

Approved Minutes

City of Bloomington
Development Review Committee
April 28, 2015

McLeod Conference Room
Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair, 952-563-8965	Erik Solie (Environmental Health) 952-563-8978
Duke Johnson (Bldg. & Inspection) 952-563-8959	Kent Smith (Assessing) 952-563-8707
Mike Selon (Bldg. & Inspection) 952-563-8964	Londell Pease (Planning) 952-563-8926
Jen Desrude (Engineering) 952-563-4862	Michael Centinario (Planning) 952-563-8921
Denise Dargan (Engineering) 952-563-4629	Dave Boberg (Environmental Health) 952-563-8972

<i>Item #2: Formal</i>	France and Old Shakopee - Park Place Restaurants
<i>Site address</i>	10700 France Avenue
<i>PC Hearing</i>	5/21/2015
<i>Application type</i>	Conditional Use Permit
<i>Case number</i>	8926BCD-15
<i>Staff contact</i>	<u>Centinario, Michael</u> Ext. 8921
<i>Proposal</i>	<p>The property owner is seeking three Conditional Use Permits for three restaurants in the Park Place on France Development at France Avenue and Old Shakopee Road.</p> <p>The restaurant type and number of seats are as follows:</p> <ol style="list-style-type: none"> 1. Quick serve Mexican grill - 70 indoor/20 outdoor seats 2. Quick serve pizza - 70 indoor/20 outdoor 3. Neighborhood casual dining and bar - 167 indoor seats and 50 rooftop patio seats
<i>Plat name</i>	Lot 2, Block 1, Bloomdale Redevelopment
<i>Decision maker</i>	Planning Commission
<i>Reviews</i>	DRC; Planning Commission
<i>Contact 1 name</i>	Jay Scott > JayScott@solomonre.com > PH: 651.336.6060
<i>Contact 1 address</i>	Park Place on France, LLC 6331 Blue Cir. Drive #150 Minnetonka, MN 55343

Guests Present

Steve Johnson, Solomon Real Estate Group > 952.210.4025 > stevejohnson@solomonre.com

Discussion/Comments:

- Michael Centinario (Planning):
 - Steve Johnson said one lease is done, the lease with the rooftop bar has gone out this morning. The final lease has a letter of intent but has not gone out yet. Londell Pease said this could be

a two phase development, subject to Conditional Use Permits. If any CUPs do not go through, it would become a single phase development.

- Centinario stated the property owner is seeking three Conditional Use Permits for three restaurants in the Park Place on France Development at France Avenue and Old Shakopee Road. The restaurant type and number of seats are as follows:
 - 1. Quick serve Mexican grill - 70 indoor and 20 outdoor seats.
 - 2. Quick serve pizza - 70 indoor and 20 outdoor.
 - 3. Neighborhood casual dining and bar with 167 indoor seats and 50 rooftop patio seats.
- Kent Smith (Assessing):
 - Confirmed with Johnson that the bar would be full service local.
- Erik Solie (Environmental Health):
 - For the full bar, please be aware of the noise ordinances if the bar will have live music.
 - Outside seating for liquor must meet liquor law requirements.
 - This location is required to have odor control because of proximity to residential locations.
 - Asked if smoking was allowed at any properties because there is a 25-foot radius from openings that must be met. Johnson said they are not planning on smoking being allowed.
 - External grease traps are required.
 - Asked if the seating areas would open to the outside using garage doors. Johnson said the larger restaurant will have bi-fold doors with screening, similar to Kona Grill in Eden Prairie.
 - Asked what the plan for garbage is for the retail area. Johnson said the restaurants would have interior access and retail spaces will be accessed from the outside. There would be three enclosed, interior trash rooms.
 - Rooms and restaurants must include bins for all recyclables. Added that 150 square feet is very small for this need. Grease extraction units can provide additional space as well.
 - Asked if there are curb cutouts for rolling dumpsters away from building. Johnson confirmed yes.
 - Provided application and information packets on the City Codes.
- Duke Johnson (Building and Inspection):
 - Provided information packets for code adoptions, plan review, and inspectors agreement. Mike Selon asked about rooftop dining with an elevator providing access. Steve Johnson said the material would be concrete slab on top with a change in structural design from original plan. New plans are being drawn up with a parapet. Johnson mentioned the outside stairwell is the second exit from roof. Selon suggested moving the handicap stalls in between stores because of curb cuts.
- Laura McCarthy (Fire Prevention):
 - Based on the description of the restaurants, would all need hood suppression, sprinkler, and fire alarm systems.
- Jennifer Desrude (Engineering) reiterated the need for an exterior grease interceptor.
- Michael Centinario (Planning):
 - Parking analysis will be needed. This development was approved in 2007. At that time, the parking requirement was 308 stalls and deviation was approved to 271. Due to changes, parking does not appear to be an issue.
 - This building is in the B4 district, so there are transparency requirements for facades. The Code requires 25% to be transparent. Ensure transparency on this elevation is at least 25% or

what was approved in 2007. Pease said the windows can be shifted so they don't have to be over the restrooms. Pease said there have been improvements from 50% to 25% now. Staff and the applicant further discussed this requirement.

- For signage, there is a uniform design on file. Steve Johnson will see if it is sufficient.
- For the fire escape, please consider having the architect find a more creative and attractive way to integrate this into the building.
- The Planning Commission make the final decision on restaurant CUPs and there is a three business day appeal window after that decision is made.