

Approved Minutes

City of Bloomington
Development Review Committee
August 25, 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
Mark Reichel (Assessing) 952-563-4648	Glen Markegard (Planning) 952-563-8923
Duke Johnson (Bldg. & Inspection) 952-563-8959	Lisa Firth (Public Health) 952-563-8984
Jay Forster (Fire Prev) – 952-563-4812	Michael Centinario (Planning) 952-563-8921
Jen Desrude (Engineering) 952-563-4862	Nick Johnson (Planning) 952-563-8925
Denise Dargan (Engineering) 952-563-4629	Eric Wharton (Utilities) 952-563-4579
Randy Quale (Parks & Rec) 952-563-8876	

<i>Item # 3: Formal</i>	France and Old Shakopee - Park Place Restaurants
<i>Application type</i>	Conditional Use Permit; Preliminary and/or Final Development Plan
<i>Staff contact</i>	Michael Centinario, Ext. 8921
<i>Proposal</i>	<p>The property owner is seeking the following approvals:</p> <ol style="list-style-type: none"> 1. Amend the approved CUP for Suite 102 to shift the restaurant to another suite. 2. A new CUP for Suite 104, Rita's Italian Ice. The Planning Commission is the approval authority. 3. Amend the approved CUP for Suite 118, Willy McCoy's, to include the revised square footage, seats, and floor plans. 4. Major revision to the Final Development Plan – Suite 118. The Planning Manager has the ability to approve minor revisions to Final Development Plans. Glen cannot approve building additions greater than 5 percent of the total building. The second floor for Suite 118 exceeds this threshold by several hundred square feet. A major revision to Final Development Plans requires Planning Commission recommendation and City Council action. The revised lease mix also increases the parking requirement for the development.
<i>Plat name</i>	Lot 2, Block 1, Bloomdale Redevelopment
<i>Decision maker</i>	City Council
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1 name</i>	Jay Scott, JayScott@solomonre.com, 651.336.6060 Park Place on France, LLC 6331 Blue Cir. Drive #150; Minnetonka, MN 55343

Guests Present

Kathy Anderson, Architectural Consortium, LLC, 612-968-6213, kanderson@archconsort.com
 Jay Scott, Solomon Real Estate Group, 651-336-6060, jayscott@solomonre.com
 Korey Bannerman, Willy McCoy's, korey.bann@gmail.com
 Paul Braton, Rochon Corporation, paulbraton@rochoncorp.com
 Tom Kendall, Kendall Commercial, tkendall@kendallcommercial.com, 952-220-4756

Discussion/Comments:

- Michael Centinario (Planning):
 - The property owner is seeking the following approvals:
 - Amend the approved CUP for Suite 102 to shift the restaurant to another suite. Perhaps this shift would be appropriate for Suite 116. The process is the same as a new CUP, but we need to amend the CUP for Suite 102 to apply to another space so there are no extra entitled restaurants that cannot be served by parking. The Planning Commission is the approval authority.
 - A new CUP for Suite 104, Rita's Italian Ice. The Planning Commission is the approval authority.
 - Amend the approved CUP for Suite 118, Willy McCoy's, to include the revised square footage, seats, and floor plans.
 - Major revision to the Final Development Plan – Suite 118. The Planning Manager has the ability to approve minor revisions to Final Development Plans. Glen cannot approve building additions greater than 5 percent of the total building. The second floor for Suite 118 exceeds this threshold by several hundred square feet. A major revision to Final Development Plans requires Planning Commission recommendation and City Council action. The revised lease mix also increases the parking requirement for the development.
- Randy Quale (Park and Recreation): No comment.
- Mark Reichel (Assessing) asked what the expected shell completion date is. Jay Scott stated middle to the end of October with openings during the first or second quarter of 2016.
- Erik Solie (Environmental Health):
 - Asked Centinario if this review covers the potential of a third food tenant. Centinario said yes and that they would submit the development applications at once. In general, internal trash must be connected to the trash room. Review splash zone requirements. All plan approvals come through Environmental Health Office.
- Duke Johnson (Building and Inspection):
 - Confirmed location of elevator near the staircase northwest of the bar.
 - Ground floor patio will be gated/fenced. Staff and applicants reviewed the renderings.
- Laura McCarthy (Fire Prevention):
 - To determine what sprinkler coverage is needed, McCarthy asked what type of construction the lean-to roof system is and trellis on the roof top patio. Corey confirmed both would be wood with corrugated metal roof.
 - Asked if there will there be any gas-fed appliances on the roof top patio. Corey confirmed around and inside the bar which will include coolers, a dishwasher, liquor storage racks, bar equipment. No fireplace.
 - Asked what type of gate system will be utilized for exiting from the ground floor patio. Corey said it has not been spec'd out but can do whatever is required. Please include this on the plans. Secured gates must be openable from the inside. Would need panic hardware on the gate according to Duke Johnson.
 - The kitchen hood system(s) must be connected to the building's sprinkler system. Piranha system or Captive Aire.

- When asking what the address would be, Desrude explained a request has not been made yet, but it would typically be a suite number. Centinario said it was identified as suite 118.
- Jennifer Desrude (Engineering): No Comment.
- Eric Wharton (Utilities) provided the Public Works comments and noted the following:
 - Will need a redetermination of SAC for new occupancies.
 - Provide grease waste fixture and piping plan and sizing computations for the grease interceptor.
- Lisa Firth (Public Health): No comment.
- Michael Centinario (Planning):
 - From a Planning perspective, our review centers around parking and building materials.
 - Staff feels there needs to be artistic/structural elements incorporated into the fire escape design. There may also be a security concern if vegetation becomes overgrown or the someone hiding behind the masonry walls. The discussion on the fire escape has resulted from a Planning Commission condition. Because the item has to return to the Planning Commission and City Council, it would be prudent to make a specific design proposal so the Commission can weigh in.
 - The building material on the second level was not identified in the elevation drawing. This elevation is subject to the City's exterior material requirements. Please identify the material for the formal application submittal. The materials appears to be stucco. EIFs is not a permitted primary building material, but may be permitted up to 15% of the elevation area.
 - When outdoor seating exceeds 20% of the total indoor and outdoor seating, we apply the indoor seating parking standard (one stall per 2.5 seats) to the portion of outdoor seating the exceeds 20%. In 2007, the parking requirement was 308 parking stalls, although the City Council approved flexibility to reduce the parking by 37 stalls. The parking demand cannot increase from 308 stalls without Council approving additional parking flexibility. Based on the most recent seating counts provided on August 14, 2015, the parking requirement is 299. Some seats may be added provided the total requirement does not exceed 308. Staff has provided the applicant with a spreadsheet which details the calculation.
 - The Final Development Plan and Conditional Use Permit applications may run concurrently. If submitted concurrently, the CUP revision pertaining to Suite 118 will have a higher application fee (\$880) due to its relationship with the FDP. If applied for separately, presuming the FDP revision is approved by City Council first, the CUP revision pertaining to Suite 118 may be approved by the Planning Commission and has a smaller application fee (\$220). The FDP revision fee is \$830.
 - The next application deadline is September 2, 2015 by noon. The Planning Commission meeting would then be October 8th with City Council review, for the Suite 118 CUP and FDP revision, on October 19th. The Planning Commission is the approval authority for the Rita's Italian Ice and the sub sandwich restaurant CUPs, subject to an appeal.
 - Markegard to provide feedback on stairwell options prior to application deadline.