



Development Review Committee

CASE #PL2020-98

Approved Minutes

Pre-Application, PL2020-94
Meeting Date: June 9, 2020
Meeting held Via Webex

Staff Present:

- | | |
|---|---|
| Laura McCarthy (Fire Prev) 952-563-8965 | Jason Heitzinger (Assessing) 952-563-4512 |
| Tim Skusa (Bldg & Insp) 952-563-8953 | Mike Thissen (Env. Health) 952-563-8981 |
| Brian Hansen (Eng., Chair) 952-563-4543 | Nick Johnson (Planning) 952-563-8925 |
| Steve Segar (Utilities) 952-563-4533 | Maureen O'Brien (Legal) 952-563-8781 |
| Rozlyn Toisignant (Eng) 952-563-4627 | Eileen O'Connell (Pub. Health) 952-563-4964 |
| Rena Clark (Park & Rec) 952-563-8890 | |

Project Information:

- Project Success Academy School Expansion - 8201 Park Ave S - CUP and FSBP
- Site Address 8201 Park Avenue South, Bloomington, MN 55420
- Plat Name SMITH PARK 3RD ADDITION;
- Project Description Conditional Use Permit to increase student enrollment of an existing elementary and middle school from 130 to 180 students with a hybrid educational program and Final Site and Building Plans for a greenhouse addition.
- Application Type Conditional Use Permit; Final Site and Building Plan
- Staff Contact Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925
- Applicant Contact Larkin Hoffman – Jake Steen – jsteen@larkinhoffman.com
Success Academy – Magdy Rabea; rabeaa@successacademymn.org
- Post Application DRC NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter “PL202000094” into the search box.

Guests Present:

Name	Email
Jake Steen	jsteen@larkinhoffman.com
Magdy Rabea	mrabeaa@successacademymn.org

INTRODUCTION:

- Nick Johnson (Planning):
 - Conditional Use Permit to expand student enrollment at an existing school from 130 students to 180 students. The school program/curriculum for the 50-student expansion will be for a hybrid middle school that will offer on-site classes Monday through Thursday. On Fridays, hybrid program students would attend virtual online curriculum off-site. In addition, a CUP and Final

Site and Building Plans is requested to construct a 850 square foot building addition to the facility to create a greenhouse for educational purposes for the school.

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.

- Renae Clark (Park and Recreation):
 - Clark noted that there may be a need to review the Shared Use Agreement for Smith Park.
- Jason Heitzinger (Assessing):
 - No comment.
- Mike Thissen (Environmental Health):
 - Thissen asked whether the kitchen is currently being used or will be used in the future for the school. Applicant explained that the kitchen will continue to be utilized in the same manner; catering only. Staff noted if kitchen use changes, applicant will need to work with Environmental Health to obtain approval of a new food service plan.
 - Thissen inquired as to whether the trash room would be sufficient for an additional 50 students. Applicant affirmed that the trash room should suffice, however, there may be a need to increase the frequency of trash pick-ups.
- Tim Skusa (Building and Inspection):
 - Skusa reminded the applicant to review the new/updated MN Building Code.
- Laura McCarthy (Fire Prevention):
 - McCarthy addressed the door and potential need for sprinklering within the greenhouse area.
 - McCarthy noted that Fire Prevention is still missing the Fire Inspection reports for the building fire alarm and suppressions systems. Applicant noted that an inspection was completed in February. Staff will work with applicant regarding this matter to obtain the inspection reports.
- Brian Hansen (Engineering):
 - Hansen explained that Engineering would require an update to the previous traffic and parking study completed by Bolton & Menk.
- Steve Segar (Utilities):
 - Segar highlighted some additional information needed on the site plans.
- Maureen O'Brien (Legal)
 - No comment.
- Eileen O'Connell (Public Health):
 - O'Connell noted that a mother's room would be required under State Law. Applicant shared that they are happy to work with staff to find a sufficient solution.
- Nick Johnson (Planning):
 - A Conditional Use Permit for a school and place of assembly must be acted upon by the City Council. The application fee for the CUP is \$880. A Final Site and Building Plans application must be submitted for the proposed greenhouse building addition.
 - The subject facility is subject to the institutional use standards in City Code (Sec. 21.302.06). The proposed expansion in student enrollment must be evaluated from a trip generation standpoint. The ordinance prohibits specific traffic thresholds from being exceeded unless the City Council finds negative impacts have been mitigated to levels consistent with residential livability and pedestrian and motorist safety. Trip generation will be reviewed by the Traffic Division based upon the Bolton & Menk Traffic Study completed in Case #PL2018-226. Ongoing annual verification of student enrollment and associated attendance schedules would be necessary to verify compliance with the institutional use standards.
 - The maximum structure coverage of a place of assembly site where the structure is proposed to be expanded is 15 percent (Sec. 19.63(c)(1)). The proposed greenhouse addition to the multi-use facility would increase the existing structure from 14.2 percent to 14.4 percent. The facility remains in compliance with the maximum structure coverage.