



Development Review Committee

Approved Minutes

Pre-Application, PL202100179

Meeting Date: August 24, 2021

(Via Webex)

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Laura McCarthy (Fire Prev) 952-563-8965
Duke Johnson (Bldg & Insp) 952-563-8959
Tim Kampa (Utilities) 952-563-8776
Megan Rogers (Legal) 952-563-4889
Maureen O'Brien (Legal) 952-563-8781
Rena Clark (Park & Rec) (952) 563-8890
Kate Ebert (Public Health) 952-563-4962
Liz Bushaw (Bldg & Insp) 952-563-4703
Jason Heitzinger (Assessing) 952-563-4512
Julie Long (Eng) 952-563-4865

Erik Solie (Env. Health) 952-563-8978
Nick Johnson (Planning) 952-563-8925
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923
Bruce Bunker (Eng) 952-563-4546
Jennifer Blumers (Assessing) 952-563-8706
Michael Palermo (Planning) 952-563-8924
Mark Stangenes (Env. Health) 952-563-8980
Mike Thissen (Env. Health) 952-563-8981

Project Information:

Project	Rezoning and Type III Preliminary and Final Plat for two twin-homes at 11216 Bloomington Ferry Road
Site Address	11216 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438
Plat Name	06 115 21;
Project Description	Rezoning 11216 Bloomington Ferry Road to apply the planned development overlay to allow a two-family dwelling cluster; preliminary and final plat to subdivide 11216 Bloomington Ferry Road to accommodate two two-family dwellings.
Application Type	Rezoning Final Plat - Type III Preliminary Plat - Type III
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Ryan Johnson - <NO PRIMARY PHONE> rjohnson@core4technologies.com
Developer	
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202100179" into the search box.

Guests Present:

Name	Email
Ryan Johnson	rjohnson@core4technologies.com

INTRODUCTION –: Rezoning 11216 Bloomington Ferry Road to apply the planned development overlay to allow a two-family dwelling cluster; preliminary and final plat to subdivide 11216 Bloomington Ferry Road to accommodate two two-family dwellings.

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):
 - No Comment
- Jen Blumers (Assessing):
 - Park dedication fee is \$11,500
- Erik Solie (Environmental Health):
 - No Comment
- Duke Johnson (Building and Inspection):
 - No Comment
- Laura McCarthy (Fire Prevention):
 - Additional hydrant coverage is required. The number of hydrants will be determined based on the number of units, access and distance from the street.
 - Emergency vehicle access and turn around would be required if one driveway serves more than 2 units and/or if the driveway is greater than 150' of all portions of the building.
- Erica Brown (Police):
 - No Comment
- Brian Hansen (Engineering):
 - Driveway should intersect with multi-use trail at a 90 degree angle.
 - Property must be in compliance with the Bloomington Surface Water Management and Lower Minnesota River Watershed district requirements.
 - Steep slope certification may also be required depending on the extents of disturbance.
- Steve Segar (Utilities):
 - Access for emergency vehicles must be provided. At a minimum you'd need one hydrant adjacent on Bloomington Ferry Road. Manhole will probably be required.
- Kate Ebert (Public Health):

- No Comment
- Mike Centinario/Nick Johnson/Londell Pease/Liz O'Day (Planning):
 - This property has steep slopes. Need to contend with bluff standards and steep slope standards. The civil engineer will be able to address compliance with these requirements. The purpose of the standards is to limit erosion and retain the trees on the slopes. We have tree preservation standards that comes into play with species that are 6 and 12 inches in diameter. Landscaping requirements will have to be monitored.
 - This property had a site evaluation done for native burial mounds – this was a part of or adjacent to a native village so there is a likelihood of artifacts, and this will need to be fully investigated. If there are mounds, property buffer requirements will need to be met.
 - The configuration of the site plan will probably need to change due to access for emergency vehicles.
 - Specific standards for two-family dwellings that should be looked over carefully in addition to the more big pictures issues.

Applicant stated that the next steps will include having a conversation with that archeologist about the site, and work with a civil engineer. He asked if the hydrant can be at the end of the shared driveway. Segar stated that a separate fire hydrant would need to be provided and paid for by applicant. City will provide maintenance.

Centinario encouraged applicant to reach out to nearby properties so they are not surprised by a public hearing notice.



Comment Summary

Application #: PL2021-179

Address: 11216 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438

Request: Rezoning 11216 Bloomington Ferry Road to apply the planned development overlay to allow a two-family dwelling cluster; preliminary and final plat to subdivide 11216 Bloomington Ferry Road to accommodate two two-family dwellings.

Meeting: Pre-Application DRC - August 24, 2021

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

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

- 1) Must meet 2020 MN State Building Code
- 2) SAC review by MET council will be required.

Fire Department Review - Pre-App Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Hydrant coverage within 150' of the structures is required.
- 2) Emergency vehicle access road/cul-de-sac is required based on the proposed 4 unit plan.

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

- 1) All unused water services must be properly abandoned at the main (abandon well per MDH). All unused sanitary sewer services must be properly abandoned at the property line. Abandon SSTS per state or Hennepin County requirements.
- 2) Show and label all property lines and easements on all plan sheets.
- 3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 4) Private common utility easement/agreement must be provided.
- 5) Install hydrants to provide fire protection for entire building/each structure. Each hydrant covers 150-foot radius for multi-family/commercial, 300-foot radius for single and two family residential. As proposed, the rear structure is not covered by an accessible hydrant. Hydrant coverage to be approved by BFD.
- 6) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 7) Use schedule 40, SDR 26, or better for PVC sewer services.
- 8) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 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) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. Each housing unit requires separate services. Sewer elevation is about 805.6.
- 12) 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.
- 13) 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.
- 14) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 15) Use standard short cone manholes without steps.
- 16) 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
- 17) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 18) 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.

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

- 1) Driveway should intersect that multi-use trail and roadway with a 90 degree angle to improve sight lines.

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

- 1) An erosion control bond is required.
- 2) List erosion control maintenance notes on the plan.
- 3) Show erosion control BMP locations on the plan.
- 4) If proposed disturbance is equal to or greater than 1 acre; A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) Compliance with the Lower Minnesota River Watershed District Steep Slope Overlay district required. Contact district administrator Linda Loomis <naiadconsulting@gmail.com> for GIS data related to current steep slope area and show on plans.
- 8) As-Built Survey Requirements: See City website: <https://www.bloomingtonmn.gov/sites/default/files/52iressurvey.pdf>
- 9) No new or additional over the bluff discharge allowed.

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

- 1) 5' x 96.41' Retaining wall easement per Doc No. 10038010
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 4) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 5) Private common driveway/access easement/agreement must be provided.
- 6) Private common utility easement/agreement must be provided.
- 7) Right-of-way dedication is required on the final plat.

- 8) 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.
- 9) Consent to plat form is needed from any mortgage companies with property interest.
- 10) 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.
- 11) 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.
- 12) Existing retaining wall easement may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.

Assessing Review - Pre-App Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Park dedication fee for 4 newly created lots is \$11,500. This is after a credit of \$5,700 was applied for the current home.

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

- 1) Two-family dwellings are permitted within the R-1 zoning district. Two two-family dwellings immediately adjacent to each other is considered a "grouping," and requires rezoning the property to apply the Planned Development Overlay District (PD). City Council approval is required. City staff highly encourages you to reach out to neighboring property owners in advance of those owners receiving a public hearing notice.
- 2) City Code Section 21.302.04 has specific performance standards that apply to two-family dwellings. Please review those standards in detail.
- 3) The impervious surface coverage for sites is normally 35 percent. However, sites with steep slopes have reduced impervious surface coverage allowances. A preliminary calculation using the Steep Slope standard in 19.57.01 results in an average slope of 13 percent. An average 13 percent slope yields a maximum impervious surface of 33 percent for the entire site.
- 4) No more than 50 percent of the significant trees may be removed without replanting in accordance with Section 21.301.14 of the City Code.
- 5) Landscaping plans are required for two-family dwellings. Given tree preservation requirements, the tree requirement would likely be met. One shrub is required for each 1,000 square feet of developable area.
- 6) 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.
- 7) The tree survey will help determine whether or not additional tree plantings will be necessary post construction. Section 21.301.14 establishes preservation requirements - removal or disturbance of significant trees on lots or proposed lots in the R-1, R1-A and RS-1 Zoning Districts beyond 50% of the total inches DBH of significant trees on the lot or proposed lot requires reforestation at a 1 to 1.25 inch ratio.
- 8) As designs for the two-family dwellings evolves, please follow up with staff so we can review the designs in relationship with the two family dwelling performance standards.
- 9) The results of the archaeological investigation may have a dramatic impact on siting structures. The sketch depicts a dwelling where the investigation report notes a potential burial mound.
- 10) The site is subject to the Bluff Protection Overlay Zoning District (Sec. 21.208.02). Applicability of the overlay and the associated regulations are determined in subsection (c) of the ordinance. The overlay must be identified on the preliminary plat and associated civil plans. No trees greater than 12 inches in diameter measured four feet above ground level may be cut or removed without approval by the City Forester. Additional regulations pertaining to stormwater management, steep slopes and other disturbance or activity within the overlay area are outlined in the ordinance,

- 11) Demonstrate how over-the-bluff stormwater discharge does not increase post-construction. Stormwater management and grading plans should include considerations for backyard amenities, such as pools, patios, decks, etc. Said restrictions on backyard amenities must be recorded against the deeds of all bluff lots.
- 12) Continue to work with the Office of the State Archeologist to further investigate property for the potential presence of historic burial grounds in accordance with the recommendations outlined in the Site Evaluation Report dated July 1, 2021.