



# Development Review Committee

## Approved Minutes

Pre-Application, PL2016-25  
Meeting Date: March 15, 2016  
McLeod Conference Room  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

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### Staff Present:

|                                                |                                             |
|------------------------------------------------|---------------------------------------------|
| Laura McCarthy (Fire Prev, Chair) 952-563-8965 | Kent Smith (Assessing) 952-563-8707         |
| Randy Quale (Park & Rec) 952-563-8876          | Erik Solie (Env. Health) 952-563-8978       |
| Duke Johnson (Bldg & Insp) 952-563-8959        | Heidi Miller (Police) 952-563-4975          |
| Sandy Harvey (Bldg & Insp) 952-563-8958        | Glen Markegard (Planning) 952-563-8923      |
| Jen Desrude (Eng.) 952-563-4862                | Nick Johnson (Planning) 952-563-8925        |
| Tim Kampa (Utilities) 952-563-8776             | Eileen O'Connell (Pub. Health) 952-563-4964 |
|                                                | Mike Hiller (Planning) 952-563-4507         |

### Project Information:

|                      |                                                                                          |
|----------------------|------------------------------------------------------------------------------------------|
| Project              | HOM Furniture site and building modifications                                            |
| Site Address         | 7800 DUPONT AVE S, BLOOMINGTON, MN 55420<br>7850 DUPONT AVE S, BLOOMINGTON, MN 55420     |
| Plat Name            | HOLLINBECK ENTERPRISES ADDITION; HOLLINBECK ENTERPRISES ADDITION;                        |
| Project Description  | HOM Furniture proposes minor revisions to a Final Development Plan for a furniture store |
| Application Type     | Final Development Plan                                                                   |
| Staff Contact        | Nick Johnson<br>nmjohnson@BloomingtonMN.gov<br>(952) 563-8925                            |
| Applicant Contact    | HOM FURNITURE                                                                            |
| Post Application DRC | No.                                                                                      |

### Guests Present:

| Name                          | Email                                                                      |
|-------------------------------|----------------------------------------------------------------------------|
| Mike Brady, HOM Furniture     | <a href="mailto:mbrady@homfurniture.com">mbrady@homfurniture.com</a>       |
| Wayne Johansen, HOM Furniture | <a href="mailto:wjohansen@homfurniture.com">wjohansen@homfurniture.com</a> |

### Discussion/Comments:

- Nick Johnson (Planning):
  - The HOM Furniture project approved in December of 2015 is proposing to make some modifications.

- The basic modifications are to pull the west portion of the building back about 40 feet which would reduce the overall footprint of the building by about 12,000 square feet and to add about 30,000 square feet of basement in the east portion of the building. Overall the proposed changes will be a little over 8,000 square feet of additional total floor area. The applicants are hoping to process the changes administratively.
- Randy Quale (Park and Recreation):
  - No comment.
- Kent Smith (Assessing):
  - Platting will be required which triggers park dedication. Park dedication cannot be calculated until more concrete data is provided. Credits will be received for any building areas occupied within the last five years.
  - Johansen asked if the estimated park dedication numbers from the prior approval will be used. Markegard clarified there may be additional fees due to the 8,000 square foot increase. Smith added that 2016 park dedication rates may apply.
- Erik Solie (Environmental Health):
  - No comment.
- Sandy Harvey (Building and Inspection):
  - No comment.
  - Brady asked if they could make changes to the stairwells in their revised plans, Harvey stated they could and any changes would be reviewed to ensure they meet Code.
- Laura McCarthy (Fire Prevention):
  - No additional comments other than what was stated in previous meetings.
- Heidi Miller (Police):
  - No comment.
- Jen Desrude (Engineering/Traffic):
  - Clarified this will be a type II plat. Explained that once civil plans are received, where it is easier for staff to determine what are existing conditions and what are proposed changes, some of the comments on the summary sheet may or may not apply.
  - NE corner proof-of-parking spaces will likely not work as there does not appear to be adequate room. Need minimum of 20 feet if parking is on one side or 24 feet if parking is on both sides. Johansen clarified the proof-of-parking spaces shown are existing and would be removed to increase green space.
  - NW corner drive aisle is too wide and needs to be channelized as it is not safe, maximum width should be 36 feet. Desrude will provide non-residential driveway standard detail and suggested making it available to their civil engineer.
  - Stormwater management plan and Nine Mile Creek Watershed District approval are needed.
- Tim Kampa (Utilities):
  - Clarified the platting will create a single lot with one building and one owner.
  - A single water service to the building located where it will not be susceptible to freezing (heated portion) is preferred. Identified the water supply is on west side of building near the loading dock area. Split the service once inside.

- General comments for the civil plans are in the summary handout.
  - Contact Met Council as soon as possible as SAC determination may take longer than anticipated.
- Eileen O'Connell (Public Health):
  - No comment.
- Nick Johnson (Planning):
  - Any new and revised parking areas need to have code compliant parking islands.
  - Need updated landscape, lighting, and building elevations plans along with the civil documents.
  - Noted to keep this application as an administrative review, the expansion must be limited to five percent or less of the total floor area that was approved in December of 2015.
- Johansen commented on the exiting requirements. Duke Johnson stated that exiting requirements can be discussed in a private meeting with staff.



## Comment Summary

**Application #:** PL201600025

**Address:** 7800 DUPONT AVE S, BLOOMINGTON, MN 554207850 DUPONT AVE S, BLOOMINGTON, MN 55420.

**Request:** **HOM Furniture proposes minor revisions to a Final Development Plan for a furniture store**

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

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**Planning Review - Pre-App Contact:** Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Provide an updated landscape plan reflecting site changes demonstrating compliance with City Code.
- 2) Provide updated building elevations with code-compliant materials listed.
- 3) Provide an updated lighting plan reflecting site changes. New parking areas must have minimum illumination of 2.0 footcandles.
- 4) Parking islands required for new/modified parking areas. Must be 8 feet in width and be 3 feet shorter than the adjacent stall. Parking island tree required.
- 5) Maximum floor area increase for application to be reviewed as a minor revision (5% or less) is 8,173 square feet, resulting in a maximum total floor area of 171,633 square feet.

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

- 1) See DRC minutes on 08/11/15 & 10/20/15 for additional comments.
- 2) Currently there are two fire department connections (FDC) Prefer 1 FDC for the entire building.
- 3) Maintain emergency vehicle turning radius throughout the property.

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

- 1) 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.

- 2) Private common driveway/access easement/agreement must be provided.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) A Tier 2 Transportation Demand Management (TDM) checklist is required.
- 7) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, [sjenkins@BloomingtonMN.gov](mailto:sjenkins@BloomingtonMN.gov)) for permit information.
- 8) 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.
- 9) Connection charges shall be due prior to issuance of utility permits – dollar amount to be determined.
- 10) Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.

**Other Departmental Review - Pre-App Contact:** at ,

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

- 1) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 2) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 3) Show location of a bike rack and bike rack detail on the plan.
- 4) All signing to be installed outside of city right-of-way.
- 5) Furnish a construction traffic control plan. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits. Plan will be required for any work or connections effecting the public roadway.
- 6) Add notes to plan:
  - All parking stalls to be painted with white striping.
  - All construction and post-construction parking shall be on-site – no on-street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)
  - All public sidewalks shall not be obstructed.
  - Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)

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

- 1) Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 2) Is all the parking on the property? The northeast quad looks like part of it is not and there is no setback from the property line.

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

- 1) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
  - o Stormwater Rate Control – No net increase in runoff.
  - o Storm Water Volume Control – no increase in volume.
  - o Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP)  
<http://bloomingtonmn.gov/cityhall/dept/pubworks/engineer/waterres/mgmtplan/surfacewtr/surfacewtr.htm>
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 3) An erosion control bond is required.
- 4) List erosion control maintenance notes on the plan.
  - o Erosion Control BMP locations shown on the plan.
  - o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).
  - o Use of updated City of Bloomington Standard Details from the City of Bloomington website: <http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division>
  - o No bales allowed for inlet protection and/or ditch checks.
  - o All materials shall meet MnDOT approved materials list: [www.mrr.dot.state.mn.us/materials/apprprod.asp](http://www.mrr.dot.state.mn.us/materials/apprprod.asp)
  - o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.
  - o Include turf establishment plan.
- 5) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))

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

- 1) It looks like the existing water service will need to be altered at the northwest corner of the building, as it will be in the new loading dock area.
- 2) The water meter for the new building must be located in a heated space where the line enters the building.

- 3) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 4) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 5) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 6) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 7) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 8) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 9) An inspection manhole is required on all commercial sewer services (add one on the service to the 7800 building).
- 10) Use standard short cone manholes without steps.
- 11) Install interior chimney seals on all sanitary sewer manholes.
- 12) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 13) 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.
- 14) Use schedule 40, SDR 26, or better for PVC sewer services.
- 15) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 16) 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.

**Assessing Review - Pre-App Contact:** Kent Smith at [ksmith@bloomingtonmn.gov](mailto:ksmith@bloomingtonmn.gov), (952) 563-4975

- 1) Park dedication will be required if property has to be re-platted. Our office cannot calculate that number until we have more concrete data. You will receive credit for any building areas occupied within the last five years.