city of bloomington, minnesota

REQUEST FOR COUNCIL ACTION

Originating Department	By	Approved for Agenda by:	Date:	Number:
Community Development	**RMS**		Time:	

Agenda Section	Item
DEVELOPMENT BUSINESS	**Rezoning; Preliminary and Final Development Plan, Variance and Standard Subdivision**

Item 2 Case 4999BCDE-00

GENERAL INFORMATION

Applicant:	Mount Properties, Inc. (West Bloomington Technology Park, LLC.)
Location:	5717 West Old Shakopee Road
Request:	1) Rezone property from Industrial Park, IP, Single-family Residential, R-1, to Industrial Park(Planned Development) and preliminary and final development plan for an office-warehouse development (Case 4999BC-00); 2) Variance to minimum lot area (Case 4999D-00) 3) Preliminary and Final Plat (Case 4999E-00)
Existing Land Use and Zoning:	Vacant-undeveloped; zoned R-1, IP, and IP(PD)
Surrounding Land Use and Zoning:	North—Single-family dwellings; zoned R-1 East and West—Industrial; zoned IP and IP(PD) South—Railroad right-of-way, medium density residential and quasi-public; zoned R-1(PD)
Comprehensive Plan:	The Comprehensive Land Use Plan recommends Industrial land use for the property.

PROPOSAL

The proposed West Bloomington Technology Park consists of six, 1-story office/warehouse buildings with a total area of 350,140 square feet and surface parking of 1,488 spaces sited on a 28.1 acre parcel. The office-warehouse ratio is approximately 70 percent office space and 30 percent warehouse space.

COUNCIL ACTION

Motion by _____ Second by _____ to _____

_____

_____

_____

Access would be provided from West Old Shakopee Road, West 110th Street/Nesbitt Avenue and from a cross-access easement with the property to northwest to Nesbitt Avenue.

The project will be connected to existing City sanitary sewer and water utility services. Existing service lines are located in West Old Shakopee Road and West 110th Street. Site-generated runoff would be directed toward two permanent sedimentation/rate control ponds located on the north and south ends of the site. The north pond is a NURP pond and discharges via an outlet control structure to a 21" RCP connected to the City of Bloomington stormwater system in Nesbitt Avenue. The south pond would be located between the railroad right-of-way and the existing wetland. An important site characteristic is a .6 acre (approximate) wetland area located in the southwest portion of the site adjacent to West 110th Street.

The office warehouse buildings range in area from 43,840 square feet to 76,700 square feet. Two rows of buildings are arranged along a central drive from an entrance at West Old Shakopee Road to a second street access to West 110th Street. Primary exterior building materials would be rock-face block, green tinted glass and aluminum window framing. Interior trash and recyclable storage would be provided within each building. A ground sign is proposed at each street access point.

This project is the subject of a mandatory Environmental Assessment Worksheet (EAW) pursuant to State of Minnesota environmental review rules. The closing period for EAW comments was May 3, 2000. City Council consideration of on an EAW record of decision document is tentatively scheduled for May 15, 2000.

APPLICABLE REGULATIONS

Section 19.38.01	Planned Development District
Section 19.33.01	Industrial Park (IP) District

REQUIRED FINDINGS

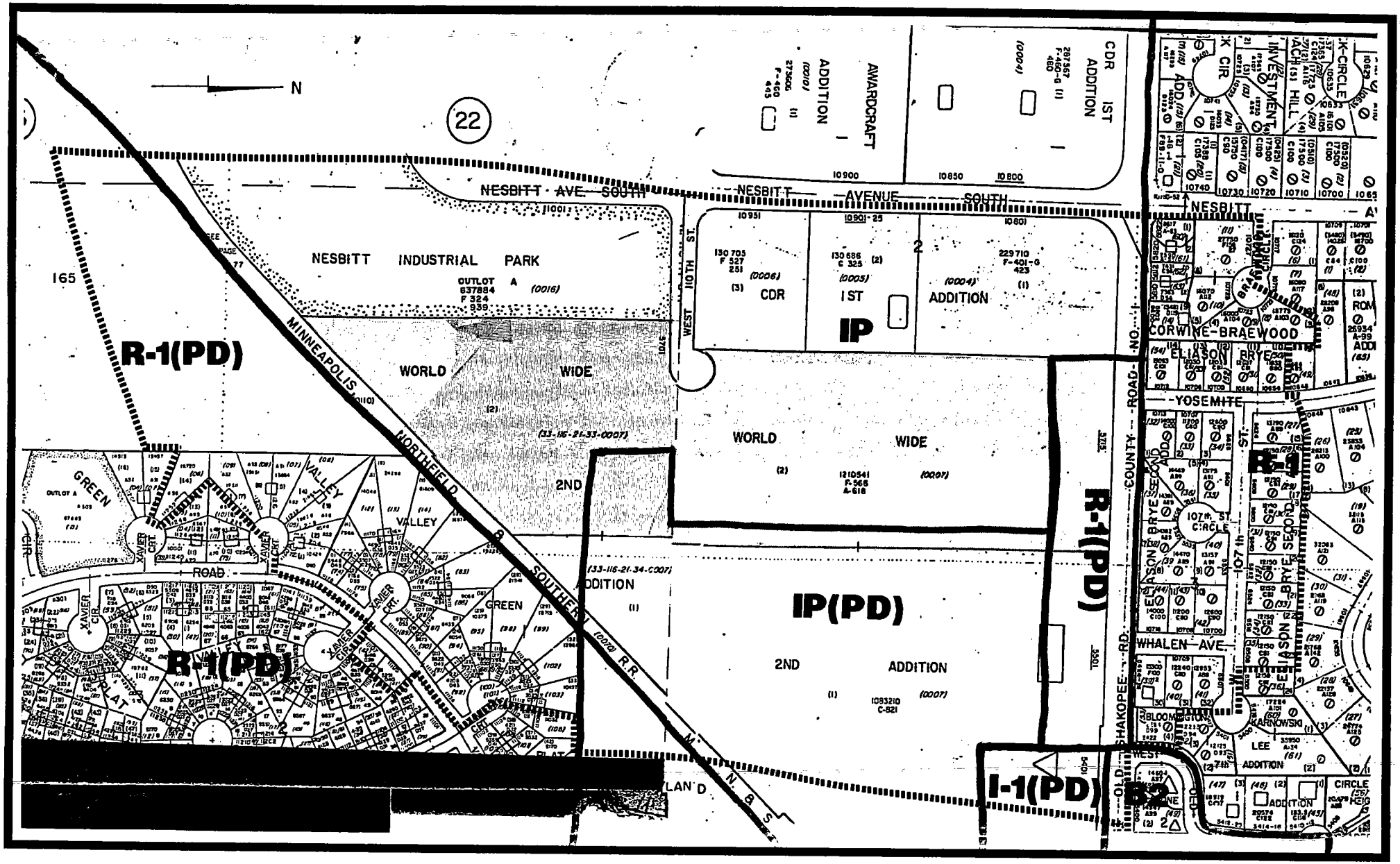
Section 19.38.01(e)(5)(A),(B),(C),(D),(E),(F),(G)
Section 2.98.01(b)(3)(A),(B),(C) and (D)
Section 16.05.01(e)(1),(2),(3),(4),(5),(6),(7)

HISTORY

City Council Action: 04/01/96—Approved final site and building plans for a 288,700 square foot industrial building

CHRONOLOGY

Planning Commission Agenda: 05/25/00—Public hearing scheduled



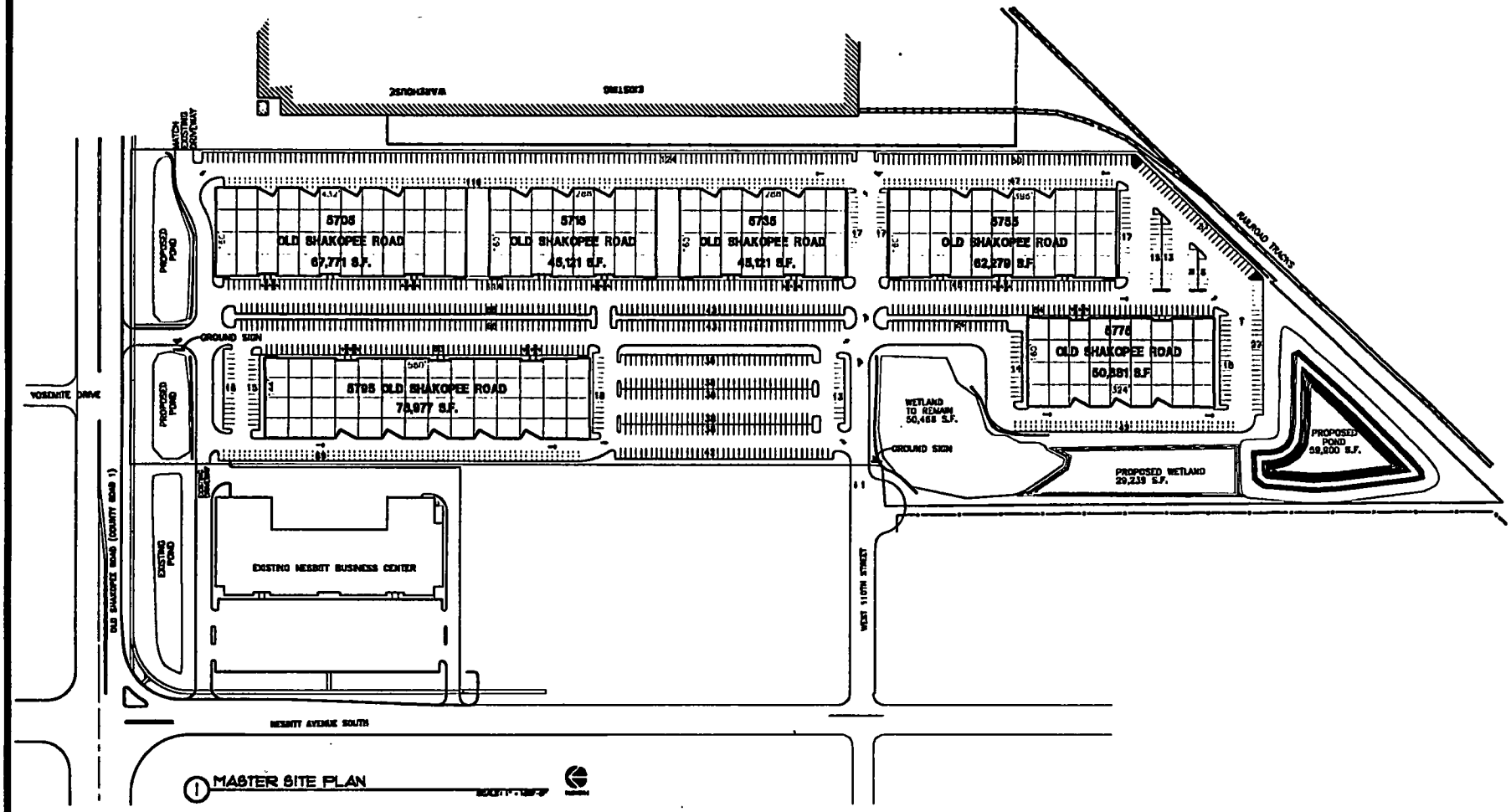
CASE
4999BCDE-00

N

Notification Boundary

SCALE: One inch equals 300 feet

0 400 800



1 MASTER SITE PLAN

SIGN TYPE - A
ILLUMINATED GROUND SIGN

WELMAN SPERIDES THORSEN ARCHITECTS L L C

WEST BLOOMINGTON TECHNOLOGY PARK L.L.C.

WEST BLOOMINGTON TECHNOLOGY PARK

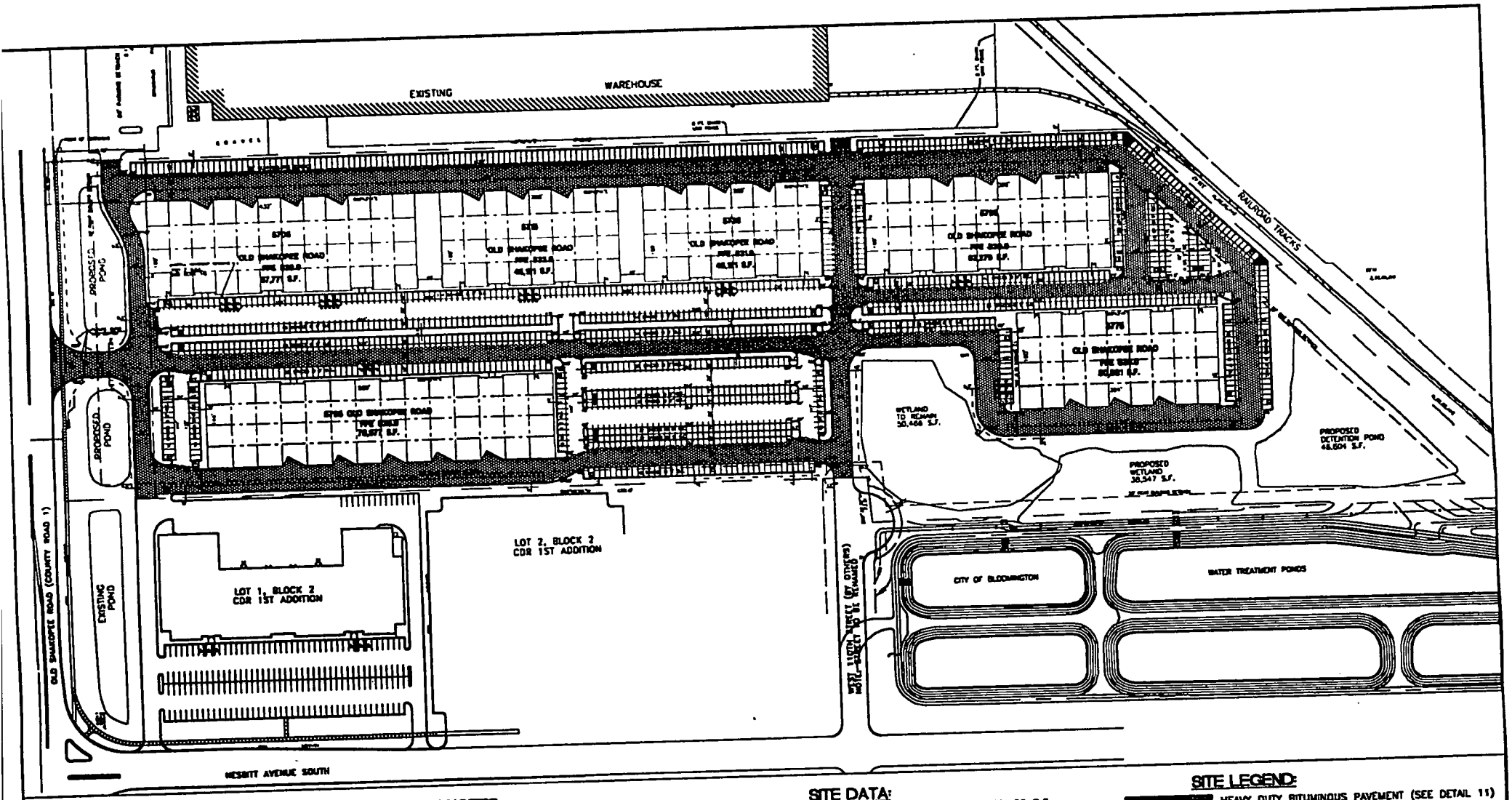
5705 - 5795 OLD SHAKOPEE ROAD
BLOOMINGTON, MINNESOTA

4-26-00 CITY SUBMISSION

5705 - 5795
MASTER SITE PLAN

A1

4099 DC 00



GENERAL NOTES:

1. REFER TO THE GEOTECHNICAL REPORT AND RECOMMENDATIONS FOR BACKFILL MATERIAL SPECIFICATIONS, DEPTHS AND COMPACTION REQUIREMENTS.
2. NO DISPOSAL SITE IS PROVIDED. ALL EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR FOR DISPOSAL. THE CONTRACTOR SHALL DISPOSE OF MATERIAL UNSUITABLE FOR USE IN THE CONSTRUCTION IN ACCORDANCE WITH PROVISIONS OF MN/DOT 2232.
3. BITUMINOUS SURFACING REMOVED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL EITHER BE RECYCLED IN THE BITUMINOUS BASE OR DISPOSED OF OFF THE PROJECT, IN ACCORDANCE WITH THE PROVISIONS OF MN/DOT 2104 AND 2105.
4. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.30 L TO 0.25 L/sq.L. THE APPLICATION RATE IS FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY). THE ASPHALT EMULSION MAY BE FURTHER DILUTED IN THE FIELD IN ACCORDANCE WITH MN/DOT SPEC. 2357.

SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
2. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE SIDEWALK SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
3. ALL STRIPING FOR PARKING SHALL BE 4" WHITE.
4. REFER TO LANDSCAPE SHEET (L-1) FOR LIMITS OF SEED AND SOD.
5. CURB AND GUTTER TO BE TYPE B612. SEE DETAIL 7.
6. LOCATIONS OF MONUMENT SIGNS ARE GENERAL PLAN LOCATIONS TO BE DETERMINED BY OWNER IN FIELD.
7. CONSTRUCTION OF ACCESS TO OLD SHAKOPEE ROAD (CSAH 1) TO BE TEMPORARY. FUTURE WIDENING OF CSAH 1 WILL REQUIRE REVISIONS TO DRIVEWAY ACCESS.
8. CONSTRUCTION WEST 110TH STREET TO BE BY THE CITY OF BLOOMINGTON.
9. REFER TO ALTA SURVEY BY SUNDE LAND SURVEYING FOR PROPOSED EASEMENTS.

SITE DATA:

TOTAL BUILDING SQ. FEET:	350,150 S.F.
PARKING PROVIDED:	1,139 SPACES
HANDICAP PARKING PROVIDED	18 SPACES
PROOF OF PARKING:	275 SPACES
AVAILABLE PARKING:	1,414 SPACES
PARKING PER 1000 SQ. FEET:	4.07 SPACES

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

SITE LEGEND:

- HEAVY DUTY BITUMINOUS PAVEMENT (SEE DETAIL 11)
- B612 CONCRETE CURB AND GUTTER (SEE DETAIL 7)
- RETAINING WALL
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING RAILROAD TRACKS
- EXISTING CHAINLINK FENCE

0 50' 100' 150'
SCALE IN FEET
NORTH

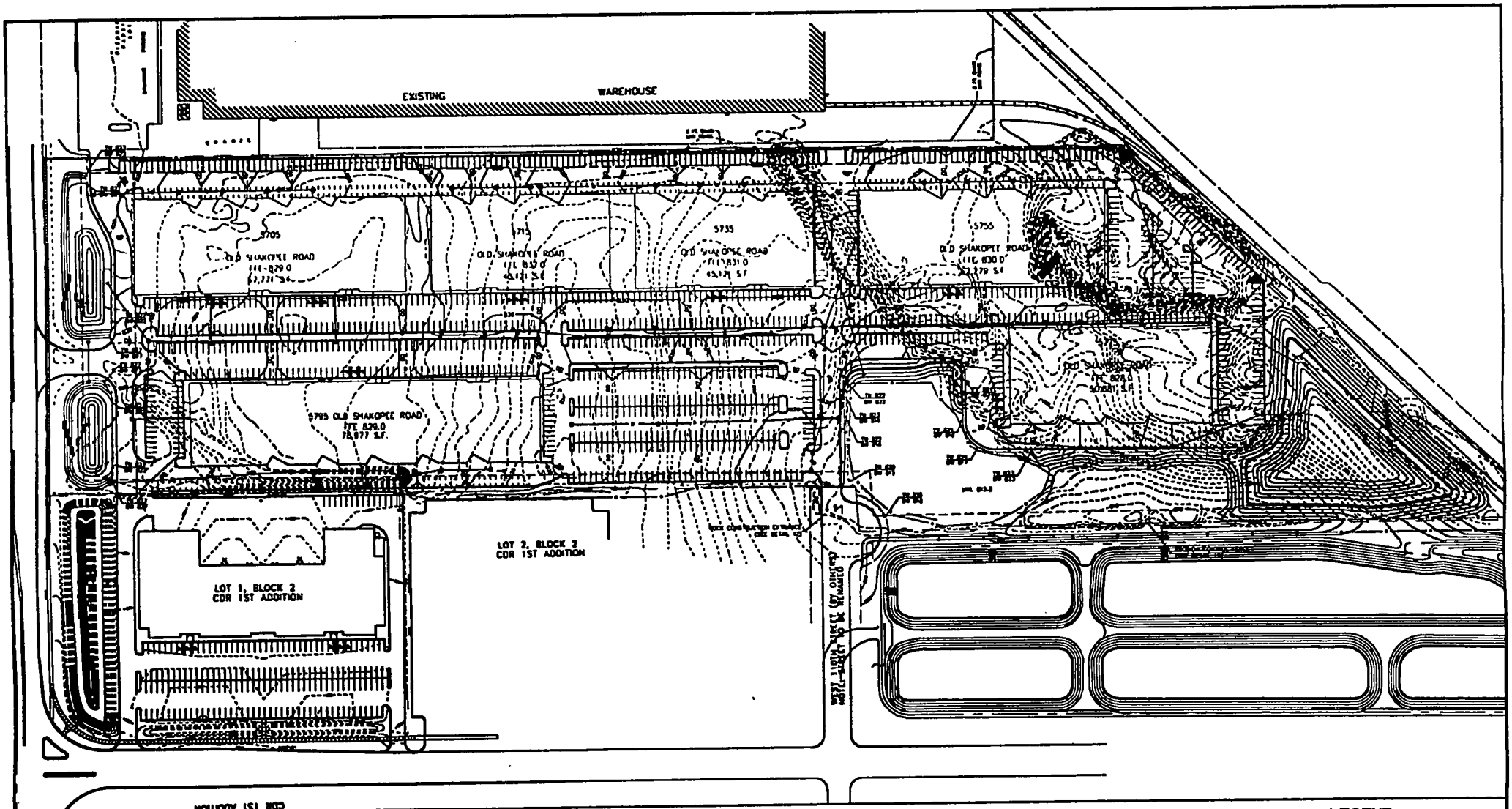
ALLIANT ENGINEERING

WEST BLOOMINGTON TECHNOLOGY PARK
9708 - 9765 OLD SHAKOPEE ROAD
BLOOMINGTON, MN

SITE PLAN

4099 BC 00

C-1



GRADING NOTES:

EROSION CONTROL NOTES:

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND:

- DRAINAGE DIVIDE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- RETAINING WALL
- EROSION CONTROL FENCE

SCALE IN FEET

NORTH

ALLIANT ENGINEERING

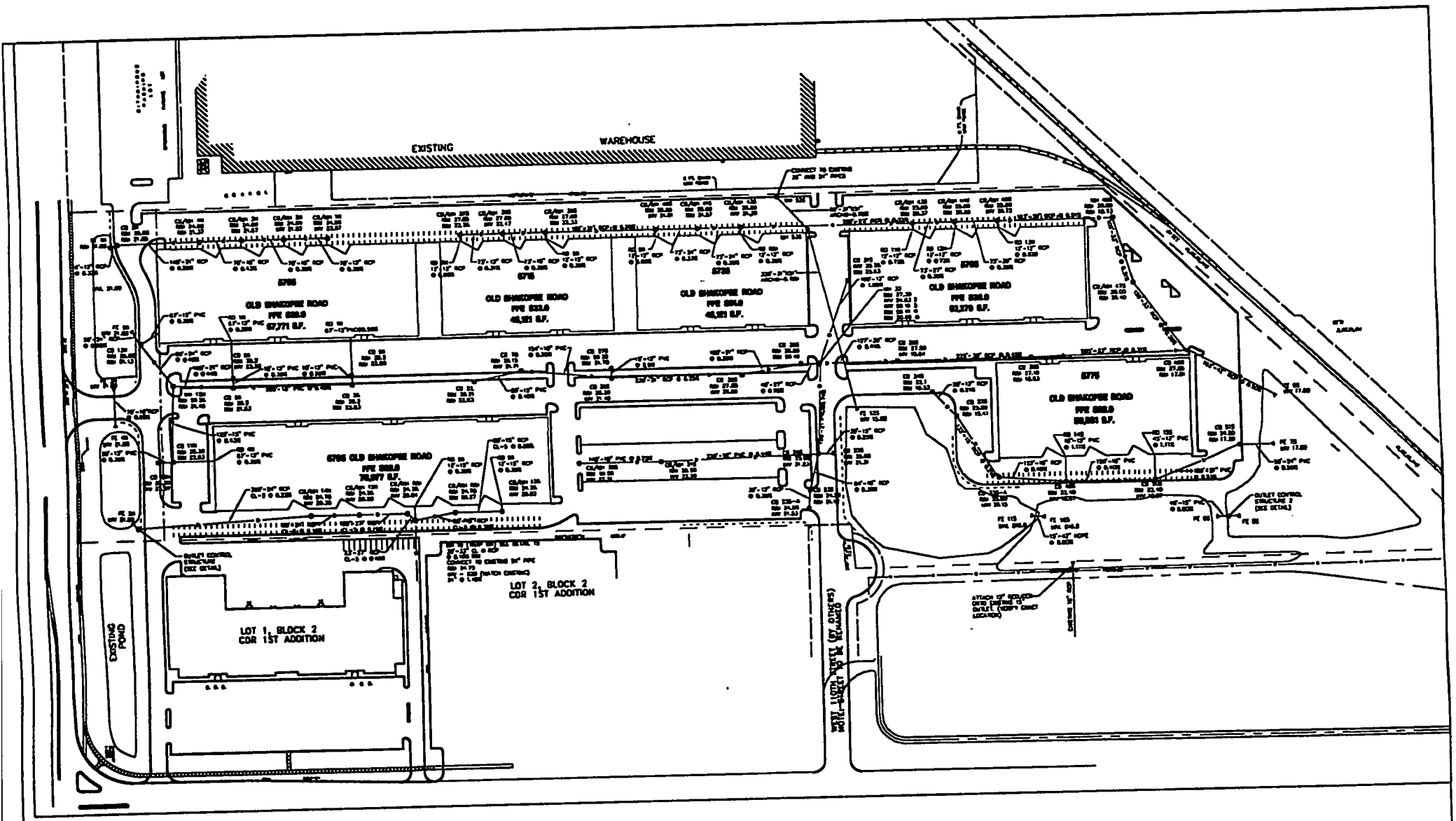
WEST BLOOMINGTON TECHNOLOGY PARK

5705 - 5793 OLD SHAKOPEE ROAD
BLOOMINGTON, MN

4999 TC 00

GRADING AND EROSION CONTROL PLAN

C-2



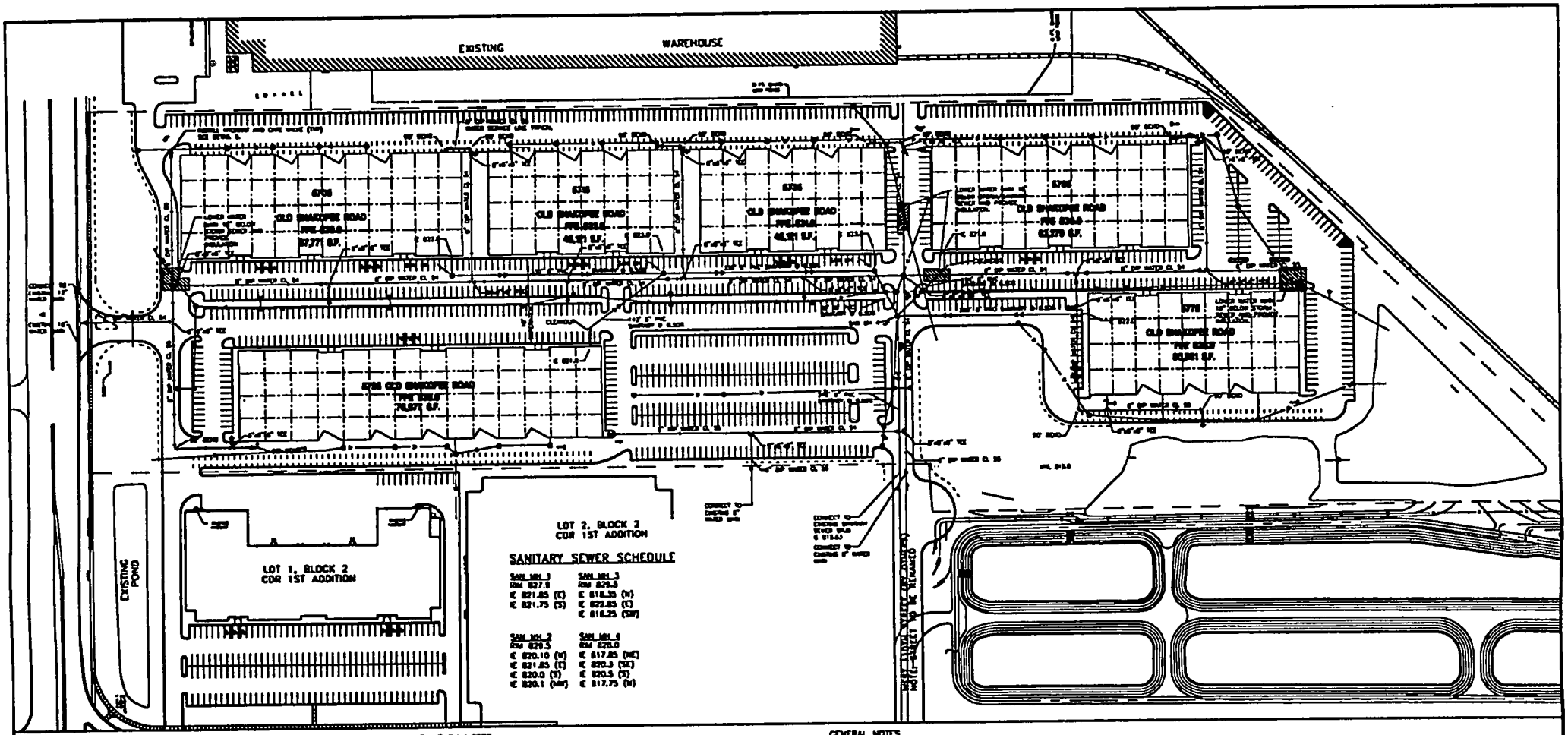
ALLIANT ENGINEERING

WEST BLOOMINGTON TECHNOLOGY PARK

5705 - 5725 OLD SHAKOPEE ROAD
BLOOMINGTON, MN

STORM SEWER PLAN

C-3



WATER NOTES

1. CONNECTIONS TO CITY OF BLOOMINGTON WATER SYSTEM AT WEST 110TH ST. WILL BE MADE BY CITY FORCES. CONTACT CITY OF BLOOMINGTON UTILITY DEPARTMENT AT 812-948-8700. CONTRACTOR TO COORDINATE AND PAY ALL FEES ASSOCIATED WITH CONNECTION.
2. ALL 8" DIP WATERMAIN IS TO BE CLASS 54. (POLYWRAP ALL DIP) ALL 8" DIP WATERMAIN IS TO BE CLASS 55. (POLYWRAP ALL DIP)
3. A MINIMUM OF 8' COVER TO BE PROVIDED ON ALL WATER LINES.
4. WATERMAINS CROSSING SEWERS SHALL HAVE A MINIMUM OF 18" VERTICAL SEPARATION. IT IS THE CONTRACTORS RESPONSIBILITY TO MEET THIS CITY REQUIREMENT.
5. COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN MJ FLANGE ADAPTER.
6. THRUST BLOCKS TO BE INSTALLED PER CITY OF BLOOMINGTON STANDARDS. (SEE DETAIL 4).
7. WATERMAIN INSULATION TO BE INSTALLED WHEN LESS THEN 18" SEPARATION EXISTS. (SEE DETAIL 1)

SANITARY NOTES

1. ALL SANITARY SEWER IS TO BE SCHEDULE 40, SDR 26 PVC.
2. CONNECTION TO EXISTING SANITARY SEWER AT WEST 110TH ST. IS TO BE COORDINATED WITH CITY OF BLOOMINGTON UTILITIES.
3. ALL SANITARY SEWERS TO BE A MINIMUM OF 6' DEEP. SANITARY SEWERS BETWEEN 6'-7' IN DEPTH REQUIRES 4" POLYSTYRENE INSULATION.

GENERAL NOTES

1. UTILITY AND MECHANICAL CONTRACTORS TO COORDINATE INSTALLATION OF UTILITY LINES INTO THE BUILDING TO ACCOMODATE CITY INSPECITON AND TESTING.
2. THERE SHALL BE A MINIMUM OF 10' HORIZONTAL SEPERATION BETWEEN WATER AND SEWER LINES.
3. CONTRACTOR TO VERIFY INVERT ELEVATIONS OF EXISTING MANHOLES AND FLARED END SECTIONS PRIOR TO ANY STORM SEWER CONSTRUCTION.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND:

- SANITARY SEWER
- WATERMAIN
- HYDRANT (SEE DETAIL 6)
- MANHOLE (SEE DETAIL 3)
- GATE VALVE (SEE DETAIL 5)
- LOWER WATER MAIN & INSULATE

0' 60' 120' 180'
SCALE IN FEET

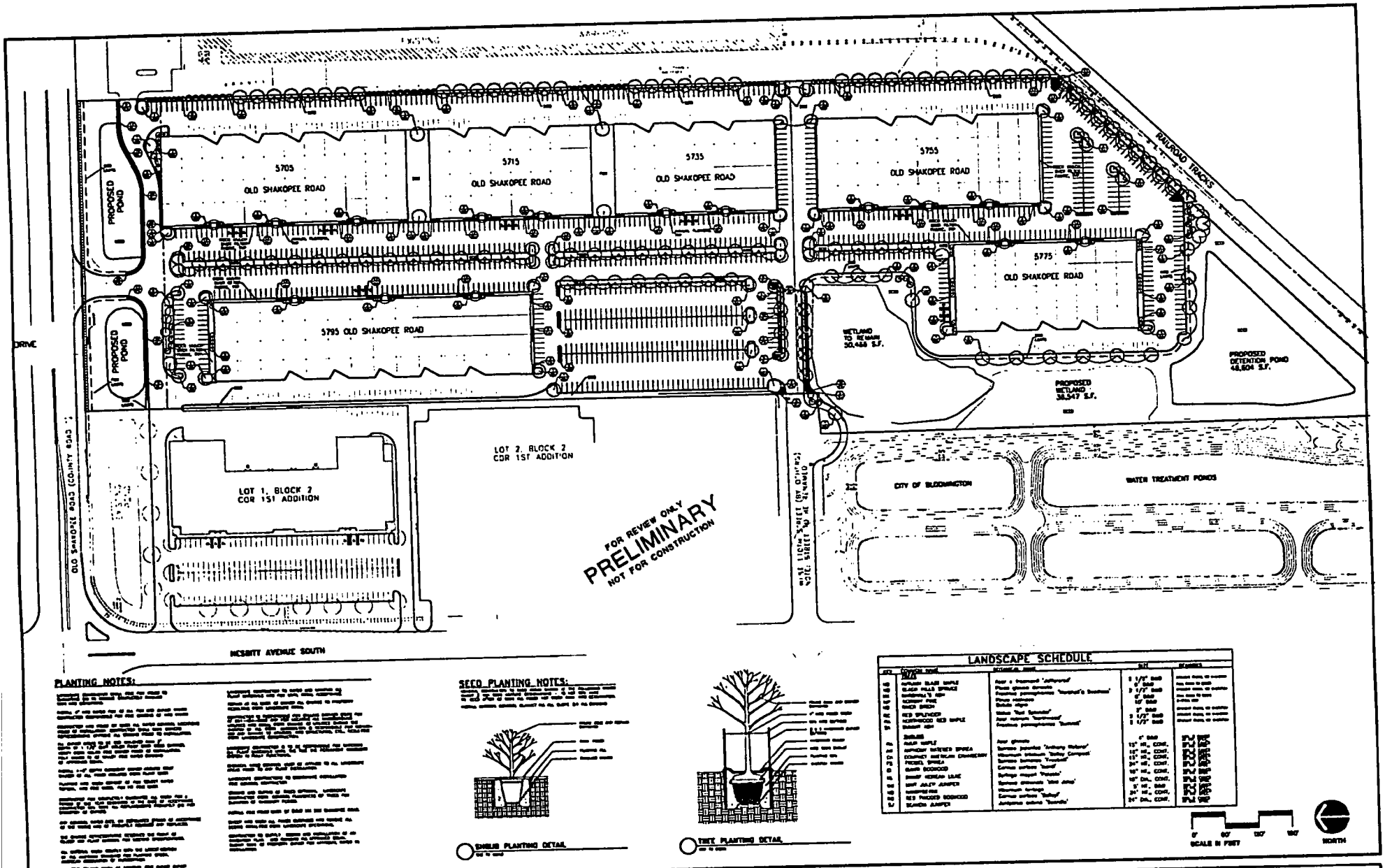
NORTH

ALLIANT ENGINEERING

WEST BLOOMINGTON TECHNOLOGY PARK
5705 - 5755 OLD SHAKOPEE ROAD
BLOOMINGTON, MN

SANITARY SEWER AND WATER SERVICE PLAN

C-4



PLANTING NOTES:

SEED PLANTING NOTES:

SHRUB PLANTING DETAIL

TREE PLANTING DETAIL

LANDSCAPE SCHEDULE

SCALE IN FEET

NORTH

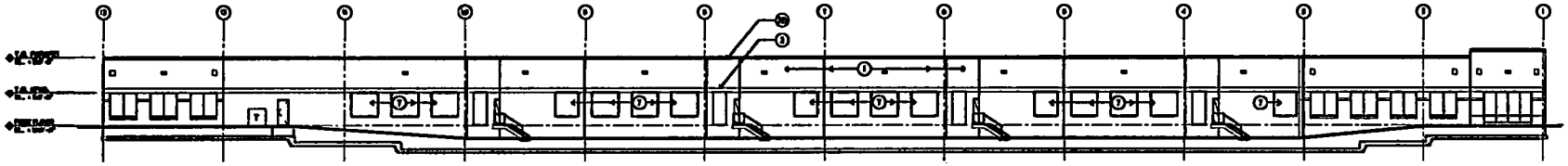
ALLIANT ENGINEERING

WEST BLOOMINGTON TECHNOLOGY PARK

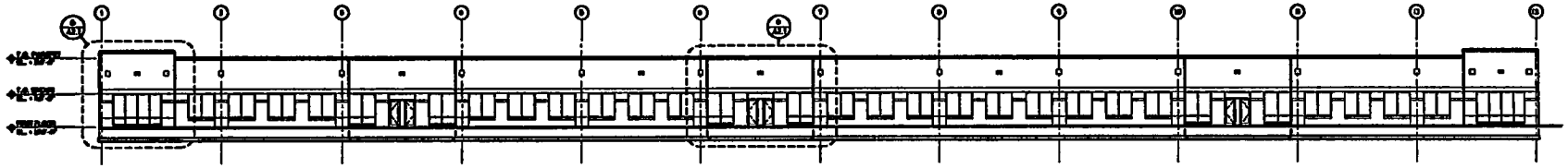
5705 - 5795 OLD SHAKOPEE ROAD
BLOOMINGTON, MN

LANDSCAPE PLAN

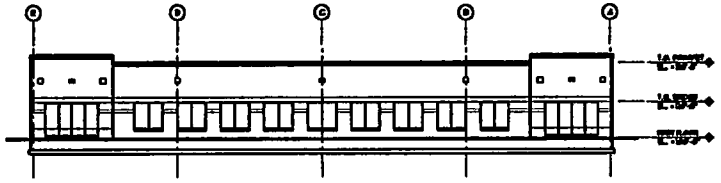
C-5



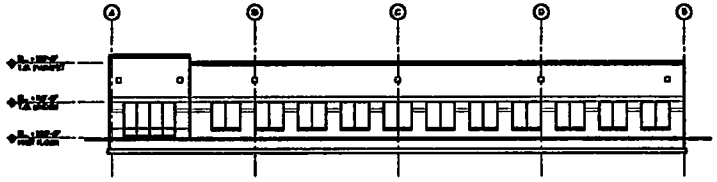
1 EAST ELEVATION



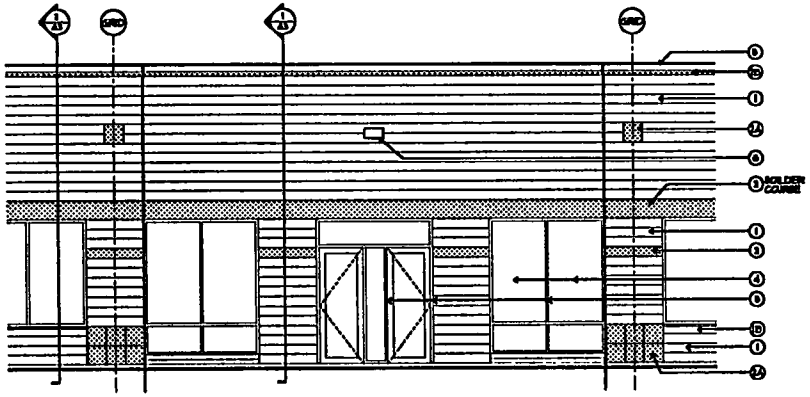
2 WEST ELEVATION



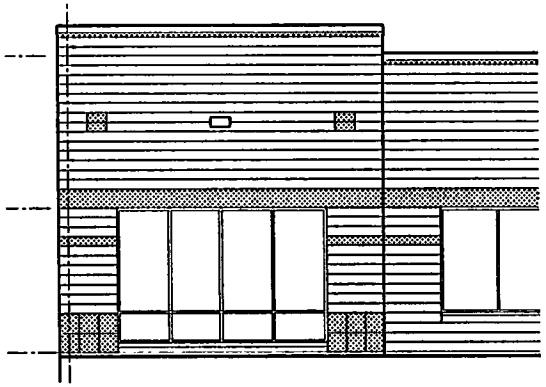
3 NORTH ELEVATION



4 SOUTH ELEVATION



5 ENLARGED PARTIAL ELEVATION



6 ENLARGED PARTIAL ELEVATION

MATERIAL NOTATION / SPECIFICATION

1	CMU-1	DECORATIVE ROCK FACE CMU ARCHITECTURAL INDUSTRIES - 4646 VIENNA BROWN
10	CMU-5	DECORATIVE ROCK FACE CMU SILL BLOCK ARCHITECTURAL INDUSTRIES - 4646 VIENNA BROWN
12	CMU-5A	DECORATIVE ROCK FACE CMU SILL BLOCK ARCHITECTURAL INDUSTRIES - 4646 ALFORD
2	CMU-4	DECORATIVE ROCK FACE CMU ARCHITECTURAL INDUSTRIES - 4646 ALFORD
24	CMU-8	DECORATIVE ROCK FACE CMU ARCHITECTURAL INDUSTRIES - 4646 COLONIAL IVORY
25	CMU-6	DECORATIVE SPLIT FACE CMU BLOCK ARCHITECTURAL INDUSTRIES - 4646 ALFORD
	GROUT	GROUT COLOR - TO MATCH 4646 VIENNA BROWN
3	WINDOWS	ALUMINUM FRAME DARK BRONZE ANODIZED - CY3
4	VISION GLASS	LOW E GLASS - GREEN TINT
5	METAL COPING	PRE-FINISHED PAC CLAD COLOR - STANDARD COLOR GROUP
6	LIGHT	3000 SL METAL HALIDE SHOE BOX LIGHT FIXTURE, DARK BRONZE FINISH
7	CMU ROCK FACE	

WELMAN SPERIDES THORSEN ARCHITECTS L L C

WEST BLOOMINGTON TECHNOLOGY PARK L.L.C.
7808 CREEKRIDGE CIRCLE
BLOOMINGTON, MN 55439

WEST BLOOMINGTON TECHNOLOGY PARK
5725 - 5735 OLD SHAKOPEE ROAD
BLOOMINGTON, MINNESOTA

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name: DAVID THORSEN AIA
Date: DATE Reg. No. 17000

DATE	ISSUED FOR
4-26-00	CITY SUBMISSION

PROJECT NO. 2000-001
DRAWN BY
CHECKED DT
DATE 4-26-00

SHEET TITLE
5725 - 5735
TYPICAL EXTERIOR ELEVATIONS

SHEET NO.
A3

WEST BLOOMINGTON TECHNOLOGY PARK

5705 - 5795 OLD SHAKOPEE ROAD **BLOOMINGTON, MINNESOTA**

PROJECT TEAM

OWNER / DEVELOPER:
MOUNT PROPERTIES, INC.
7808 CREEKRIDGE CIRCLE
SUITE 305
BLOOMINGTON, MN 55439
(952) 941-1383
(952) 941-1560 FAX

ARCHITECT:
WELMAN SPERIDES THORSEN ARCHITECTS L.L.C.
7808 CREEKRIDGE CIRCLE
SUITE #105
BLOOMINGTON, MN 55439
(952) 996-9662

STRUCTURAL:
FISCHER ENGINEERING INC.
972 WEST 7TH STREET
ST. PAUL, MN 55102
(651) 298-0033
(651) 298-0016 FAX

CIVIL / LANDSCAPE:
ALLIANT ENGINEERING, INC.
212 SECOND ST. S.E., SUITE #300
MINNEAPOLIS, MN 55414
(952) 362-0432

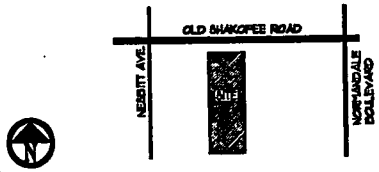
CODE DATA

CONSTRUCTION TYPES II - ONE HOUR	BASIC ALLOWABLE AREA U.L.
OCCUPANCY CLASSIFICATION B, S-1	INCREASE OVER ONE STORY N/A
NUMBER OF STORIES 1	INCREASE FOR OPEN SIDES N/A
SQ. FT. PER BUILDING SEE CHART	MAX. ALLOWABLE FLOOR AREA U.L.
TOTAL FLOOR AREA 350,550 S.F.	AREA SEPERATION WALL RATING N/A
YES X / NO: NEW BUILDING	OCCUPANCY SEPERATION RATINGS U.L.
NO X: ADDITION	YES / NO X: SPRINKLERED FOR 1 HOUR CONSTRUCTION
X: SPRINKLERED	X: SPRINKLERED FOR AREA INCREASE

ZONING INFORMATION

ZONING DISTRICT - IP	MAXIMUM	PROPOSED
COVERAGE LIMIT	30%	28.6%
SETBACKS & HEIGHT	**MINIMUM**	**PROPOSED**
FRONT	60'-0"	144'-0"
SIDE	60'-0"	70'-0"
REAR	25'-0"	46'-0"
HEIGHT	60'-0"	20'-8"

LOCATION MAP



SITE DATA

SITE AREA 28.01 ACRES (1,222,806 S.F.)

PARKING REQUIRED:
60% OFFICE: 840 SPACES (3 x 310,050/1000 x 5)
40% WAREHOUSE: 115 SPACES (140,050/1000)
1,018 -TOTAL SPACES

PARKING PROVIDED: 1,193 -SPACES
25 -ACCESSIBLE SPACES
277 -PROOF OF PARKING
1,495 -TOTAL SPACES

BUILDING AREAS

5705 BUILDING	67,771 S.F.
5715 BUILDING	45,121 S.F.
5735 BUILDING	45,121 S.F.
5755 BUILDING	62,279 S.F.
5775 BUILDING	50,881 S.F.
5795 BUILDING	78,977 S.F.
TOTAL AREA:	350,550 S.F.

SHEET INDEX

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C3 STORM SEWER PLAN
C4 SANITARY SEWER AND WATER SERVICE PLAN
C5 LANDSCAPE PLAN
C6 DETAILS
C7 DETAILS
C8 DETAILS

ARCHITECTURAL
A1 MASTER SITE PLAN
A2 TYPICAL FLOOR PLAN
A3 TYPICAL EXTERIOR ELEVATIONS

ELECTRICAL
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E2 BUILDINGS 5715 AND 5735 PHOTOMETRIC PLAN
E3 BUILDING 5755 PHOTOMETRIC PLAN
E4 BUILDING 5715 PHOTOMETRIC PLAN
E5 OPEN PARKING PHOTOMETRIC PLAN
E6 BUILDING 5795 PHOTOMETRIC PLAN

WELMAN SPERIDES THORSEN ARCHITECTS L L C
7808 CREEKRIDGE CIRCLE
SUITE 105
BLOOMINGTON, MINNESOTA
55439
PHONE (952) 996-9662
FAX (952) 996-9663

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OWNER:
WEST BLOOMINGTON TECHNOLOGY PARK L.L.C.
7808 CREEKRIDGE CIRCLE
BLOOMINGTON, MN 55439

PROJECT:
WEST BLOOMINGTON TECHNOLOGY PARK
5705 - 5795 OLD SHAKOPEE ROAD
BLOOMINGTON, MINNESOTA

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect, under the laws of the State of Minnesota.

Date: 04-26-00 Reg. No. 17999

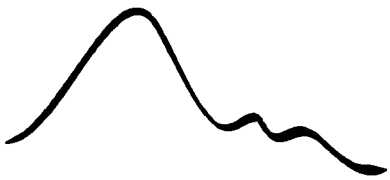
DATE	ISSUED FOR
4-26-00	CITY SUBMISSION

PROJECT NO. 2000-001
DRAWN BY
CHECKED DT
DATE 4-26-00

SHEET TITLE
TITLE SHEET

SHEET NO.
T1

4999 DC 00



MOUNT PROPERTIES

April 25, 2000

Mr. Robert Sharlin
Planner
City of Bloomington
2215 W. Old Shakopee Road
Bloomington, MN 55431

RE: Supplement to Development Application

Dear Mr. Sharlin:

We are pleased to present for your review the new **West Bloomington Technology Park** located at 5705-5795 W. Old Shakopee Road. This site is just west of the Holiday warehouse and east of our current Nesbitt Business Center which is under construction. The City approved a Development Application on this site by Advantek for a corporate manufacturing facility in 1996. This six building 350,150 s.f. office technology park will serve over 1,400 employees. The park is designed for companies that require the convenience of one level operations, assembly or manufacturing areas, special electrical, fiber optics and community identification. The concept and site plan presented has evolved over 12 months to the Development Application for your review.

Site Area:	28 acres.
Zoning:	IP, IP-PD and RI. We are requesting the entire site be zoned IP-PD. The Comprehensive Land Use Plan is for industrial use.

4999 BC 00

612-941-1383 fax 612-941-1560 7808 Creekridge Circle, Suite 305 Bloomington, Minnesota 55439

Buildings:

Six individually platted building sites with each building meeting the proper set backs and fire code requirements.

The project will be built in three phases with the 2 buildings to the north constructed this summer. There will be 350,150 s.f. of building and approximately 1,455 parking stalls.

Site:

The site is relatively flat with historical aerial photos showing the land farmed for 40 years. The current trees are not significant species. The soils are gravel with 1.2 acre of wetland on the west which will be retained.

The adjoining uses are as follows:

West:	City water treatment plant and three industrial buildings.
South:	Railroad track, then townhomes.
East:	Holiday warehouse.
North:	Old Shakopee Road single family.

Setbacks:

All setbacks are met for this district.

Truck Dock:

All dock doors face the adjacent IP-PD district land and are recessed to provide overall screening.

Exterior Materials:

Enclosed is a color rendering that shows the extensive glass, prominent entries and special architecture details. There will be 3 colors of tan, taupe and almond rock face block. Medallions are inserted at the head of each column. The glass will be green tinted. All building surfaces are colored decorative block.

Storm Water Ponds: There are three ponds to provide water quality and rate control according to City and Lower Minnesota Valley Watershed requirements.

Wetland: There will be .33 acre of wetland replacement at 2:1. The center area of the site has a narrow ditch that will be removed and incorporated into the existing wetland. This wetland plan was approved by the City for Advantek in 1996.

Trash: All containers will be inside the building.

Signage: Two ground signs 150 s.f. and 8' tall will be identifying the park. One on the north side on Old Shakopee Road, and one on the west side off 110th Street. In addition, each building will have internally illuminated wall signage complying with Section 119.113 of the City's sign regulations. Signage will meet City code.

Rooftop Screening: The exterior parapet wall has been increased to 2' over the roof. The parapets, in conjunction with the roof sloping towards the center of the building, will screen the mechanical equipment that will be mounted 40' inside the exterior wall. The wall height will be 20'8" above grade.

Sprinkler System: Fully automated system will serve each building.

Easements: There is an existing easement on the north side of the site for a service drive connecting the Holiday traffic to Nesbitt Avenue.

A999 PC 00

There will be a new drive easement to allow Holiday trucks to enter the east side of the site and proceed directly west to the new 110th Street cul de sac.

There will be a new water and utility maintenance agreement to allow a water line loop with the two Nesbitt Avenue warehouses.

Plat:

The property will be divided to 6 building lots and two common lots for parking, wetland and ponding requirements. The two common lots will have their real estate tax value assigned proportionately to each of the building lots.

Park Dedication Fee:

This fee will be paid in cash based on employee counts prior to the building permit.

Road Improvements:

The development will consent to have two road improvement projects assessed to the property.

The 110th Street construction and the widening of Old Shakopee Road – enclosed is a diagram by BRW showing the following improvements:

- Widen the right turn at eastbound OSR south on Nesbitt.
- Widen the right turn merging east on OSR from Nesbitt. This would be a tapered merging lane. Should the City request a full width lane to the Holiday Service Station, this would be with City funds.
- Lengthen the left turn lane on westbound OSR turning south on Nesbitt.

4999 DU 09

- Modify center median of OSR at Yosemite Road to restrict access to Yosemite Road going north. No changes to exiting Yosemite to OSR on the north curb line.

Rename 110th Street:

The new 110th Street cul de sac will be a major entrance point to the park. The traffic department would like us to promote as much traffic to enter the park from Nesbitt Avenue then to this new road. To encourage this access point, we are requesting to name this drive after a major corporation or possibly Technology Drive.

Declaration of Easements and Operating Covenants:

This working agreement has been submitted for your review and will be recorded with each building lot.

Variance:

We are creating a business park setting with the entire 28 acre site. This will require common parking, landscaping and ponding to create consistency in the overall appearance. This common area is proportionately shared among the 6 building lots. Each lot will have its property line be approximately 2 feet outside the footing line.

Each building lot will be just larger than the overall building square foot area. This is very common in townhome developments in the City of Bloomington.

A lot size variance is required to achieve this plat layout. All setbacks and parking ratios are within code.

4999 PC 00

The applicant will be West Bloomington Technology Park, L.L.C. which are the principals of Mount Properties. This will be our fourth development in Bloomington. We are anxious to obtain your review and approval so we may begin construction on this development in the city of Bloomington.

Sincerely,

Robert Solfelt, President

Stephen Michals, Vice President

4999 BC 00

Item 2

GENERAL INFORMATION

Applicant: Mount Properties, Inc. (West Bloomington Technology Park, LLC)

Location: 5715 West Old Shakopee Road

Request:
1) Rezone property from IP and R-1 to IP(PD) and preliminary and final development plan for an office/warehouse development (Case 4999BC-00)
2) Variance to minimum lot area (Case 4999D-00)
3) Preliminary and final plat (Case 4999E-00)

PROPOSAL

The proposed West Bloomington Technology Park consists of six, 1-story office/warehouse buildings with a total area of 350,140 square feet and 1,488 surface parking spaces sited on a 28.1 acre parcel. The office-warehouse ratio is approximately 70 percent office space and 30 percent warehouse space. Access would be provided from West Old Shakopee Road, West 110th Street via Nesbitt Avenue and from a cross-access easement with the property to northwest to Nesbitt Avenue.

The project will be connected to existing City sanitary sewer and water utility services. Existing service lines are located in West Old Shakopee Road and West 110th Street. Site-generated runoff would be directed toward two permanent sedimentation and rate control ponds located on the north and south ends of the site. The north pond is a NURP pond and discharges via an outlet control structure to a 21" pipe connected to the stormwater system in Nesbitt Avenue. The south pond would be located between the railroad right-of-way and the existing wetland. Two wetland areas on the site are partially charged by stormwater from the abutting property to the east.

The office warehouse buildings range in area from 43,840 square feet to 76,700 square feet. Two rows of buildings are arranged along a central drive from an entrance at West Old Shakopee Road to a second street access to West 110th Street. Primary exterior building materials would be rock-face block, green tinted glass and aluminum window framing. Interior trash and recyclable storage would be provided within each building. A ground sign is proposed at each street access point.

This project was the subject of a mandatory Environmental Assessment Worksheet (EAW) pursuant to State of Minnesota environmental review rules. The closing period for EAW comments was May 3, 2000. City Council considered the EAW record of decision document at the May 15, 2000 meeting and approved a negative declaration noting that project does not have the potential for significant environmental effect and that the preparation of an Environmental Impact Statement (EIS) is not necessary for the project to proceed.

ANALYSIS

Rezoning

The proposed office-warehouse development is a permitted use in the Industrial Park District and is consistent with the intent of the zoning district. The rezoning of the property establishes a project in which development is based on an approved preliminary and final development plan for the entire site. Rezoning of the portion of the property from R-1 to IP(PD) involves moving the R-1 District boundary which is now located on the property 200 feet south of the centerline of West Old Shakopee Road.

The existing R-1 zoning district classification is not consistent the proposed land use designation for the site. Application of the R-1 "spite strip" was originally zoned to assure that a large setback would be provided for separation between industrial and residential land uses along West Old Shakopee Road. According to the IP Industrial Park Zoning District regulations, in this circumstance the front building setback must be at least 200 feet south of the centerline of West Old Shakopee Road. The proposed planned development establishes front setbacks that meet or exceed the setbacks that would result from the R-1 District boundary.

Site Characteristics and preparation

The development parcel is a large tract that extends from West Old Shakopee Road to the Canadian Pacific (Soo Line) railroad right-of-way at the rear lot line. The property width along the front property line is in excess of 500 feet and the lot depth is about 2,300 feet. The topography of the northern portion of the site is relatively flat ranging in elevation from 822 feet to 830 feet. The southern portion of the site, south of West 110th Street, varies in elevation from a low point adjacent to the wetland of approximately 812 feet to a rise or knoll area of approximately 840 feet. The undulating topography and knoll in this area is probably the result of the deposit of construction fill from the development of the adjacent Holiday warehouse/truck terminal property.

The site was formerly in agricultural use, as determined by a survey of past aerial photographs for a Phase I Environmental Assessment. The aerial photographs indicate that the property was used for agricultural prior to 1971. Vegetative cover includes portions of open field and stands of trees and large shrub in two concentrations on the site. The site contains two wetlands including the southern pond that is shown on the National Wetland Inventory Map.

Site grading will be conducted to provide building pads and to allow for roadway and parking areas with grades to facilitate stormwater drainage and collection. The grading activities will balance the site with a 10 to 12 foot reduction in the southeast portion with building pad elevations of 830 feet to 828 feet. Erosion control measures will be in place prior to grading activities and must be maintained throughout the project construction period.

Site Development and Layout

Site layout is primarily a function of parcel shape and zoning district setback requirements. Buildings are sited parallel to a central, north-south parking and drive boulevard through the middle of the project. Building entrances face the interior of the site with service areas along the side property lines adjacent to industrial development.

The front building setbacks adjacent to West Old Shakopee Road are 145 feet for the eastern building and 233 feet for the western building. These front building setbacks are in excess of the district requirement (assuming the rezoning) and are consistent with the setbacks that are controlled by the R-1 Single-family Residential District boundary. According to the City Code, the setback based on the R-1 boundary may be at the district boundary where it abuts the industrially zoned property. The R-1 District boundary transects the property at a distance of 200 feet from the centerline of West Old Shakopee Road resulting in the minimum setback of 145 feet from West Old Shakopee Road. A 145 foot setback is 85 feet greater than the standard IP District front setback minimum.

Side yard setbacks of 64 feet adjacent to the east side property line and 40 feet (at a minimum) from the west side property line are proposed. Side yard setbacks required in the IP District are 60 feet. The reduction in setback for the western building is allowable under the Planned Development Overlay zoning for the parcel. Adequate side yard setbacks are maintained.

Rear yard setback in the IP District is 25 feet. The southern most buildings would have an approximate 125 foot setback from the rear property line and the railroad right-of-way. Loading dock areas face the side property lines and do not face the front or rear property lines of the property. With regard to separation of the project to the residential properties to the south, the distance from the rear of the townhomes the project property abutting the railroad right-of-way ranges in distance from 195 feet to 350 feet. Given proposed building setbacks, the separation between buildings would range from 255 feet to 410 feet.

Access, circulation and parking

There are two primary site access points. The northern access with West Old Shakopee Road in alignment with Yosemite will remain. The second primary access point, particularly for truck vehicles will be provided from West 110th Street which intersect with Nesbitt Avenue, a north-south arterial or collector street. The primary access points have been planned in coordination with projected roadway improvements for West Old Shakopee Road and based on the traffic study contained in the Environmental Assessment Worksheet (EAW) for the project.

The EAW traffic study considered project and area traffic generation and analyzed individual intersections within the immediate area. Specific improvements will be formulated to accommodate existing traffic as well as any increased traffic that is related to the project and future development within the area. Improvements outlined include widening of the south right-of-way of West Old Shakopee Road for entry and exit lanes and modifications to the median to improve turning movements onto the site and at Nesbitt Avenue.

These improvements have been reviewed by the Public Works Department/Traffic Engineering Division and were presented to the Traffic and Transportation Advisory Commission (TTAC). The TTAC recommendation was for preliminary concept approval for the development with the conditions as follows:

1. A street modification agreement for improvements (approximately $350,000) be executed by the developer. The overhead fees will assigned in addition to the construction;
2. Property line be established so it allows not only for Phase I improvement but also the anticipated Phase II improvement space to be accounted for;

3. Consideration of no through northbound truck traffic on Nesbitt Avenue northerly of Old Shakopee Road;
4. Anticipate retention of provision for eastbound Old Shakopee Road access to northbound Yosemite Road; and

The main site driveway through the center of the property will connect the two primary access points. Driveways parallel to the side property lines will allow for traffic separation and provide access for delivery and service vehicles. It is anticipated that because of the character of the development (a lower intensity office-warehouse use rather than bulk warehousing) truck traffic will be of a lesser magnitude, more on the order of small trucks and step vans. The interior driveways will allow for cross access movement with the properties to the east (Holiday) and the northwest (office-warehouse development. Cross access will allow for distribution of traffic to Nesbitt Avenue for improved traffic distribution. With cross access in place, Holiday warehouse truck access will be provided to West 110th Street and Nesbitt Avenue for controlled movement rather than direct exiting to West Old Shakopee Road.

An aspect of on-site circulation, discussed at the TTAC meeting, was a Commissioner's concern about the provision of pedestrian connections. The project does have transit service available. There are two Metro Transit express routes that provide service between Minneapolis and the project site. These routes are (1) Express Route 551 providing service to Nesbitt Avenue and West Old Shakopee Road and (2) Express Route 44C providing service to West Old Shakopee Road and Brunswick Road (located within a quarter mile of the project site). Sidewalk connections into the site should be provided from a proposed sidewalk along West Old Shakopee Road and from West 110th Street.

Parking, maneuvering and driveway areas are widen to allow for efficient on-site traffic circulation. Proof of parking areas are shown at the rear of the buildings and would be implemented dependent upon final building space determination. Parking was determined on a 70% office and 30% warehouse space ratio. Adequate on-site parking consisting developed spaces and proof of parking spaces is provided.

Water and Sanitary Sewer Utility Services

Water and sanitary sewer utility services are available from existing and proposed lines that serve the site and general area. Water lines will be looped by connecting to an existing 12-inch line in West Old Shakopee Road and West 110th Street Circle. Sanitary sewer service will be provided from a main line from West 100th Street Circle to individual service lines within the development. Adequate water and sanitary sewer service capacity is available for the proposed project.

Stormwater Drainage

The project will provide on-site stormwater management consist with Bloomington City Code and Lower Minnesota Watershed District requirements. On-site water quality and quantity stormwater management will be provided. Site grading will facilitate surface flows with curbed parking and drives, catch basins, trap manholes, stormsewers, and collection ponds to be provided as system elements. The basis for the on-site system is a combination of man-made and natural impounds for rate control and treatment prior to release to the City system and receiving water body, the Minnesota River.

Storm water management was an important aspect of the environmental review process. The EAW consideration of pre-development and post development conditions is as follows:

Pre-Development Conditions – A 100-year storm generates approximately 147 cubic feet per second (CFS) from the site. This runoff is directed towards two outlets; a low area just east of the Nesbitt Business Center (currently under construction) which drains through a 21" reinforced concrete pipe (RCP) to the City of Bloomington storm sewer system in Nesbitt Avenue and the wetland southeast of the proposed West 110th Street cul-de-sac which also drains to the Nesbitt Avenue system via a 15" RCP. A total of approximately 25 CFS is discharged into the City system.

Post-Development Conditions – A 100-year storm would generate approximately 55 CFS of outflow from the site. This runoff would be directed towards two permanent sedimentation/rate control ponds located on the north and south ends of the site. The north pond is a NURP pond and discharges via an outlet control structure to a 21" RCP which carries the runoff to the City of Bloomington stormwater system in Nesbitt Avenue. The south pond would be located between the railroad right-of-way and the existing wetland. This pond would be a NURP pond and will drain through a proposed wetland mitigation area and into the existing wetland. The runoff then enters the City of Bloomington system through a 15" RCP. Post-development runoff water quality will be similar to pre-development water quality due to the sedimentation ponding and proposed wetland construction which will take place. Runoff flowing through the south system will actually have superior treatment for sediments

Wetlands

There are two wetland on the site that effect site development. Information on wetlands is contained in the response to EAW Item 12 (Physical impacts on water resources). Two wetland areas have been identified. The proposed project would impact approximately 0.01 acres of Type 1 (PEMA) temporarily flooded emergent wetland associated with an excavated ditch, and 0.36 ac of Type 6 (PSS1C) seasonally flooded scrub shrub swamp. Both of these wetland areas are surrounded by highly disturbed conditions. The soils within the shrub swamp are mapped as cut and fill land.

The proposed project would impact approximately 0.37 acres of wetland. The proposed mitigation would include creation of 0.67 acres of wetland on-site. The proposed wetland mitigation plan will be developed in accordance with current state and federal regulations. An objective of the mitigation plan is to create more on-site mitigation than is required with any additional mitigation to be banked by the project proposer (Mount Properties). The size of the stormwater pond detention ponds, buffers and wetland creation area will be refined during final design and wetland permitting.

Building Architecture and Landscaping

The six buildings will be based on a project building prototype. The prototypical building presents a low profile building mass. The approximate building height is 20 feet. Primary exterior building material include a combination of decorative rock face block, anodized aluminum window framing and green tinted glass. The buildings will be consistent with development in the surrounding industrial area.

A site landscaping plan is included in the project submission. The objective of the landscaping is to provide greenspace, soften the overall effect of buildings and parking area, and to provide a transition to the site perimeter at the front and rear property lines. The adjacent property to the north and south of the

site are residentially developed. However, good separation is provided. Landscape improvements should include tree plantings adjacent to the pond area parallel to West Old Shakopee Road.

A landscape buffer is proposed to be provided along the south property line consisting of mostly shade trees and some evergreen trees. The south property line abuts the railroad right-of-way and good separation provided from the residential townhomes to the south. As was noted above in the Site Development and Layout section, the distance from the rear of the townhomes to the south project property line ranges in distance from 195 feet to 350 feet. Given proposed building setbacks, the separation between building would range from 255 feet to 410 feet.

Additional Reviews and Comments

The project was reviewed by the Fire and Life Safety Committee at the meeting of Tuesday, May16, 2000. The Committee's review focused on fire hydrant location, water and sanitary utility connections, building improvements, trash and recyclable storage, and lighting and security. The Committee's recommendations have been included in the Staff recommendation.

The project was reviewed at the May 11, 2000 Traffic and Transportation Advisory Commission (TTAC) meeting. Transportation issues related to the project traffic study were discussed. As noted above, the Commission recommended preliminary concept approval. The Commssion will be meeting on May 25, 2000 and may submit additional comments as necessary.

Variance and Preliminary and Final Plat

The proposed variance only to parcel size and the subdivision of the property. The reduction in minimum lot size relates to creating each building as a separate parcel for conveyance of individual buildings with common area (including all of the parking, landscape, stormwater management areas) in a separate lot. The development of the property would be based an approved preliminary and final development plan. Staff recommends approval of the variance and preliminary and final plat subject to the conditions of the Administrative Subdivision Review Committee that will be meeting on June 6, 2000.

FINDINGS

Section 2.98.01(b)(3)

... The Commission shall grant no variance from the strict application of any of the provisions of this Code unless it finds as follows:

(A) That, for reasons which are to be set forth in the findings, the variance is necessary for reasonable use of the land or building and that the variance as approved by the Commission is a minimum variance which will accomplish this purpose.

* The variance will allow for reasonable use of the property consistent with the Comprehensive Plan land use designation and the intent of the zoning district.

(B) That granting the variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

* The variance is consistent with the intent of the City Code in that a reasonable lot size standard is provided as all of the individual lots are combined within one development based approved planned development which would exceed the minimum lot area requirement.

(C) That the special condition or circumstance is not the result of actions of the applicant.

* The special circumstance related to the procedure of conveyance of individual buildings with the establishment of a common area parcel in which the individual lots are located is not the result of a direct action of the applicant. In combination, all of the lots comprise one, single unified development regulated by the planned development process.

(D) That nonconforming use of neighboring lands, structures, or buildings in the same district is not the sole grounds for issuance of the variance.

* Not applicable.

RECOMMENDATION

In Case 4999bc-00, Staff recommends approval of the rezoning of the property IP and R-1 to IP(PD) and preliminary and final development plan for an office-warehouse development subject to the following conditions being satisfied prior to the issuance of any grading or building permits:

1) A development agreement including all conditions of approval be executed by the applicant and the City;
2) Exterior building materials be approved by the Planning Manager;
3) Building plans shall identify trash and recyclable material collection and storage area provided within the buildings as approved by the Fire Marshal and the Planning Manager;
4) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
5) Connection charges, as appropriate, be satisfied;
6) A SAC questionnaire be completed and submitted to the Department of Public Works;
7) Access, circulation and parking plans, with pedestrian connections to and from West Old Shakopee Road and West 110th Street, be approved by the Department of Public Works;
8) Erosion control measures be in place prior to issuance of grading permits;
9) Street modification agreement, as approved by the Department of Public Works, be executed by the developer;
10) Common driveway/access/parking agreement be provided between all lots within the development as approved by the Department of Public Works, and proof of filing be provided to the Manager of Building and Inspection;
11) Common driveway/access agreement with adjacent properties be provided as approved by the Traffic Engineer, and proof of filing be provided to the Manager of Building and Inspection;
12) Submit wetland application package to comply with Wetland Conservation Act;

13) Proof of Lower Minnesota Watershed District review and/or permits be submitted to the City Engineer and Manager of Building and Inspection Division;
14) National Pollutant Discharge Elimination System permit be submitted to the City Engineer and Manager of Building and Inspection;
15) Wetland area be field verified and hydrology calculations be submitted for approval by the City Engineer;
16) Minnesota PCA Indirect Source Permit be obtained;

and subject to the following additional conditions of approval:

17) To maintain adequate parking, office and other non-warehouse uses shall occupy no more than 70% of each building;
18) Exterior building materials be approved by the Planning Manager;
19) Alterations to utilities be at the developer's expense;
20) Sidewalk be installed along West Old Shakopee Road and West 110th Street as approved by the Department of Public Works at the developer's expense;
21) Temporary street signs and addresses be provided during construction;
22) All pickup and drop-off occur on site and off of public streets;
23) All loading and unloading occur on site and off of public streets;
24) No building shall be closer than 200 feet from the centerline of West Old Shakopee Road;
25) Parking spaces shown as proof of parking shall be installed at the sole discretion and direction of the City. The development agreement shall detail the method of notification and payment, and shall include the right of the City to enter the property to install parking and lighting and bill all property owners in the development proportionally to the size of the buildings;

and subject to the following Code requirements:

1) Landscape plan, including evergreen tree plantings parallel to West Old Shakopee Road, be approved by the Planning Manager (Sec 19.52);
2) All rooftop equipment be fully screened (Sec. 19.52.01);
3) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
4) Property be platted in accordance with the requirements of Chapter 16 of the City Code (Sec. 16.03);
5) Buildings be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code Sec. 904.1 and M.R. Chapter 1306; Uniform Fire Code Sec. 1003);
6) Fire lanes be posted as approved by the Fire Marshal (Uniform Fire Code Sec. 901.4);
7) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Uniform Fire Code Sec. 903);
8) Food service plans, as necessary, be approved by the Environmental Services Division (City Code Sec. 14.360);
9) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code;
10) Signage be in conformance with the requirements of Chapter 19, Article X of the City Code; and
11) A uniform sign design be submitted for approval by the Planning Manager.

In Case 4999D-00, Staff recommends approval of variance to reduce lot size areas for proposed lots 1 through 6 of the preliminary and final plat of West Bloomington Technology Park.

In Case 4999E-00, Staff recommends approval of the preliminary and final plat of West Bloomington Technology Park subject to the following condtions:

1) Common access, common driveway, common parking and drainage and utility easements be all lots within the subject plats be provided as approved by the Department of Public Works;
2) Common access and driveway agreements with adjacent properties be provided as approved by the Department of Public Works;
3) Rights of way be dedicated to 70 feet from centerline along West Old Shakopee Road with a concurrent 10 foot sidewalk, bikeway, and utility easement (included for the purpose of a retaining wall and transportation facility);
4) Provide new drainage and floodage easements over existing and proposed ponds and wetlands;
5) Applicant shall submit a petition for street improvements and utilities for West 110th Street;
6) Street modification agreement for changes along West Old Shakopee Road, as approved by the Department of Public Works, be executed by the developer;
7) Grading, drainage, utility and erosion control plans be approved by the City Engineer; and
8) Park dedication, as determined, be in cash.

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Item 4.2A continued

5. ~~Buildings be provided with an automatic fire sprinkler system as approved by the Fire~~ Marshal (Mn Bldg. Code Sec. 904.1 and M.R. Chapter 1306; Uniform Fire Code Sec. 1003);
6. Fire lanes be posted as approved by the Fire Marshal (Uniform Fire Code Sec. 901.4);
7. Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Uniform Fire Code Sec. 903);
8. Food service plans, as necessary, be approved by the Environmental Services Division (City Code Sec. 14.360);
9. Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code;
10. Signage be in conformance with the requirements of Chapter 19, Article X of the City Code;
11. A uniform sign design be submitted for approval by the Planning Manager;
12. Submit wetland application package to comply with Wetland Conservation Act;
13. National Pollutant Discharge Elimination System permit be submitted to the City Engineer and Manager of Building and Inspection;
14. Wetland area be field verified and hydrology calculations be submitted for approval by the City Engineer; and
15. ~~Minnesota PCA Indirect Source Permit be obtained.~~

Adopted a Resolution Approving a Variance to Reduce the Minimum Lot Area Sizes for Lots 1 through 6 of the West Bloomington Technology Park at 5715 West Old Shakopee Road
Case 4999D-00
Item 4.2A
R-2000-66

Motion made by Peterson, seconded by Harden, and all voting aye, to adopt a resolution approving a variance to reduce the minimum lot area sizes proposed for Lots 1 through 6 of the preliminary and final plat of West Bloomington Technology Park at 5715 West Old Shakopee Road, (Case 4999D-00).

Adopted a Resolution Approving the Preliminary and Final Plat of West Bloomington Technology Park and Approved the Subdivision Agreement
Case 4999E-00
Item 4.2A
R-2000-76

Adopted an Ordinance to Vacating Drainage and Utility Easements As Well As Easements for Sidewalk, Bikeway, Floodage Purposes on West 110th Street as Dedicated in the Plat of World Wide 2nd Addition
Item 4.2B
O-2000-20

Motion made by Peterson, seconded by Harden, and all voting aye, to approve the preliminary and final plat and adopt a resolution granting approval and approval of the subdivision agreement, subject to a review of the title by the City Attorney and receipt of the necessary documents and deposits, subject to the following 8 conditions including amended Condition #3 and the addition of Condition #9, and adopted an ordinance (4.2B) to vacate West 110th Street as dedicated in the plat of World Wide 2nd Addition, easements dedicated for drainage and utility purposes over and across Lot 2, Block 1, World Wide 2nd Addition, as well as certain easements for sidewalk, bikeway, and floodage purposes (amended to delete railroad purposes):

1. Common access, common driveway, common parking and drainage and utility easements be all lots within the subject plats be provided as approved by the Department of Public Works;
2. Common access and driveway agreements with adjacent properties be provided as approved by the Department of Public Works;
3. Rights of way be dedicated to 70 feet from centerline along West Old Shakopee Road with a concurrent 10 foot sidewalk, bikeway, utility, retaining wall and transportation facility easement;
4. Provide new drainage and floodage easements over existing and proposed ponds and wetlands;
5. Applicant shall submit a petition for street improvements and utilities for West 110th Street;
6. Street modification agreement for changes along West Old Shakopee Road, as approved by the Department of Public Works, be executed by the developer;
7. Grading, drainage, utility and erosion control plans be approved by the City Engineer;
8. Park dedication, as determined, be in cash; and
9. Provide a concurrent 10-foot sidewalk and bikeway easement along West 110th Street.

Item 4.2A & B continued

Bob Hawbaker, Senior Planner, provided a staff report explaining that this is an application for Mount Properties to develop a vacant piece of industrial land that was previously owned by Advantec. He described the proposed buildings as one-story, masonry buildings similar to the ones now being occupied at the corner of Nesbitt Avenue and West Old Shakopee Road. He explained that zoning is a partial remnant of the Holiday zoning that is zoned Planned Development (IP). He stated that the entire property is being proposed to be zoned IP Planned Development and that a development plan is to be approved. He explained that the plat divides the property into six or seven lots, one lot for each building and one lot for the common area is also approved, which does require a variance to the minimum 120,000 square foot lot size. The Planned Development ordinance states that in the planned development, a lot size cannot be reduced to less than 75% of the district requirement or 90,000 square feet. He explained that because some of the buildings may be sold to individual tenants, with the whole property being controlled by the planned development, all of the parking and common areas would remain under common ownership. Therefore, the variance is required to get all of the lots down to the size of the building footprints.

Bernhardson reminded Council of Condition #21 that was handed out pertaining to the building exterior.

Hawbaker explained that the original building plans submitted showed interval color break-off block all the way around. He said that there was talk of painting, but because of some previous issues, Hawbaker wanted to make it clear that as long as the material has permanent color, staff expects it to remain, especially as there will be separate ownership of the buildings so that the consistency and design of the project will be maintained.

Shelly Pederson, City Engineer, stated that Item 4.2B concerns the vacation of easements and stated that staff would like to move forward with the vacation of all easements except the railroad easement along the westerly property line because it will not affect the replatting. She stated that leaving the railroad easement in place has been discussed with the applicant and the City Attorney. She also explained that the applicant has requested an extension of some of the easements due to the large amount of street utility improvements necessary for the development and the large amount of money needed to get it done. Therefore, the applicant has requested the petitioning of some of the easements that would normally be done on a 10-year term be extended to a 15-year term. She stated that the sewer and water connection charges on the property are on a 20-year term which is normal. The extension would be for the 110th Street improvements and for the street modification at the intersection of West Old Shakopee Road and Nesbitt Avenue, which is fairly expensive at that location.

Wilcox stating that he didn't want to set a precedence for future assessment extensions agreed that this is an unusual circumstance.

Bernhardson explained that the City can finance the assessments through annual Permanent Improvement Revolving Fund Bonds at or above the rate the City charges so the City will get all of its money back.

Speaker #1: John Moran – 5539 West 107th Street Circle
He stated that 36 years ago, the area across and 200 feet from the centerline of Old Shakopee Road was zoned R1 with the intent that it would be for two-family homes. However, the zoning changed some years ago in the Comprehensive Plan. He is concerned with the impact that 1400 additional parking spaces proposed for this development will add to the already existing traffic problem there. His main concern is with the proposed ponding and the landscaping plan. He showed photographs of the existing landscaping at 10801 Nesbitt including the ponding area. He stated that it was his understanding that there would not be drains located on the bottom of the drain area, therefore, standing water would be generated at all times and does not see that there is any treatment of that water proposed. He expressed concern with the mosquitos that will exist as a result of the standing water. He stated that he and his neighbors experience allergies and are also concerned with the amount of weeds that are growing there. Therefore, he believes there should be a plan to control the type of vegetation that can grow there. He does not believe that the view of the development from his home is acceptable nor is it acceptable to the visitors that enter Bloomington from the western suburbs. He would like to see the trees that will be removed for the street improvements be replaced in the area of the holding ponds.

Item 4.2A & B continued

Shelly Pederson explained that there will be a permanent pool in the ponds proposed. To explain about the pond Mr. Moran showed photographs of, she explained that it is a new pond and is just beginning to vegetate but is designed to hold water at a certain level and that the water level will bounce. She explained that it is designed for the pipes to allow for slow drainage and that there will be a permanent pool of water in there eventually. She stated that the types of landscape can be discussed with the applicant on the project being proposed. She confirmed that there is an element of water quality treatment associated with the ponds proposed. Regarding mosquitoes, she stated that mosquito control pellets could be administered in conjunction with a landscape maintenance program. She stated that the treatment may require permits or licenses required from Metropolitan Council to do so. Staff will check with John Nelson, Environmental Health, to discuss the mosquito treatment options.

To answer an inquiry by Wilcox as to the evergreen trees that are supposed to be planted parallel to Old Shakopee Road, Hawbaker explained that because of the service road that has been partially constructed on one property and will be constructed on another and because of the need for runoff ponds, and the widening of Old Shakopee Road, the area for landscaping is getting very tight. He stated that some landscaping could be done on the south side of the ponds. He stated that staff suggested a row of evergreen plantings to get the required screening between the public street and the parking area and the circulation drive. He explained that the Code requirement regarding screening is 3 foot high solid screening between a public street and any parking area of six spaces or more or a driveway leading to a parking area of six or more spaces. He stated that evergreens would meet that requirement.

Wilcox expressed concern that the Code requirement for screening not be overlooked in this case because of the need for the widening of Old Shakopee Road.

Speaker #2: Bob Solfelt – President, Mount Properties and Developer of Both Nesbitt Business Center and West Bloomington Technology Center
Disagrees that the landscaping at the Nesbitt Business Center is ineffective. He stated that the ponds are contoured by the National Urban Runoff Program (NURP). He stated that in addition to trees, bushes screen the parking on the easterly portion of their property and on the westerly side of the lot. He described the vegetation in and around the pond that is designed to keep the pond from eroding. He added that this is the first growing season for the pond vegetation and that it will get nicer with time. Regarding the West Bloomington Technology Center, he stated there is a beautiful landscaping plan that includes shrubbery between the pond and the buildings on both the east and west side of the access to Old Shakopee Road and screening on the island and next to the building. He explained that the landscape plan gives the development more of an office feel than an industrial feel. He stated that there won't be any plantings between the road and the NURP pond because of the proposed widening of Old Shakopee Road. He summarized by stating that no landscaping plan is being compromised for either of the developments.

Moran again approached the Council to state that he just wanted assurance that the landscaping plan be part of the conditions of the project.

Mayor Winstead explained to Mr. Moran that staff will look at the landscape plan and act accordingly and that the Planning Manager is to approve the landscape plan per the conditions.

Approved Extension of Assessment Payoff Term for the West Bloomington Technology Park, 5705-5795 West Old Shakopee Road
Item 4.2C

Motion made by Wilcox, seconded by Peterson, and all voting aye, to approve the extension of the assessment payoff term from 10 years to 15 years for the street improvements at West Old Shakopee Road and Nesbitt Avenue South for Mount Properties due to the large amount of street and utility improvements that are necessary for this development per the following terms:

1. Petition for West 110th Street Improvements at 15 years.
2. Street Modification Agreement for the Intersection Improvements at West Old Shakopee Road and Nesbitt Avenue South at 15 years.
3. Petition for inclusion of the water and sewer connection charges and the West 110th Street utilities at 20 years.

Item 5.11 continued

1. No more than 20 "for sale" vehicles be kept on-site at any time and be stored indoors as shown on the plans in case 10519A-00;
2. No on-street parking shall be permitted;
3. Exterior signage shall be limited to allowed business signage;
4. The amount of leased space will not exceed 4,680 square feet;
5. Parking along the east side of the building be allocated as follows: 10 parking spaces for employee and customer parking only and three parking spaces for the short term (less than 48 hours) parking of vehicles part of the auto repair business;

and subject to the following Code requirements:

1. The building be inspected and approved for indoor used car sales by the Fire Marshal;
2. Signage be in conformance with the requirements of Chapter 19, Article X of the City Code; and
3. Permits necessary for any required modifications be obtained in the proper manner.

Wilcox is still concerned with the use and stated that Mr. Nelson would be held accountable for his neighbor. He implored that Mr. Nelson be diligent with his neighbors to help them clean up their act.

Approved the Revised Final Development Plan for an Office Warehouse Development for Mount Properties, Inc. (West Bloomington Technology Park, LLC) at 5715 West Old Shakopee Road
Case 4999F-00
Item 5.12

Motion made by Peterson, seconded by Ornat, and all voting aye, to approve the revised final development plan for an office warehouse development for Mount Properties, Inc. (West Bloomington Technology Park, LLC) at 5715 West Old Shakopee Road, Case 4999F-00, subject to the following 21 conditions being satisfied prior to the issuance of any grading or building permits and the 15 Code requirements as set forth by the Planning Division Staff:

1. A development agreement including all conditions of approval be executed by the applicant and the City;
2. Exterior building materials be approved by the Planning Manager. All buildings shall have identical materials and architectural treatment.
3. Building plans shall identify trash and recyclable material collection and storage area provided within the buildings as approved by the Fire Marshal and the Planning Manager;
4. Grading, drainage, utility and erosion control plans be approved by the City Engineer;
5. Connection charges, as appropriate, be satisfied;
6. A SAC questionnaire be completed and submitted to the Department of Public Works;
7. Access, circulation and parking plans, with pedestrian connections to and from West Old Shakopee Road and West 110th Street, be approved by the Department of Public Works;
8. Erosion control measures be in place prior to issuance of grading permits;
9. Common driveway/access/parking and maintenance agreement be provided between all lots within the development as approved by the Department of Public Works, and proof of filing be provided to the Manager of Building and Inspection;
10. Common driveway/access agreement with adjacent properties be provided as approved by the Traffic Engineer, and proof of filing be provided to the Manager of Building and Inspection;
11. Proof of Lower Minnesota Watershed District review and/or permits be submitted to the City Engineer and Manager of Building and Inspection Division;

Item 5.12 continued

and subject to the following additional conditions of approval:

12. To maintain adequate parking, office and other non-warehouse uses shall occupy no more than 80% of each building;
13. Exterior building materials be approved by the Planning Manager;
14. Alterations to utilities be at the developer's expense;
15. Sidewalk be installed along West Old Shakopee Road and West 110th Street as approved by the Department of Public Works at the developer's expense;
16. Temporary street signs and addresses be provided during construction;
17. All pickup and drop-off occur on site and off of public streets;
18. All loading and unloading occur on site and off of public streets;
19. No building shall be closer than 200 feet from the centerline of West Old Shakopee Road;
20. Parking spaces shown as proof of parking shall be installed at the sole discretion and direction of the City. The development agreement shall detail the method of notification and payment, and shall include the right of the City to enter the property to install parking and lighting and bill all property owners in the development proportionally to the size of the buildings;
21. No brick, block or other exterior masonry materials shall be painted;

and subject to the following Code requirements:

1. Landscape plan, including evergreen tree plantings parallel to West Old Shakopee Road, be approved by the Planning Manager (Sec 19.52);
2. All rooftop equipment be fully screened (Sec. 19.52.01);
3. Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
4. Property be platted in accordance with the requirements of Chapter 16 of the City Code (Sec. 16.03);
5. Buildings be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code Sec. 904.1 and M.R. Chapter 1306; Uniform Fire Code Sec. 1003);
6. Fire lanes be posted as approved by the Fire Marshal (Uniform Fire Code Sec. 901.4);
7. Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Uniform Fire Code Sec. 903);
8. Food service plans, as necessary, be approved by the Environmental Services Division (City Code Sec. 14.360);
9. Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code;
10. Signage be in conformance with the requirements of Chapter 19, Article X of the City Code;
11. A uniform sign design be submitted for approval by the Planning Manager;
12. Submit wetland application package to comply with Wetland Conservation Act;
13. National Pollutant Discharge Elimination System permit be submitted to the City Engineer and Manager of Building and Inspection;
14. Wetland area be field verified and hydrology calculations be submitted for approval by the City Engineer; and
15. Minnesota PCA Indirect Source Permit be obtained.

Hawbaker stated that the original proposal had six buildings, arranged in a line from north to south. He described the original proposal as 70% office and 30% warehouse. This proposal, he stated, is for 80% office and 20% warehouse so the parking requirement stays the same.

Fossum commented on Condition #3 and inquired why is the City subjecting the schools to a different standard for storage of recyclable materials when it's not in our Code.

Hawbaker stated that staff will be bringing to Council in the near future an ordinance change that will specify trash and recyclable storage requirements.

city of bloomington, minnesota

REQUEST FOR COUNCIL ACTION

Originating Department	By	Approved for Agenda by:	Date: 07/07/03	Number:
Community Development	RMS		Time:	5.3

Agenda Section	Item
DEVELOPMENT BUSINESS	**Revised Final Development: Change in Condition of Approval**

Case 4999A-03

GENERAL INFORMATION

Applicant:	Liberty Property Trust
Location:	5705, 5735 and 5775 West Old Shakopee Road
Request:	Revised final development plan: change in condition on parking ratio–Condition No. 12 of Case 4999F-00
Existing Land Use and Zoning:	Office-warehouse planned development; zoned IP(PD)
Comprehensive Plan:	The Comprehensive Land Use Plan recommends Industrial land use for the property.

BACKGROUND / ANALYSIS

The West Bloomington Technology Park in its current layout was originally approved by City Council on August 7, 2000 (Case 4999F-00). Three of the four office-warehouse buildings of the phased planned development (accounting for approximately 75 percent of gross square footage) have been constructed. Included in the approval is Condition No. 12 that stipulates land use percentages on a per building basis to assure a proper number of parking spaces.

Specifically, Condition No. 12 as it is currently stated:

12) **To maintain adequate parking, office and other non-warehouse uses shall occupy no more than 80 percent of each building.**

COUNCIL ACTION

Motion by _____ Second by _____ to _____

_____

_____

_____

The existing development is in the process of being leased up. A summary of the existing uses by building is as follows:

Building	Office Percentage	Warehouse Percentage
5775 West Old Shakopee Road	75.9	24.1
5735 West Old Shakopee Road	25.3	65.7
Summary for buildings -- 5775 and 5735	56.6	43.6

The applicant is currently negotiating a lease for the building at 5715 West Old Shakopee Road for an office user as the primary use. This building was developed at the same time as the building at 5735 West Old Shakopee and is the mirror image of that building. The two buildings basically comprise of Phase II of the planned development. At 100 percent office use in combination with the 5715 West Old Shakopee Road building the Office-Warehouse breakdown would be Office—62.67 percent and Warehouse—37.33 percent. This would be within an 80/20 percent calculation.

The applicant is requesting that the 80 percent office use maximum be on a development phase basis. Alteration or modification of the condition to allow for an 80 percent office use maximum on a development phase basis instead of on a per building basis would allow the applicant greater flexibility in leasing buildings while maintaining an assurance for the provision of adequate parking for each phase of the planned development. Each Phase is allotted parking fields based on a maximum office land use of 80 percent. The parking ratio for an office is greater than the parking ratio for a warehouse.

RECOMMENDATION

In Case 4999A-03, Staff recommends approval of the following:

1) That Condition No. 12 in Case 4999F-03 shall be revised to read:

   12) To maintain adequate parking, office and other non-warehouse uses shall occupy no more than 80 percent of each development phase as shown on Figure A1 contained in Case 4999A-03.

and

2) The development agreement as required in Condition 1 of Case 4999F-00 be amended to include the revised Condition No. 12.

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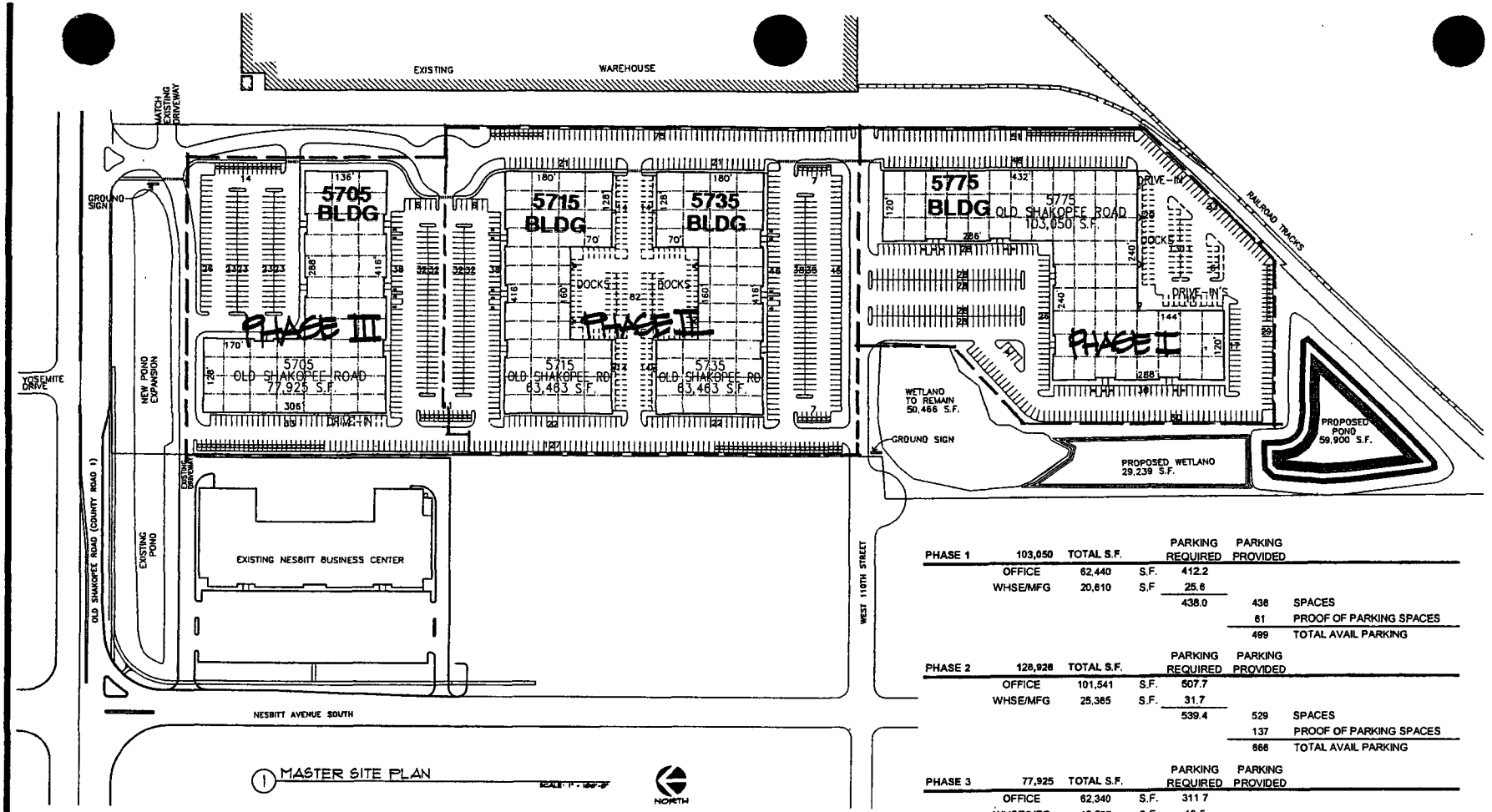

1 MASTER SITE PLAN

NORTH

PHASE 1	103,050	TOTAL S.F.		PARKING REQUIRED	PARKING PROVIDED	
	OFFICE	62,440	S.F.	412.2		
	WHSE/MFG	20,610	S.F	25.6		
				438.0	438	SPACES
					61	PROOF OF PARKING SPACES
					499	TOTAL AVAIL PARKING

PHASE 2	126,926	TOTAL S.F.		PARKING REQUIRED	PARKING PROVIDED	
	OFFICE	101,541	S.F.	507.7		
	WHSE/MFG	25,385	S.F.	31.7		
				539.4	529	SPACES
					137	PROOF OF PARKING SPACES
					666	TOTAL AVAIL PARKING

PHASE 3	77,925	TOTAL S.F.		PARKING REQUIRED	PARKING PROVIDED	
	OFFICE	62,340	S.F.	311 7		
	WHSE/MFG	15,585	S.F.	19.5		
				331 2	331	SPACES
					0	PROOF OF PARKING SPACES
					331	TOTAL AVAIL PARKING

TOTAL DEVELOPMENT PARKING				PARKING REQUIREO	PARKING PROVIDED	
	307,901	TOTAL S.F.				
	OFFICE	246,321	S.F.	1,231.6		
	WHSE/MFG	61,580	S.F	77.0		
				1,308.6	1298	SPACES
					198	PROOF OF PARKING SPACES
					1496	TOTAL AVAIL PARKING

WELMAN SPERIDES THORSEN ARCHITECTS L L C

7500 CREDITSTONE CIRCLE
SUITE 150
BLOOMINGTON, MINNESOTA 55438
PHONE (952) 896-9400
FAX (952) 896-9403

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OWNER

PROJECT
WEST BLOOMINGTON TECHNOLOGY PARK
5705 - 5775 OLD SHAKOPEE ROAD
BLOOMINGTON, MINNESOTA

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

DATE	ISSUED FOR:
7-25-00	CITY SUBMISSION
8-23-00	L.P.T. SUBMISSION

PROJECT NO. 2000-001.2
DRAWN SH
CHECKED DT
DATE 8-23-00

SHEET NAME
MASTER SITE PLAN

SHEET NO:
A1

FIGURE A1

4963 N 80

5.3

Approved Revised Final Development: Change in Condition of Approval for Liberty Property Trust at 5705, 5735 and 5775 West Old Shakopee Road
Case 4999A-03
Item 5.3

Bob Hawbaker, Senior Planner, explained that this application is to change the way they allocate parking on this project. The applicant is requesting that the 80 percent office use maximum be on a development phase basis. This would allow the applicant greater flexibility in leasing buildings while maintaining an assurance for the provision of adequate parking for each phase of the planned development.

Motion was made by Peterson, seconded by Abrams, and all voting aye, to approve Condition No. 12 in Case 4999F-03 be revised to read:

12. To maintain adequate parking, office and other non-warehouse uses shall occupy no more than 80 percent of each development phase as shown on Figure A1 contained in Case 4999A-03.

and the development agreement as required in Condition 1 of Case 4999F-00 be amended to include the revised Condition No. 12.

Adjourn Meeting

Mayor Winstead adjourned the meeting at 8:10 p.m.

Carol A. Pelzel

Carol Pelzel
Acting Council Secretary
7/21/2003

city of
bloomington, minnesota

2215 West Old Shakopee Road • Bloomington MN 55431-3096 • (612)948-8700 • TDD: 948-8740

April 2, 1996

Mr. Dan Greenwald
Advantek, Inc.
5801 Clearwater Drive
Minnetonka, Minnesota 55343

RE: Case 4999A-96

Dear Mr. Greenwald:

At its regular meeting of April 1, 1996 the City Council approved the final site plan and building plans for an industrial building at 5715 West Old Shakopee Road and 5701 West 110th Street, subject to the following conditions being satisfied prior to the issuance of any grading or building permits:

1) Exterior building materials be approved by the Planning Manager;
2) Trash storage be provided in a designated area within the building as approved by the Fire Marshal and the Planning Manager;
3) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
4) Connection charges be satisfied;
5) A SAC questionnaire be completed and submitted to the Department of Public Works;
6) Access, circulation and parking plans be approved by the City Traffic Engineer;
7) Erosion control measures at the site perimeter and in the wetland area be in place prior to issuance of grading permits;
8) Common driveway/access agreement be provided as approved by the Traffic Engineer, and proof of filing be provided to the Manager of Building and Inspection;
9) Exterior lighting plan and building security plans be approved by the Crime Prevention Officer, Bloomington Police Department with parking lot lighting adjacent to West Old Shakopee Road focused on lot area;
10) Proof of Lower Minnesota Watershed District review and/or permits, as may be required, be submitted the City Engineer and Manager of Building and Inspection Division.
11) National Pollutant Discharge Elimination System permit be submitted to the City Engineer and Manager of Building and Inspection

and subject to the following additional conditions of approval:

12) Wetland area be field verified and hydrology calculations be submitted for review and approval by the City Engineer;
13) Any site preparation activities conducted prior to the completion of the wetland application process occur outside of the general wetland area or above an elevation of 817 feet as approved by the City Engineer;
14) Alterations to utilities be at the developer's expense;
15) Temporary street signs and addresses be provided during construction;

and subject to the following Code requirements:

1) Landscape plan, including tree and brush buffer, be approved by the Planning Manager (Sec 19.52);
2) All rooftop equipment be fully screened (Sec. 19.52.01);
3) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
4) Properties be platted in accordance with the requirements of Chapter 16 of the City Code (Sec. 16.03) with right-of-way provided for the West 110th Street cul-de-sac as approved by the City Traffic Engineer;
5) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code 3802; Uniform Fire Code Ch. 10.306);
6) Fire lanes be posted as approved by the Fire Marshal (Sec. 8.73); and
7) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C).

Should you have any questions regarding this action, please contact Robert Sharlin, Associate Planner at (612) 948-8925.

Sincerely,

Clark Arneson

Clark Arneson
Planning Manager

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city of
bloomington, minnesota

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May 16, 2000

City of Bloomington
2215 West Old Shakopee Road
Bloomington, MN 55431

RE: Case 4999A-00

To File:

At its regular meeting of May 15, 2000 the City Council approved a resolution to approve a negative declaration on the Environmental Assessment Worksheet (EAW) for the Mount Properties West Bloomington Technology Park Development at 5715 West Old Shakopee Road.

Should you have any questions regarding this action, please contact Robert Sharlin, Planner at (612) 948-8925.

Sincerely,

Bob Hawbaker
Senior Planner

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city of
bloomington, minnesota

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October 20, 2000

RECEIVED
DIVISION OF CITY PLANNING
OCT 23 2000
CITY OF BLOOMINGTON
MINNESOTA

Stephen Michals
Mount Properties, Inc.
7808 Creekridge Circle, #305
Bloomington, MN 55439

Re: WEST BLOOMINGTON TECHNOLOGY PARK - Case No. 4999E-00

On September 5, 2000 the City Council approved the preliminary and final plat of WEST BLOOMINGTON TECHNOLOGY PARK with the following conditions:

1. Common access, common driveway, common parking and drainage and utility easements be provided on all lots within the subject plat as approved by the Department of Public Works.
2. Common access and driveway agreements with adjacent properties be provided and approved by the Department of Public Works;
3. Rights of way be dedicated to 70 feet from centerline along West Old Shakopee Road with a concurrent 10 foot sidewalk, bikeway, utility, retaining wall and transportation facility easement;
4. Provide new drainage and floodage easements over existing and proposed ponds and wetlands;
5. Street modification agreement for changes along West Old Shakopee Road, as approved by the Department of Public Works, be executed by the developer;
6. Grading, drainage, utility and erosion control plans be approved by the City Engineer;
7. Park dedication, as determined, be in cash; and
8. Provide a concurrent 10-foot sidewalk and bikeway easement along West 110th Street.

DEPARTMENT OF PUBLIC WORKS

Eric Wharton, PE
Office Supervisor

EW:cr

cc: Bob Hawbaker

4999 E 00

Department of Public Works
Engineering Division
9750 James Avenue South

Phone: (612) 948-3870
Fax: (612) 948-3868

An Affirmative Action/Equal Opportunities Employer

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e-mail: planning@ci.bloomington.mn.us

August 8, 2000

Mr. Stephen Michals
Mount Properties, Inc.
7808 Creekridge Circle, #305
Bloomington, MN 55439

RE: Case 4999F-00

Dear Mr. Michals:

At its regular meeting of August 7, 2000 the City Council approved a revised final development plan for an office/warehouse development at 5715 West Old Shakopee Road, subject to the following conditions being satisfied prior to the issuance of any grading or building permits, as approved in Case 4999BCDE-00:

1) A development agreement including all conditions of approval be executed by the applicant and the City;
2) Exterior building materials be approved by the Planning Manager. All buildings shall have identical materials and architectural treatment.
3) Building plans shall identify trash and recyclable material collection and storage area provided within the buildings as approved by the Fire Marshal and the Planning Manager;
4) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
5) Connection charges, as appropriate, be satisfied;
6) A SAC questionnaire be completed and submitted to the Department of Public Works;
7) Access, circulation and parking plans, with pedestrian connections to and from West Old Shakopee Road and West 110th Street, be approved by the Department of Public Works;
8) Erosion control measures be in place prior to issuance of grading permits;
9) Common driveway/access/parking and maintenance agreement be provided between all lots within the development as approved by the Department of Public Works, and proof of filing be provided to the Manager of Building and Inspection;
10) Common driveway/access agreement with adjacent properties be provided as approved by the Traffic Engineer, and proof of filing be provided to the Manager of Building and Inspection;
11) Proof of Lower Minnesota Watershed District review and/or permits be submitted to the City Engineer and Manager of Building and Inspection Division;

and subject to the following additional conditions of approval:

12) To maintain adequate parking, office and other non-warehouse uses shall occupy no more than 80% of each building;
13) Exterior building materials be approved by the Planning Manager;

14) Alterations to utilities be at the developer's expense;
15) Sidewalk be installed along West Old Shakopee Road and West 110th Street as approved by the Department of Public Works at the developer's expense;
16) Temporary street signs and addresses be provided during construction;
17) All pickup and drop-off occur on site and off of public streets;
18) All loading and unloading occur on site and off of public streets;
19) No building shall be closer than 200 feet from the centerline of West Old Shakopee Road;

20) Parking spaces shown as proof of parking shall be installed at the sole discretion and direction of the City. The development agreement shall detail the method of notification and payment, and shall include the right of the City to enter the property to install parking and lighting and bill all property owners in the development proportionally to the size of the buildings;
21) No brick, block or other exterior masonry materials shall be painted;

and subject to the following Code requirements:

1) Landscape plan, including evergreen tree plantings parallel to West Old Shakopee Road, be approved by the Planning Manager (Sec 19.52);
2) All rooftop equipment be fully screened (Sec. 19.52.01);
3) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
4) Property be platted in accordance with the requirements of Chapter 16 of the City Code (Sec. 16.03);
5) Buildings be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code Sec. 904.1 and M.R. Chapter 1306; Uniform Fire Code Sec. 1003);
6) Fire lanes be posted as approved by the Fire Marshal (Uniform Fire Code Sec. 901.4);
7) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Uniform Fire Code Sec. 903);
8) Food service plans, as necessary, be approved by the Environmental Services Division (City Code Sec. 14.360);
9) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code;
10) Signage be in conformance with the requirements of Chapter 19, Article X of the City Code;
11) A uniform sign design be submitted for approval by the Planning Manager;
12) Submit wetland application package to comply with Wetland Conservation Act;
13) National Pollutant Discharge Elimination System permit be submitted to the City Engineer and Manager of Building and Inspection;
14) Wetland area be field verified and hydrology calculations be submitted for approval by the City Engineer; and
15) Minnesota PCA Indirect Source Permit be obtained.

Should you have any questions regarding this action, please contact Robert Sharlin, Planner at 612-948-8925. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at 612-948-8930 to discuss the requirements for building permit application.

Sincerely,

Bob Hawbaker
Senior Planner

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city of
bloomington, minnesota

1800 West Old Shakopee Road • Bloomington MN 55431-3027 • (952) 563-8920 • FAX: 563-8949 • TDD: 563-8740

July 8, 2003

Richard A. Weiblen
Liberty Property Trust
10400 Viking Drive
Suite 130
Eden Prairie, MN 55344

RE: Case 4999A-03

Dear Mr. Weiblen:

At its regular meeting of July 7, 2003, the City Council approved a revised final development plan for a change in condition on parking ratio–Condition No. 12 of Case 4999F-00 at 5705, 5735 and 57775 West Old Shakopee Road to be revised to read:

12) To maintain adequate parking, office and other non-warehouse uses shall occupy no more than 80 percent of each development phase as shown on Figure A1 contained in Case 4999A-03.

and

Also, the development agreement as required in Condition 1 of Case 4999F-00 be amended to include the revised Condition No. 12.

Should you have any questions regarding this action, please contact Robert Sharlin, Planner at (952) 563-8925.

Sincerely,

Bob Hawbaker
Senior Planner

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