



Development Review Committee

Approved Minutes

Pre-Application, PL2024-98

Meeting Date: June 18, 2024

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jennifer Blumers (Assessing)	952-563-8706
Laura McCarthy (Fire Prev)	952-563-8965	Erik Solie (Env. Health)	952-563-8978
Kelly Beyer (Bldg & Insp)	952-563-4519	Mike Thissen (Env. Health)	952-563-8981
Nicole Kastern (Bldg & Insp)	952-563-8503	Dakota Crowell (Planning)	952-563-8926
Julie Long (Eng)	952-563-4865	Nick Johnson (Planning)	952-563-8925
Jordan Venness (Utilities)	952-563-4533	Elliott Brooks (Planning)	952-563-8917
Kevin Toskey (Legal)	952-563-4889	Michael Palermo (Port)	952-563-8924
Desmond Daniels (Police)	952-563-8848	Luke Sponable (Port)	952-563-8755
Jason Heitzinger (Assessing)	952-563-4512	Veronica Martinez (Bldg & Insp)	952-563-8504

Project Information:

Project	Lyndale Flats II PLAT, RZ, PDP, FDP - 10301 Lyndale Ave S - Pre-App
Site Address	10301 Lyndale Ave S, Bloomington, MN 55420
Plat Name	Unplatted
Project Description	Type 1 Preliminary and Final Plat, Rezoning and Preliminary and Final Development Plan for construction of an 80-unit apartment building located at 10301 Lyndale Ave S.
Application Type	Preliminary Plat - Type I Final Plat - Type I Rezoning Preliminary Development Plan Final Development Plan
Staff Contact	Dakota Crowell - dcrowell@BloomingtonMN.gov (952) 563-8926
Applicant Contact	MWF PROPERTIES LLC - mattyetzer@mwfproperties.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 "PL202400098" into the search box.

Guests Present:

Name	Email
------	-------

Matt Yetzer	mattyetzer@mwfproperties.com
-------------	------------------------------

INTRODUCTION –

Dakota Crowell (Planning) - MWF Properties, LLC is proposing to develop an 80-unit affordable multi-family apartment building. The proposed development would have a mix of units affordable at 30%, 50%, 60% and 70% AMI, and have a mix of unit types. Common amenities include underground parking, a fitness center, a community room, on-site management and in-unit laundry facilities. The proposal would remove and redevelop the existing duplex on the parcel.

Discussion/Comments:

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

- Renae Clark (Park and Recreation):
 - Unable to attend but informed Brian Hansen they had no comments.
- Jason Heitzinger (Assessing):
 - Assessing has calculated a park dedication fee of \$136,500 on this project. This number is subject to change if we receive any new information on the project.
- Erik Solie/Mike Thissen (Environmental Health):
 - Erik: Obtain a City of Bloomington rental license for the facility prior to final occupancy.
 - Mike: Is there a privacy fence right now between this property and Crestwood Trailer Park on the north side? If not, is that something that will be there?
 - Applicant: Have not gotten to that level of detail yet, but it's something we can look at.
- Kelly Beyer (Building and Inspection):
 - See general comments, just a couple to highlight. Make sure to apply for the SAC determination through Met Council once you have your plans ready.
 - Also, a meeting prior to building permit submittal will be needed when the architectural plans are about 80% complete. We can go over any code issues that we see or any questions that either of us might have.
- Laura McCarthy (Fire Prevention):
 - See general comments.
 - One comment to highlight is the fire department access and not have a dead end. On the plan, a hammerhead was proposed. However, they are notorious for piling up snow for parking cars, have not had good success with these concepts.
 - One concept that was mentioned was the turn around turning radius mountable curve, that will not work on this site.
 - Is there a way to do a turnaround where the driveway is going into the parking garage? If that side can be expanded, is it possible to move some of the parking spaces that are currently on the southeast corner, move them to the north and create a turnaround that also encompasses the driveway for going into the parking garage? Without conflicting with all the other entities, would this be possible? Aware there is green space and all sorts of other things that must be considered.

- Applicant: Will have to discuss it with the architect team to see what is feasible. The feedback received has been that is too tight in that area but will be discussed with the team one more time. Will discuss the option presented and/or other ideas.
- Laura: Engineering and planning will weigh in on that because of the green space. This is just a consideration but needs to meet the requirements of the other divisions. Would like to continue to explore this idea for the fact that the dead-end does not work for us (fire department), and the hammerhead becomes challenging in Minnesota.
- Applicant: Thank you for the comments.
- Desmond Daniels (Police):
 - No comments
- Brian Hanson (Engineering):
 - See general comments.
 - Stormwater management, the site will need to meet the city's surface water management plan. Stormwater management plan that meets those requirements will be required as you move forward.
 - From the traffic side, all traffic for construction needs to be managed on site, this includes deliveries.
 - All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
 - If there are any sidewalk closures along Lyndale Ave. that extend for any amount of time beyond like a connection to utility connection or something like that, closure won't be allowed. If there is going to be extended closures or impacts on sidewalks just a standard closure with a detour will not be allowed, will need to have something more robust in place to allow pedestrian access.
 - See general comments for planning processes
- Jordan Venness (Utilities):
 - On behalf of Tim Kampa, one main thing to highlight for utilities is that there are some capacity issues downstream of the proposed development.
 - Get a SAC determination from Met Council and provide us with the flow information so it can be determined whether there is adequate capacity.
 - The city is working on a city SAC program and depending on the status of this development, applicants may be able to participate.
- Brian Hansen (Engineering):
 - An additional comment regarding planning, right-of-way dedication is required on the final plat. Planned widened ROW is 100 feet requiring dedication of 50 feet from centerline.
- Kevin Toskey (Legal):
 - Required deed restriction on the affordable units for 20 years unless there is a TIF or any public assistance.
- Jason Heitzinger (Assessing):
 - Confirmed with Brian that a duplex currently exists. There is an existing credit, and the revised park dedication fee is going to be \$126,300.00.

- Dakota Crowell (Planning):
 - Through this proposal planning was advising a rezoning to RM50, and with the OHO (Opportunity Housing Ordinance) incentives, they could use the density bonus and get an additional floor to go up to four floors (currently the building height is three floors).
 - Parking related comments. In the plan the parking reduction may qualify for 20% or 25%. Based on what I have it would meet the 10% parking reduction, that would bring it down to 121 stalls (94 stalls currently proposed). Planning can work with applicant; most likely additional parking will be needed.
 - RM-50 requires a 40ft setback from the right of way.



Comment Summary

Application #: PL2024-98

Address: 10301 LYNDAL AVE S, BLOOMINGTON, MN 55420

Request: **Type 1 Preliminary and Final Plat, Rezoning and Preliminary and Final Development Plan for construction of an 80-unit apartment building located at 10301 Lyndale Ave S.**

Meeting: Pre-Application DRC - June 18, 2024

NOTE: All comments are not listed below.

Please review all plans for additional or repeated comments.

Planning Review - Pre-App Contact: Dakota Crowell at dcrowell@BloomingtonMN.gov, (952) 563-8926

- 1) Based on current unit configuration, the project could qualify for a 10% parking reduction for 121 parking stalls needed.
- 2) RM-50 requires a 40 foot setback along a street.
- 3) Side yard setback is based on building height. With a 17 foot setback, building height could not exceed 58 feet.
- 4) Exterior lighting plan would need to comply with 21.301.07
- 5) Landscaping plan would need to comply with 21.301.15
- 6) Solid waste containers must be stored in fully enclosed space and attached to principal structure per 21.301.17
- 7) See full list of code requirements in sections 21.203.08 and 21.302.09

Building Department Review - Pre-App Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Building plans must be signed by a MN licensed architect.
- 4) SAC review by MET council will be required.
- 5) Provide a detailed code analysis with the plans.
- 6) When plans are 80% complete please contact Building & Inspections to set up a Building Code review.

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

- 1) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require additional annunciator panels and lock boxes.
- 4) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 5) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 6) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

- 7) Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.
- 8) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 9) Building/property shall be adequately signed for emergency response.

Environmental Health Review - Pre-App Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Obtain a City of Bloomington rental license for the facility prior to final occupancy.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) The City's Comprehensive Sewer Plan and modeling shows that the sewer mains downstream of this proposed development had already been identified as having inadequate capacity to serve proposed development starting in year 2027 out to 2040+. It is assumed that this development would cause proposed peak flow rates to exceed the City's threshold for acceptable flow in those downstream pipes. Please submit a Met Council SAC determination so that the flows can be modeled to confirm this assumption. This development should expect to participate in providing funding for the needed sewer capacity upgrades.

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

- 1) Show erosion control BMP locations on the plan.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) An erosion control bond is required.
- 4) List erosion control maintenance notes on the plan.
- 5) Provide a turf establishment plan.
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 11) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 12) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 13) A Minnesota licensed civil engineer must design and sign all civil plans.

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

- 1) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 2) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

- 4) Provide trip generation numbers for the site using ITE Trip Generation Standards.

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

- 1) Public drainage/utility and easements must be provided on the plat as approved by City Engineer.
- 2) Consent to plat form is needed from any mortgage companies with property interest.
- 3) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 4) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 5) Right-of-way dedication is required on the final plat. Planned widened ROW is 100 feet requiring dedication of 50 feet from centerline.
- 6) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 7) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 8) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.

Assessing Review – Pre-App Contact: Jason Heitzinger at jheitzinger@BloomingtonMN.gov, (952) 563-8707

- 1) Assessing has calculated a park dedication fee of \$136,500 on this project. This number is subject to change if we receive any new information on the project.