



# Development Review Committee

## Approved Minutes

Pre-Application, PL201700233

Meeting Date:

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

---

### Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965

Nick Johnson (Planning) 952-563-8925

Bernadette Gillespie (Bldg & Insp) 952-563-4709

Jen Desrude (Eng.) 952-563-4862

Kent Smith (Assessing) 952-563-8707

Heidi Miller (Police) 952-563-4975

Amanda Moe (Bldg & Insp) 952-563-8961

### Project Information:

Project	900 unit Self-storage building at 101 West American boulevard
Site Address	101 American Boulevard West
Plat Name	REGISTERED LAND SURVEY NO 861;
Project Description	Conditional Use Permit for a three story, 900 unit, 116,460 square foot self-storage and a preliminary and final plat to create a platted parcel.
Application Type	Conditional Use Permit Type III Preliminary or Final plat
Staff Contact	Nick M. Johnson <a href="mailto:nmjohnson@bloomingtonMN.gov">nmjohnson@bloomingtonMN.gov</a> , (952) 563-8925
Applicant Contact	Josh Davis, Vice President of Pamlico Investments (720) 800-2142 <a href="mailto:josh@pamlicoinvest.com">josh@pamlicoinvest.com</a>
Developer	
Post Application DRC	YES

### Guests Present:

#### Name

Joshua Davis

Chris Whitehouse

Brady Busselman

Adam Beesch

#### Email

[josh@pamlicoinvest.com](mailto:josh@pamlicoinvest.com)

[cwhitehouse@djr-inc.com](mailto:cwhitehouse@djr-inc.com)

[bbusselman@sambatek.com](mailto:bbusselman@sambatek.com)

[abeesch@fendlerpatterson.com](mailto:abeesch@fendlerpatterson.com)

## **INTRODUCTION – Nick Johnson, Planner:**

The applicant requests a Conditional Use Permit for a three story, 900 unit, 116,460 square foot self-storage and a preliminary and final plat to create a platted parcel (currently unplatted). There would be a single access to American Boulevard with circulation around the building. An access easement is proposed for the eastern properties, should they be redeveloped. 11,639 square feet of RV storage is proposed to the rear of the building. Proposed office hours are 9:30 AM to 6:00 PM Monday through Friday, 8:30 AM to 5:00 PM Saturday and 11:00 AM to 3:00 PM Sunday. The facility will include video surveillance and security alarm systems.

Applicant mentioned that prior to DRC, L. Pease and applicant worked on development. The three parcels to the east will not be orphaned by the redevelopment of the subject parcel. To meet the requirements of B-2 zoning, the parcels could be combined to meet minimum lot size requirement and will share access with the subject property. Since the applicants don't know the future use or traffic generation, they are showing that the site can still be functional. They are showing access for fire truck access as well.

## **Discussion/Comments:**

- Kent Smith (Assessing):
  - The requirement to plat the property triggers park dedication. Based on preliminary information from planning, an estimate would be approximately \$16,000. We will need a park dedication intake form filled out to calculate the actual number.
  
- Nick Johnson, on behalf of Erik Solie (Environmental Health):
  - E. Solie not present. Comment given to N. Johnson that a well is on-site that will have to be sealed. The information/documentation for this was given to the applicant. Contact Erik Solie if there are any procedural questions.
  
- Bernadette Gillespie (Building and Inspection):
  - Demolition permit will be required. The well shall be sealed prior to permit approval and utility shut off as well.
  - Questioned applicant as to how many parcels are there currently.
    - Applicant responded that it is one individual parcel. They took the three parcels (to the east) to show they are non-orphaned.
  
- Laura McCarthy (Fire Prevention):
  - See comment summary.. Asked applicant what security provisions will be on site (gates etc.).
    - Applicant answered it will depend on whether or not RV parking will be provided. If it will, applicant will be installing lift gates. Knox boxes would be provided with proper keys to unlock/open gates.
      - L. McCarthy – if gates and other security measures are going to be installed, FM office will review prior to installation.
  - Work with utilities on the water supply and placement of hydrantsh Hydrant covered shall be provided within a 150-foot radius of any portion of the building and within 50' of the building's fire department
  - Building is required to be sprinklered. Fire Prevention and Public Works will work with applicant to maximize the hydrant spacing and coverage. . If continues to be
  - Standpipes shall be provided in structures that are 3 stories or higher.

- Radio communications shall meet the requirements of Appendix L found in the 2015 Minnesota State Fire Code. .
- Heidi Miller (Police):
  - There is a program called Crime Free Multi-storage. She would like to work with the owner to implement the provisions found in the Crime Free Multi-Storage program his program helps to prevent opioid and other addicts from taking up residence in multi-storage facility.
- Jen Desrude (Engineering):
  - Since there is no engineered plan, everything is on the comment summary. The planned widened right-of-way of 30 feet is for a future lane expansion on American Boulevard so will work with applicant to make sure driveway will work with future plans. They will want to overlay City plans for American Boulevard widening to ensure proper driveway configuration.
  - 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 comments on comment summary.
  - 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.
  - Provide a sidewalk connection from the building to public sidewalk or street.
- Nick Johnson (Planning):
  - City Code requires 27 parking stalls for the quantity of storage units proposed within the facility. Additional parking will be required for office space (1 stall per 285 square feet of office). Compliance with parking requirements (Sec. 21.301.06) must be demonstrated.
  - Once architectural plan is in place and they know the square footage of office, we can get numbers for that. Applicant asked what they would be looking for, i.e. proof of parking. This does give the City legal authority to make them build it. Applicant asked about credit for internal parking. These can be credited per N. Johnson, based on floor plan, maneuvering, etc.
  - With respect to landscaping, the site requires 48 trees and 119 shrubs, which must be dispersed throughout the site. 50% of the frontage of a building facing a public street should be landscaped with foundation plantings.
  - No wall adjacent to or visible from public streets or abutting property shall exceed 100 feet in length without visual relief by means of a vertical reveal at least one foot in depth and ten feet in width, a perceptible change in wall angle or a corner (Sec. 19.61.01(d)).
  - Parking island is required at end of parking row. All islands must have one deciduous tree, eight feet in internal width, and be three feet shorter than the adjacent parking stall per Sec. 21.301.06(c)(2)(H) of the City Code.
- B. Gillespie mentioned that a SAC Determination will be required as well.
- N. Johnson asked about the time schedule. Right now, applicants are looking at formal application on December 6<sup>th</sup>. Most materials will be submitted electronically except for wet signatures.
- K. Smith asked if leasing or option to acquire site. Applicant said they have option to acquire.
- Applicant asked about parking requirements. Planning will work with the applicant after the meeting.



## Comment Summary

**Application #:** PL201700233

**Address:** 101 American Boulevard West, Bloomington, MN 55420

**Request:** **Conditional Use Permit for a three story, 900 unit, 116,460 square foot self-storage and a preliminary and final plat to create a platted parcel.**

**Meeting:** Pre-Application DRC – November 7, 2017

---

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

- 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) A three-foot high screen for parking areas adjacent/visible to public streets is required (Sec. 19.52(d)(3-4)).
- 3) Self-storage facility must comply with the operational requirements of Section 19.61.01(f) of the City Code.
- 4) City Code requires 27 parking stalls for the quantity of storage units proposed within the facility. Additional parking will be required for office space (1 stall per 285 square feet of office). Compliance with parking requirements (Sec. 21.301.06) must be demonstrated.
- 5) The site requires 48 trees and 119 shrubs, which must be dispersed throughout the site. 50% of the frontage of a building facing a public street should be landscaped with foundation plantings.
- 6) Site must comply with exterior lighting standards in Section 21.301.07 of the City Code. Parking surfaces must have a minimum of 1.5 foot-candles (can be reduced by 50% along perimeter), and primary building entrances must have a minimum of 7.0 foot-candles of illumination.
- 7) Interior trash and recycling must be provided according to Section 19.51 of the City Code and the MN State Building Code. A minimum of 164 square feet must be provided.
- 8) The open storage area must be secured via gate arms, gates, or similar devices. Access must be coordinated with the Fire Marshal.
- 9) City Code requires 10% of land area must be dedicated to open storage - 10,744 square feet in this case. Approximately 11,730 square feet is provided.
- 10) Exterior materials must meet Sections 19.63.08 and 19.61.01 of the City Code.
- 11) No wall adjacent to or visible from public streets or abutting property shall exceed 100 feet in length without visual relief by means of a vertical reveal at least one foot in depth and ten feet in width, a perceptible change in wall angle or a corner (Sec. 19.61.01(d)).
- 12) A minimum 20 foot landscape yard is required along all street frontages.

- 13) Parking island is required at end of parking row. All islands must have one deciduous tree, eight feet in internal width, and be three feet shorter than the adjacent parking stall per Sec. 21.301.06(c)(2)(H) of the City Code.
- 14) All rooftop equipment must be screened per Section 19.52.01 of the City Code
- 15) Signage must comply with the regulations of the Class IV Sign District (Sec. 19.113 of the City Code).

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

- 1) All fences higher than 7' require a building permit and meet MN State wind load requirements.
- 2) Electrical permit required for any powerization of gate or lights.
- 3) Will need to provide further building information for more detailed Plan Review.

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

- 1) Proposed gates and other security measures shall be reviewed by the FM office.

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

- 1) Show existing curb and sidewalk along American Blvd
- 2) Will need a commercial driveway apron. Remove existing driveway opening and replace with colored stamped concrete to match existing.
- 3) In future, sidewalk will need to move so it is not curb walk.
- 4) Show ADA stalls
- 5) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 6) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 7) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 8) 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.
- 9) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 10) Show and label all property lines and easements on all plan sheets.

- 11) Provide a sidewalk connection from the building to public sidewalk or street.
- 12) If corner will not be redeveloped, linetypes will need to be adjusted to differentiate future development vs. currently proposed
- 13) Alignment of internal parking and access area will need to consider proper screening for vehicles as they enter and exit

**PW Admin Review - Pre-App Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto: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) 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.
- 3) Consent to plat form is needed from any mortgage companies with property interest.
- 4) Right-of-way dedication is required on the final plat.
- 5) Public drainage/utility and easements must be provided on the plat.
- 6) Private common driveway/access easement/agreement must be provided.
- 7) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) 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.
- 10) Overlay City plans for American Boulevard widening to ensure proper driveway configuration.

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

- 1) 10' sidewalk/bikeway easement desired
- 2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 3) 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.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) 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.
- 4) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 10) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 11) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a hydrant within 50' of the building fire connection that is accessible to a fire truck.
- 12) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 13) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 14) An inspection manhole is required on all commercial sewer services.
- 15) Use standard short cone manholes without steps.
- 16) Install interior chimney seals on all sanitary sewer manholes.
- 17) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 18) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 19) 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.
- 20) Use schedule 40, SDR 26, or better for PVC sewer services.

- 21) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. The water service must be metered at the point where it enters the building.
- 22) 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.

**Water Resources Review - Pre-App Contact:** Steve Segar at [ssegar@BloomingtonMN.gov](mailto:ssegar@BloomingtonMN.gov), (952) 563-4533

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) Check with the Minnesota Pollution Control Agency to determine if the use on this site will require coverage under the MPCA NPDES Industrial site stormwater permit program.
- 7) An erosion control bond is required.
- 8) Show erosion control BMP locations on the plan
- 9) List erosion control maintenance notes on the plan.
- 10) Provide a turf establishment plan
- 11) 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 12) 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))

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

- 1) Provide documentation that existing 4", 241' deep well is functioning or properly sealed according to State statute.

Provide documentation that existing 4", 241' deep well is functioning or properly sealed according to State statute.

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

- 1) The requirement to plat the property triggers park dedication. Based on preliminary information from planning, an estimate would be approximately \$16,000. We will need a park dedication intake form filled out to calculate the actual number.

# DEVELOPMENT SUMMARY

## WEST SITE:

GROSS PARCEL AREA	2.72 AC	118,626 SF
ROW DEDICATION	0.26 AC	11,218 SF
NET PARCEL AREA	2.46 AC	107,408 SF
RV STORAGE AREA (12'x30' STALLS)	28	
RV STORAGE AREA REQUIRED (10%)	10,741 SF	
RV STORAGE AREA PROVIDED	11,639 SF	

PARKING (9'x18' STALLS)	27	
(INCLUDES 4 INTERNAL SPACES)		
(900 UNITS @ 3 STALLS/UNIT)		

IMPERVIOUS AREA	81,214 SF	76%
-----------------	-----------	-----

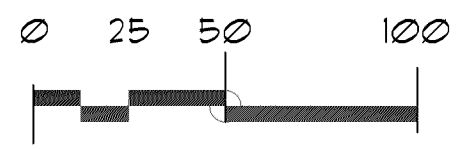
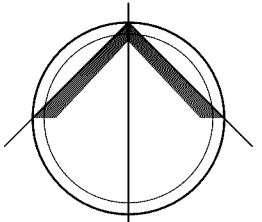
## EAST SITE:

10' sidewalk/bikeway easement desired

AREA	1.4 AC	61,031 SF
PARKING (9'x18' STALLS)	68	
PARKING REQUIRED 1 STALL/185 SF BLDG		
68=12,500 SF/185		
IMPERVIOUS AREA	39,216 SF	64%
FLOOR AREA RATIO		0.22

A three-foot high screen for parking areas adjacent/visible to public streets is required (Sec. 19.52(d)(3-4)).

RV STORAGE AREA

# AMERICAN BOULEVARD STORAGE

BLOOMINGTON, MN

Electrical permit required for any powerization of gate or lights.

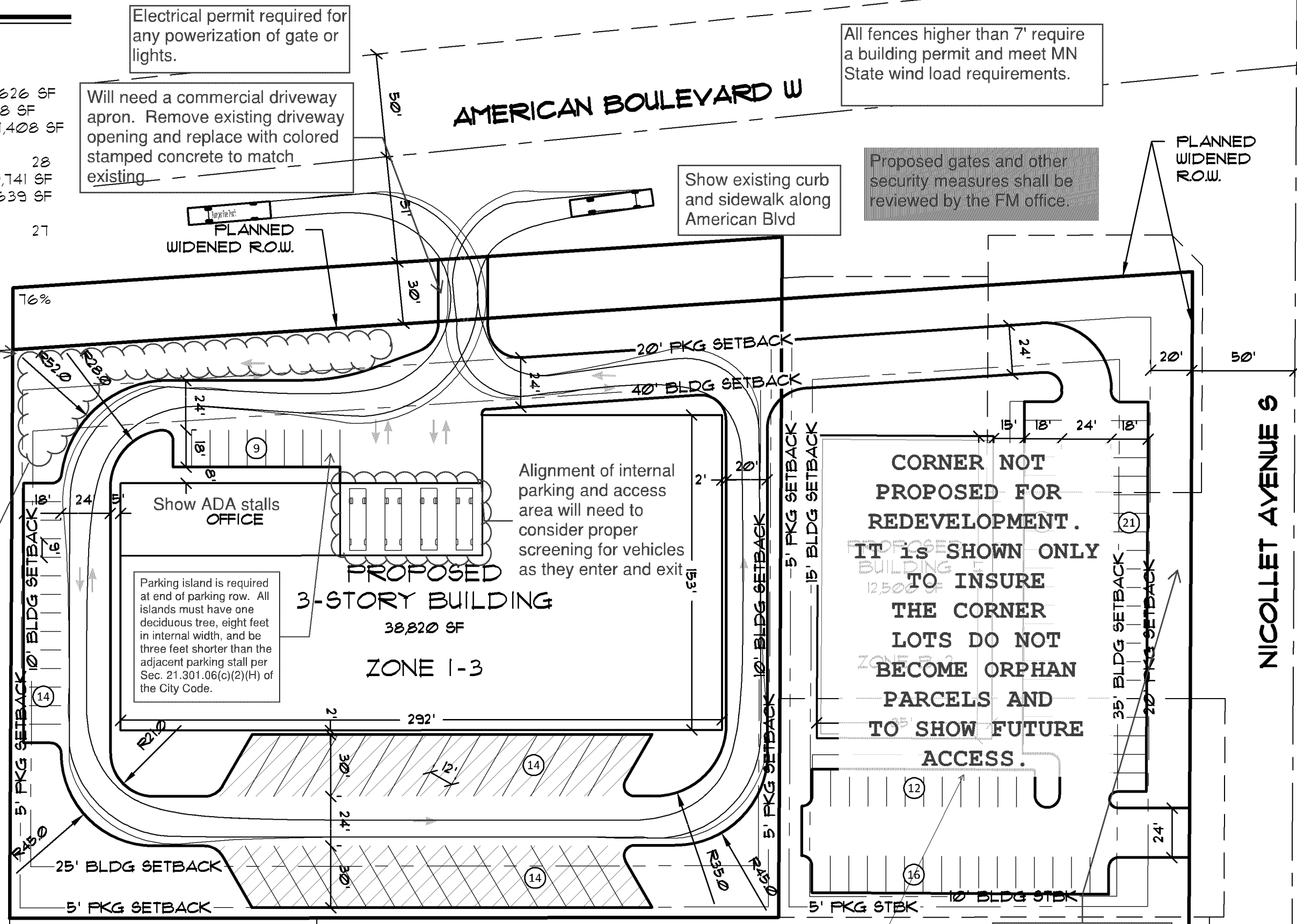
Will need a commercial driveway apron. Remove existing driveway opening and replace with colored stamped concrete to match existing.

All fences higher than 7' require a building permit and meet MN State wind load requirements.

Show existing curb and sidewalk along American Blvd

Proposed gates and other security measures shall be reviewed by the FM office.

PLANNED WIDENED R.O.W.



**CORNER NOT PROPOSED FOR REDEVELOPMENT. IT IS SHOWN ONLY TO INSURE THE CORNER LOTS DO NOT BECOME ORPHAN PARCELS AND TO SHOW FUTURE ACCESS.**

Parking island is required at end of parking row. All islands must have one deciduous tree, eight feet in internal width, and be three feet shorter than the adjacent parking stall per Sec. 21.301.06(c)(2)(H) of the City Code.

Alignment of internal parking and access area will need to consider proper screening for vehicles as they enter and exit.

If corner will not be redeveloped, linetypes will need to be adjusted to differentiate future development vs. currently proposed

In future, sidewalk will need to move so it is not curb walk.

10/30/2017



# DEVELOPMENT SUMMARY

## WEST SITE:

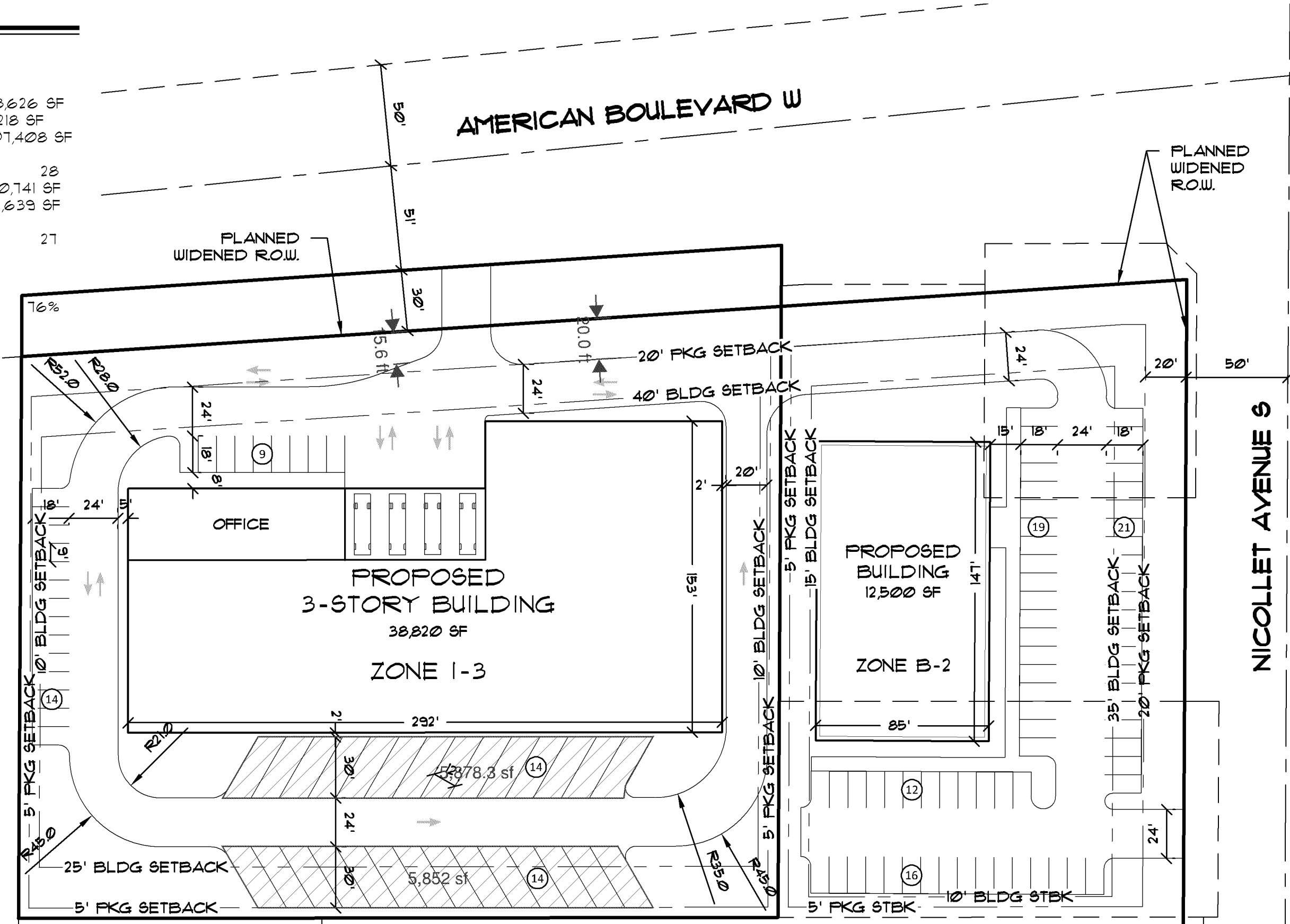
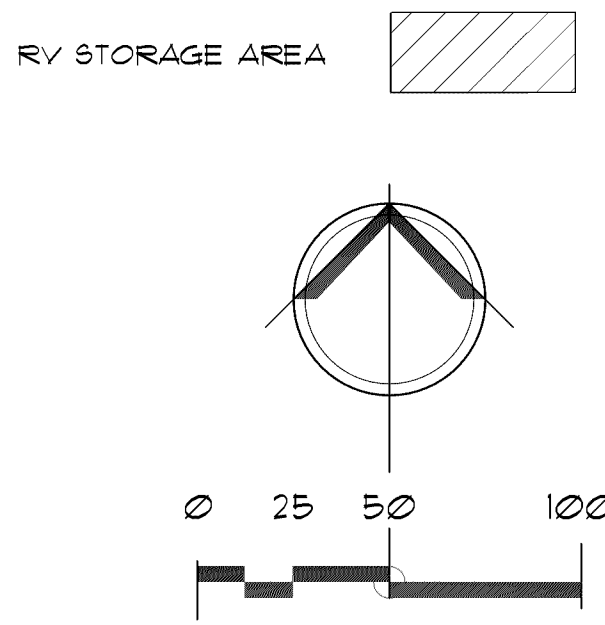
GROSS PARCEL AREA	2.72 AC	118,626 SF
ROW DEDICATION	0.26 AC	11,218 SF
NET PARCEL AREA	2.46 AC	107,408 SF
RV STORAGE AREA (12'x30' STALLS)		28
RV STORAGE AREA REQUIRED (10%)		10,741 SF
RV STORAGE AREA PROVIDED		11,639 SF

PARKING (9'x18' STALLS)		27
(INCLUDES 4 INTERNAL SPACES)		
(900 UNITS @ 3 STALLS/UNIT)		

IMPERVIOUS AREA	81,214 SF	76%
-----------------	-----------	-----

## EAST SITE:

AREA	1.4 AC	61,031 SF
PARKING (9'x18' STALLS)		68
PARKING REQUIRED 1 STALL/185 SF BLDG		
68=12,500 SF/185		
IMPERVIOUS AREA	39,216 SF	64%
FLOOR AREA RATIO		0.22



# AMERICAN BOULEVARD STORAGE

Will need to provide further building information for more detailed Plan Review.

10/30/2017

BLOOMINGTON, MN

