

# Approved Minutes

City of Bloomington  
**Development Review Committee**  
**September 15, 2015**

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

**Staff Present**

Jen Desrude (Engineering) 952-563-4862	Kris Kaiser (Fire Prevention) 952-563-8968
Kent Smith (Assessing) 952-563-8707	Londell Pease (Planning) 952-563-8926
Duke Johnson (Bldg. & Inspection) 952-563-8959	Eric Wharton (Utilities) 952-563-4579
Lisa Firth (Public Health) 952-563-8984	Heidi Miller (Police) 952-563-4975
Jim Urie (Parks & Rec) 952-563-8881	Michael Centinario (Planning) 952-563-8921

<b><i>Item 3 - Formal</i></b>	9601 James Avenue Redevelopment
<i>Site address</i>	9601 James Avenue
<i>Application type</i>	Conditional Use Permit; Final Site and Building Plan
<i>Staff contact</i>	Centinario, Michael (Ext. 8921)
<i>Case Number</i>	5277FGH-15
<i>Proposal</i>	The applicant is considering acquiring the former Gen Pak site for redevelopment. The site is developed and the existing building was added upon a number of times. The applicant separated the building into two separate buildings.
<i>Staff comments</i>	<p>The applicant is considering purchasing the vacant GenPak facility at 9601 James Avenue. The overall facility is comprised of a building that was added onto several times. The applicant is proposing: 1) Major revision to final site and building plans to demolish 30,882 square feet of an existing 84,551 square foot industrial facility and renovate the remaining space; 2) Conditional use permit for a sports training facility; and 3) Conditional use permit for a vocational school.</p> <p>The site is zoned I-3 General Industry. Manufacturing, warehousing, and offices are permitted uses in the I-3 district. A technical training facility, or vocational school, is conditionally permitted. Vertical Endeavor's health club is not permitted in the industrial district.</p>
<i>Plat name</i>	Lot 1 Block 1 Strout Addition
<i>Decision maker</i>	City Council
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1</i>	Eric Reiners, ereiners@srarchitectsinc.com, o: 952.996.9662, c: 612.209.3749
<i>Contact 1 address</i>	Sperides Reiners Architects, Inc. 4200 West Old Shakopee Road Bloomington, MN 55437

**Guests Present:**

Eric Reiners – Speridies Reiners Architects	ereiners@srarchitectsinc.com
Kristin Myhre, Eagle Ridge Partners	kristinm@erpartners.com
Steve Pellinen, EOR, Inc.	spellinen@eorinc.com
Jason Noble, Vertical Endeavors	jason@verticalendeavors.com
Paras Shah, Vertical Endeavors, Nicros	paras@verticalendeavors.com
Larry Bachman, Vertical Endeavors, Nicros	larry@verticalendeavors.com
Mike Marinovich, CBRE/Eagle Ridge Partners	mike.marinovich@cbre.com

**Discussion/Comments:**

- Michael Centinario (Planning) Reviewed proposal above.
- Jim Urie (Park and Recreation): No comment.
- Kent Smith (Assessing):
  - The plat was approved to separate this building from the one to the south, but it has not yet been recorded at Hennepin County.
  - Since this is not being replatted, there will be no park dedication issues.
- Duke Johnson (Building and Inspection): No comment.
- Kris Kaiser (Fire Prevention):
  - Maintaining code compliant emergency vehicle access & turning radiuses around both structures and through all parking areas. Staff will need to review this property further to make sure they have fully adequate access in and around the building. The south access will need to be 20 feet wide. There should be a common access easement at this location that can be used to get to the 20 feet.
  - Without the south access it would be difficult for trucks to access the warehouse and 150 feet on all sides of the building is required for fire access.
  - Insure each building has a separate code compliant fire suppression system and monitoring. Maintain code compliant hydrant coverage throughout the property(s).
  - Insure Vertical Endeavors has an adequately designed sprinkler system for the type of materials being used and the potential obstructions created by the climbing system(s).
- Heidi Miller (Police): No comment
- Jennifer Desrude (Engineering):
  - Transportation Demand Management (TDM) checklist is required, along with providing bike racks on the site. Staff will provide the applicant with the checklist.
  - Unused curb cuts need to be removed and replaced with City standard curb and gutter.
  - Asked Planning if this is considered a “significant redevelopment” and Mike Centinario with Planning stated that is it not. If the applicant is removing sidewalks, City standard sidewalks will have to be put back in and they must be ADA compliant.
  - Dimension stalls and aisles in east lot. The stalls in the east lot do not appear to meet City code for dimension. For angled parking, ITE standards are used. Drive aisle minimum width is 20’ for fire truck access.
  - Provide stormwater management plan narrative report explaining calculations and providing a summary.
  - Nine Mile creek watershed district permit.

- Eric Wharton (Utilities):
  - Unused water services shall be properly abandoned (Sec. 11.15).
  - Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.
  - Provide peak hour and average day water demand and wastewater flow estimates.
  - Utilities should be electronically located and delineated on the preliminary plat and site plans. Show proposed water service connection from 12" water service to lot to south.
  - Install enough hydrants to provide fire protection for the entire building (each hydrant covers a 150' radius).
  - Proposed ponds and storm piping may interfere with sanitary and water services to north building.
  - Watermain and storm pipe at NE corner of southerly building conflict.
- Lisa Firth (Public Health): No comment
- Michael Centinario (Planning):
  - Office and warehouse uses are permitted by right. A technology training school would be conditionally-permitted as it would fall under "vocational school."
  - A Sports Training Facility is defined as "A multi-use facility primarily designed to provide for the training, lodging, and competition of team sports." A Health Club is defined as "A facility, for profit or nonprofit, where members or nonmembers pay a fee to use equipment or space for the purpose of physical exercise, including but not limited to swimming, court games, martial arts, aerobics, jogging and muscular exercise programs which may or may not include accessory components such as therapeutic massage, tanning, saunas, whirlpools, locker rooms, and related activities."
  - Staff reviewed the proposed use and floor plan. As proposed and based on the definitions, staff determined the climbing facility is a health club. By definition, the Sports Training Facility is primarily designed to provide for the training, lodging, and competition of team sports. The proposed use does not have lodging and is not generally considered a team sport. Therefore, as proposed, it is not permitted in the I-3 district as a health club is not a permitted, accessory or conditional use.
  - To allow a health club in the industrial districts, a Code amendment is required. Staff understands the reuse of some industrial building for health club purposes warrants a full review. This application for the climbing facility (health club) cannot proceed as proposed. The applicant has a couple options:
    - Withdraw the CUP application for the Sports Training Facility and continue with the Major Revision to Final Site and Building Plan and CUP for a vocational school. By September 16, the applicant submits a privately initiated Code Amendment to allow health clubs in Industrial Districts when contiguous to a collector or arterial. The applicant would resubmit the application for a health club on October 14.
    - Apply for a City Code revision by September 16 to allow Health Clubs when contiguous to a collector or arterial street and seek a continuance of the CUP application for the climbing facility to November 19 and provide a letter extending the Agency Action timeline to January 3, 2015. The Major Revision to Final Site and Building Plans and CUP for a vocational school would remain on the current review track.

- The applicant may withdraw the health club from consideration and proceed with uses that would be allowed under the existing Industrial Zoning.
- The application fee for a privately initiated Code change is \$1,660. Final authority for the City Code amendment is the City Council.
- The following comments specifically relate to the Major Revision to Final Site and Building Plans:
  - Minimum parking lot setback is 20 feet. Proposed setback at northwest corner is only 14 feet.
  - A three-foot parking lot screen is required where parking stalls are adjacent to the street. A three-foot screen is needed along 96th Street and James Avenue. There are several ways to accomplish the required screen, but the most common method is to plant shrubs or a combination of a berm with shrubs.
  - Landscaped parking islands are required at the ends of each parking row or every 300 feet for exterior parking rows and every 200 feet for interior rows. Minimum interior width is 8 feet. Island length should be 3 feet shorter than adjacent parking stall to assist with vehicle movements. A parking island should be added in the northwest corner of the east parking lot.
  - Following partial building demolition, the facades would be updated with metal panels, glass, and masonry. Glass and masonry are approved primary building materials. Previously painted brick may be repainted as a maintenance measure. New masonry may not be coated. Any color must be integral. Metal panels may also be acceptable, but require a 30 year finish warranty. Specification information must be submitted that demonstrates the durability of the metal panels is similar or better than a brick or concrete wall system.
  - Twenty-four feet drive aisles are required for two-way lanes. Two way parking stall dimensions are 9 by 18 feet. There are several locations where the stalls do not meet the minimum dimension, such as to the north of the north building and between the two buildings.
  - Aisle widths and parking stall dimensions for one-way, angled parking are based on the ITE standards. The stall widths and lengths do not meet ITE standards.
  - A sidewalk connection must be added between the James Avenue drive aisle and the sidewalk (Section 21.304.04(b)(2)). At least 5 feet unobstructed sidewalk must be included in the plan. Because there is sidewalk immediately adjacent to parking stalls, the sidewalk should be widened to seven feet to account for vehicle overhang.
  - Staff will check into whether or not a sidewalk may have steps as long as there is one ADA compliant sidewalk.
  - A five foot sidewalk is proposed along James Avenue. Section 21.304.04(d)(1)(A) requires a minimum 8 feet along collector and arterial streets. James Avenue is a collector street. Full conformance is required when the project is a significant redevelopment, which is defined as either a full redevelopment of a site or an addition that would increase total floor area on a site by 25 percent or more. Sidewalk may be retained or replaced as is, but if sidewalk is proposed to be relocated or replaced due to site work, the current Code applies.
- Parking requirements are as follows:
  - Warehouse – 1 stall per 1,000 square feet. With 20,389 square feet of warehouse the parking requirement is 20 stalls.

- Office – 1 stall per 285 square feet. For 9,890 square feet of office the parking requirement is 35 stalls.
  - Technical training school – 1 stall per 200 square feet. For 9,890 square feet of technical training the parking requirement is 49 stalls
  - Health club – 1 stall per 250 square feet. Parking requirement for meeting rooms is 1/3 occupancy. Health club portion (18,100 square feet) parking requirement is 72 stalls. “Group Training” rooms, at approximately 750 square feet, requires 17 stalls.
  - Compact stalls may be utilized, but do not count towards Code-required parking.
  - Wheel blocks are allowed in the parking stalls to maintain the five foot sidewalk, but would complicate plowing.
  - Total parking requirement based on use mix is 193. Warehouse is usually accompanied by a modest amount of office, so this number is likely a little low.
-