



Development Review Committee

Approved Minutes

Pre-Application, PL202400147

Meeting Date: August 13, 2024

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Mike Thissen (Env. Health)	952-563-8981
Laura McCarthy (Fire Prev)	952-563-8965	Glen Markegard (Planning)	952-563-8923
Pete Miller (Fire Prev.)	952-563-8967	Michael Centinario (Planning)	952-563-8921
Kelly Beyer (Bldg & Insp)	952-563-4519	Liz O'Day (Planning)	952-563-8919
Tim Kampa (Utilities)	952-563-8776	Elliott Brooks (Planning)	952-563-8917
Jordan Venness (Utilities)	952-563-4533	Kareem Sherard (Planning)	952-563-4739
Kevin Toskey (Legal)	952-563-4889	Nick Johnson (Planning)	952-563-8925
Nicholas Redmond (Legal)	952-563-8784		
Jason Heitzinger (Assessing)	952-563-4512		

Project Information:

Project	3901 Minnesota Drive - PDP/FDP - Pre-App
Site Address	3901 MINNESOTA DR, BLOOMINGTON, MN 55435
Plat Name	MINNESOTA CENTER 2ND ADDITION;
Project Description	Preliminary and final development plans to develop a multiple-family residential building with commercial space at 3901 Minnesota Drive.
Application Type	Preliminary Development Plan Final Development Plan Rezoning
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Collin Kaas - <NO PRIMARY PHONE> collink@kaaswilson.com
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202400147" into the search box.

Guests Present:

Name	Email
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Brian Bochman (Enclave Companies)	
David Bade (Westwood)	
Collin Kaas (Kaas Wilson Architect)	
Pete Costanzo (Lead designer)	

Josh McKinney (Development Consultant)

INTRODUCTION –

Mike Centinatio gave the introduction for the project, a mixed use building on France Ave and Minnesota Drive, a prominent site in the City. The development would included commercial as well as 259 residential units. Soil onsite is contaminated which brings extra challenges.

Discussion/Comments:

PLEASE NOTE: Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Jason Heitzinger (Assessing):
 - When this was originally platted there was no deferment of park dedication, so no comments at this time.
- Mike Thissen (Environmental Health):
 - Standard approval reviews for restaurant, pool, rental licensing, and odor control for any restaurant.
 - There is a monitoring well that is unsealed that will need to be resolved.
- Kelly Beyer (Building and Inspection):
 - Please set up meeting with B&I once you have your architect plans.
- Laura McCarthy / Pete Miller (Fire Prevention):
 - Fire department emergency vehicle access is challenging for the site and will additional discussion.
 - See plans for additional comments.
- Kevin Toskey/Nicholas Redmond (Legal):
 - No comments at this time regarding the issue of EAW.
- Brian Hansen (Engineering):
 - Provide trip generation numbers for the site as the access proposed is different than previous plans.
 - Permit from Nine Mile Creek Watershed District required.
 - Stormwater Management Plan for the site required.
 - Make sure transportation easement along France Ave is identified in future plans.
- Jordan Vennes (Utilities):
 - City is investigating a City SAC program and it is possible this project would be subject to the fee depending on timelines.
- Mike Centinario (Planning):
 - The site is zoned and guided for office use. Project is inconsistent with this designation, and to accommodate the development there are two options: to Reguide/rezone the site alone, or to collaborate with Minnesota Center owners to consent to rezone their property to the same zoning district as 3901 and treat both sites as a single planned development.

- Staff is actively investigating environmental review and it is promising that regarding the site potentially would not require an EAW (Environmental Assessment Worksheet). Will continue to look into this process with Metropolitan Council.
 - Affordable Housing Ordinance requires 9 percent of units to be affordable at 60 percent AMI (area median income) with incentives for greater affordability. If the applicant is interested in fee-in-lieu these incentives would not be automatically included in the process. Development flexibility would have to be reviewed through the planned development process instead.
 - City code requires more parking than is shown on plans, and the Minnesota Center has a parking easement granting them the use of 100 non-exclusive stalls. A parking study may be required depending on how the affordability incentives.
 - Be mindful of rendering with the reduced setback on France Ave and finding for the development flexibility for a reduced setback will need to be met.
- Applicant Discussion and Questions:
 - Bochman said his team met with the Minnesota Center was open to zoning change but want more information from staff to understand pros and cons to the changes.
 - Bochman said the applicant's legal team is also investigating the EAW process.
 - Centinario said the Planned Development process between the two sites shouldn't introduce any challenges that don't already exist on the site.
 - Kaas asked regarding how best to handle a defensible stance on reduced setbacks. Centinario said there were no concerns from a zoning perspective but we want to be mindful that it is a significant reduction from the minimum requirement.
 - McKinney asked about the transit easement on France and what is the intent? Hansen said it would be a stop or some sort of transit facility. It is reserved for transit amenities. If there are issues we would have to have a discussion with Met Transit.