. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
9. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
10. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL2019-104.
11. Ongoing All construction related loading, unloading, pick-up, drop-off, staging and parking must take place on site and off adjacent public streets and public right-of-way.
12. Ongoing Building security lighting plans must comply with the requirements of Section 21.301.07 of the City Code.
13. Ongoing Development must comply with the Minnesota State Accessibility Code.