



PL2016-33
PL201600033

Comment Summary

Application #: PL201600033

Address: 7831 12TH AVE S, BLOOMINGTON, MN 554251225 E 78TH ST,
BLOOMINGTON, MN 554251301 E 78TH ST, BLOOMINGTON, MN
554257830 13TH AVE S, BLOOMINGTON, MN 55425.

Request: **Conditional Use Permit, Preliminary and Final Plat and Final Site and Building Plans for a 169 room hotel with 197 parking stalls (Include vacating a portion of 13th Avenue)**

Meeting: Pre-Application DRC - March 15, 2016
Post Application DRC -
Planning Commission -
City Council -

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

- 1) Parcel is zoned FD-2(AR-22) Freeway Development with the Airport Overlay. Hotels are conditionally permitted in the FD-2 district. A request for conditional use permit approval must be included in the development application.
- 2) It is unclear whether or not the hotel would have a restaurant. A restaurant would increase the parking requirement and would require a separate conditional use permit. A meeting room is proposed on the first floor. Banquet facilities add to the parking demand, but if only one meeting/board room staff may generally exempt that one room as incidental to a hotel use.
- 3) If Code-Complying, the Planning Commission is the approval authority for the hotel. Planning Commission is also the approval authority for the Conditional Use Permit, subject to appeal to the City Council. Variances may only be approved by the City Council.
- 4) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 5) The 35 setback along 13th Avenue is not met. Staff is generally supportive of vacating a portion of 13th Avenue, subject to additional Public Works requirements.
- 6) Right-of-way dedication is required on the final plat.
- 7) Landscaping requirements are one tree per 2,500 square feet of development area and one shrub per 1,000 square feet. Final landscaping requirements will be determined based on final plat area.
- 8) A minimum 20 foot landscape yard is required along all street frontages.
- 9) 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 (which may be reduced to 1.0 foot-candles for the

outer perimeter of the parking lot. Higher lighting levels are required at entrances/exits and along pedestrian ways. Maximum pole height is 33 feet.

10) Exterior materials must meet Section 19.63.08. Staff was not able to review building materials as no building elevations were submitted. Brick, stone, glass, and stucco are accepted materials. Metal panels may be included as a secondary (trim) material, but are subject to additional review if selected as a primary material.

11) Provide a sidewalk connection between the public sidewalk along 12th Avenue to the primary hotel entrance. Sidewalk must be 5 feet, unobstructed width.

12) Minimum sidewalk width 8 feet. Must be constructed of concrete and located within sidewalk/bikeway easement.

13) A three foot high screen for a parking lot adjacent to all public streets. Based on the proposed site plan, this screen applies along E. 78th Street.

14) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

15) All rooftop equipment must be screened equal to the height of the equipment. (Section 19.52.01)

16) The maximum allowable height is determined by the AR-22 Airport Overlay. Maximum height in the Airport Overlay is between 950 and 960 feet above sea level. Much of the site is approximately 825. An FAA 7470 analysis followed by an Airport Zoning Permit must be completed prior to building permit issuance.

17) Intermittent Island need every 300 feet for perimeter parking and 200 feet for interior parking.

18) Is the tree mid-parking row intentional?

Public Works Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

2) A Minnesota licensed civil engineer must design and sign all civil plans.

3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

4) Easement vacation application must be submitted to vacate existing easements.

5) A Tier 1 Transportation Demand Management (TDM) plan, agreement, and escrow deposit is required.

6) A Tier 2 Transportation Demand Management (TDM) checklist is required.

7) Provide a sidewalk connection from the building to public sidewalk or street.

8) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.

- 9) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 10) Consent to plat form is needed from any mortgage companies with property interest.
- 11) Public drainage/utility and easements must be provided on the plat.
- 12) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 13) Connection charges shall be due prior to issuance of utility permits – dollar amount to be determined.
- 14) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 15) Examine site plan markup document to ensure all Public Works comments have been reviewed.

Traffic Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 2) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 4) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 5) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 9) All signing to be installed outside of city right-of-way.
- 10) Contractor shall submit to the City, a Traffic Control Plan utilizing layout(s) of the Temporary Traffic Control Zone Layouts Field Manual, latest version, prior to any utility work in the right-of-way.

Construction/Infrastructure Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

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- 1) 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
- 2) Show and label all property lines and easements on all plan sheets.
- 3) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.
- 4) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.
- 5) Provide a sidewalk connection from the building to public sidewalk or street.
- 6) Private underground facilities owned by the customer are those private facilities installed typically behind the meter, like irrigation lines, invisible dog fences, parking lot lighting and others. The property owner or tenant is responsible to locate those private facilities or hire someone to locate these lines during construction when a Gopher State One Call ticket is placed.

Water Resources Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
 - o Stormwater Rate Control – No net increase in runoff.
 - o Storm Water Volume Control – no increase in volume.
 - o Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP)
<http://bloomingtonmn.gov/cityhall/dept/pubworks/engineer/waterres/mgmtplan/surfacewtr/surfacewtr.htm>
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) An erosion control bond is required.
- 5) Show erosion control BMP locations on the plan
- 6) List erosion control maintenance notes on the plan.
 - o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).
 - o Use of updated City of Bloomington Standard Details from the City of Bloomington website: <http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division>
 - o No bales allowed for inlet protection and/or ditch checks.
 - o All materials shall meet MnDOT approved materials list: www.mrr.dot.state.mn.us/materials/apprprod.asp
 - o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in

traffic areas.

o Include turf establishment plan.

7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

Utility Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) 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
- 2) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 4) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 5) Provide peak hour and average day water demand and wastewater flow estimates.
- 6) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 7) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 8) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 9) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 10) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 11) 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.
- 12) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 13) An inspection manhole is required on all commercial sewer services.
- 14) Use standard short cone manholes without steps.
- 15) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 16) Install interior chimney seals on all sanitary sewer manholes.
- 17) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

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- 18) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 19) 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.
- 20) Use schedule 40, SDR 26, or better for PVC sewer services.
- 21) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 22) 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.