



Development Review Committee

Approved Minutes

Pre-Application, PL201900159
Meeting Date: September 10, 2019
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Duke Johnson (Bldg & Insp) 952-563-8959	Erik Solie (Env Health) 952-563-8978
Eileen O'Connell (Public Health) 952-563-4964	Megan Rogers (Legal) 952-563-4889
Steve Segar (Utilities) 952-563-4533	Maureen O'Brien (Legal) 952-563-8781
Tim Kampa (Utilities) 952-563-8776	Doug Junker (Licensing) 952-563-4923
Brian Hansen (Eng) 952-563-4543	Michael Centinario (Planning) 952-563-8921
Susan Hults Sellnow (Eng) 952-563-4628	Glen Markegard (Planning) 952-563-8923

Project Information:

Project	Drive Shack - PDP, FDP, and CUP to re-orient the golf facility - 7800 Picture Drive
Site Address	7800 PICTURE DR, BLOOMINGTON, MN 55439
Plat Name	NATIONAL SCHOOL STUDIOS ADDITION;
Project Description	Preliminary and final development plan and conditional use permit for a three-story major commercial golf facility at 7800 Picture Drive
Application Type	Preliminary Development Plan Final Development Plan Conditional Use Permit
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Lucas Frasz - lfrasz@briggs.com
Post Application DRC	NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900159" into the search box.

Guests Present:

Name	Email
Luis Altamiranda, Driveshack	laltamiranda@driveshack.com
Andrew Berg, Kimley Horn	andy.berg@kimley-horn.com
Lucas Frasz, Briggs	lfrasz@briggs.com

INTRODUCTION – Mike Centinario (Planning):

PL2019-159

Applicant received approval at City Council meeting on Monday, September 9, 2019 for 3-story commercial golf facility. Approval was granted for a building on the west side of the property hitting golf balls to the east. Applicant is considering reapplying for final development plan approval with an approximate 180 degree shift in the location of the building. Therefore, the site plan being reviewed in this meeting is for a building on the east side of the property, hitting golf balls to the west.

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.

- Kent Smith (Assessing):
 - No comment
- Erik Solie (Environmental Health):
 - If there are any open windows or doors to the outside, then the kitchen must be enclosed.
- Duke Johnson (Building and Inspection):
 - No additional comments from the original.
- Laura McCarthy (Fire Prevention):
 - Asked Centinario for clarification on the location of the fire lanes with the proposed changes.
 - Centinario responded that there will no longer be a drive lane on north side of the building. With the new orientation the driving range is on the north side and the parking is on the south side of the property. That allows a small access point on the north side of the building, access on the entire east side, and along the south side. Since the building has been pushed a little north, there's no parking or a drive lane between the north side of the driving range and the property line
 - All the same notes as provided before for hydrants, etc. will apply to this new plan.
- Brian Hansen (Engineering):
 - Straighten out the sidewalk on the north side. In addition, carry the sidewalk along Picture Drive all the way through to the parking lot on the south side.
 - All the same comments as provided before apply from construction infrastructure, etc.
- Steve Segar (Utilities):
 - Most comments provided previously will apply to the new submission.
 - On the previous submittal, staff had decided that reconstruction of the existing sanitary sewer connection in the SW corner of the lot and into the building would be necessary. Staff is now considering deferring this reconstruction as it doesn't seem as critical, with the shift of the building to the east. Staff will make a decision shortly on this issue.
 - Ensure access to the sanitary sewer manhole in the MnDOT ROW is maintained. Landscaping or other alterations made should not prohibit ability to get a vehicle back to the manhole.
- Eileen O'Connell (Public Health):
 - No comment
- Doug Junker (Licensing):
 - No comment
- Megan Rogers (Legal):
 - No comment

- Mike Centinario (Planning):
 - Assuming applicant decides to reapply, Centinario will provide timelines.
 - There are still deviations, especially setbacks, requested which are different from what was approved at the Sept 9th council meeting. As a result applicant will need to make adjustments to the project description to call out the deviations, most of which are set back consideration.
 - FAA requirements still apply. No airport zoning permit required, however given the height of the poles for lighting an FAA analysis is triggered.
 - Applicant needs to consider the lighting and noise comments from city council discussions.
 - Building shift has improved the lighting issue, but this still needs some attention.
 - Since the new plan calls for shifting the building closer to the hotel, applicant will need to be aware of possible noise concerns from outdoor activities and concerts. If/when applicant reapplies, this issue will need addressed within the application materials. Staff would ask that work be done to study the issue prior to bringing the application back to the city council.
 - Markegard added that the city measures noise level at the property line, and the concern is that the building in the new location is so close to the property line. Applicant may want an engineer to look at this on the front end and possibly suggest some changes in design that could minimize the noise levels, or at least ensure that they do not exceed city code levels.



Comment Summary

Application #: PL2019-159
Address: 7800 PICTURE DR, BLOOMINGTON, MN 55439
Request: Preliminary and final development plan and conditional use permit for a three-story major commercial golf facility at 7800 Picture Drive
Meeting: Pre-Application DRC - September 10, 2019

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

Planning Review - Pre-App Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) Minimum 5-feet clear is needed along the walkway next to building. Adjust accordingly.
- 2) Consider removing narrow landscape strip between accessible stalls and building entrance.
- 3) Consider adding a fence barrier near the retaining wall edge. The wall height could be a safety hazard.
- 4) Parking islands are needed in a couple additional locations. Islands must be at least 8-feet inside of curb to inside of curb with a deciduous tree.
- 5) Incorporate a three-foot landscape screen between the sidewalk and drive lane along Picture Drive.
- 6) Incorporate dumpsters into overall building design. Open-air dumpster enclosures are not permitted.
- 7) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 8) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 9) A minimum 20 foot landscape yard is required along all street frontages unless development flexibility is approved by the City Council.
- 10) Exterior materials must meet Section 19.63.08.
- 11) Interior trash and recycling must be provided.
- 12) A three foot high screen for a parking lot adjacent to all public streets
- 13) Parking lot and exterior security lighting must meet Section 21.301.07 unless development flexibility is approved by the City Council.
- 14) An FAA No Hazard Determination is required for the poles. The site is not located an Airport Overlay Zoning District, so an Airport Zoning Permit is not required.
- 15) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 16) Several setback requirements are not being met. Specifically request development flexibility from structure setbacks for the building and poles. A deviation is also required to reduce the landscape yard requirement from 20 to 15 feet.

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

- 1) Do not mark crosswalk across driveway opening
- 2) The sidewalk should extend down to the parking lot.

- 3) If grades are being filled in and re-landscaped, straighten out the new sidewalk and push it further away from the existing curb line. Can shift back closer to curb at Picture Drive to match existing receiving ped ramp on east side of intersection.
- 4) 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 (952-563-4555, lkaare@BloomingtonMN.gov) for permit information.
- 5) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 6) Add Note: 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.
- 7) Show location of a bike rack and bike rack detail on the plan.

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

- 1) City will defer sanitary sewer reconstruction that was noted in previous submittal.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Maintain access to City Sanitary Sewer Manhole
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Provide updated Utility Plan for comment, see previous plan for existing comments
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) 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.
- 8) 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
- 9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 10) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 11) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 12) Provide peak hour and average day water demand and wastewater flow estimates.
- 13) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 14) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 15) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 16) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 17) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 18) 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.
- 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) 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.
- 25) Use schedule 40, SDR 26, or better for PVC sewer services.

- 26) 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.
- 27) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 28) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 29) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.