

Approved Minutes

City of Bloomington

Development Review Committee

Tuesday, November 10, 2015

McLeod Conference Room

Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair 952-563-8965
Kent Smith (Assessing) 952-563-8707
Tim Skusa (Bldg & Inspection) 952-563-8953
Glen Markegard (Planning) 952-563-8923
Jen Desrude (Engineering) 952-563-4862
Denise Dargan (Engineering) 952-563-4629
Randy Quale (Park & Rec) 952-563-8876
Erik Solie (Env Health) 952-563-8978
Michael Centinario (Planning) 952-563-8921
Londell Pease (Planning) 952-563-8926
Eileen O’Connell (Public Health) 952-563-4964
Nick Kelley (Public Health) 952-563-4962
Eric Wharton (Utilities) 952-563-4579
Julie Farnham (Planning) 952-563-4739

<i>Item #2 - Informal</i>	Yardscapes
<i>Site address</i>	405 W 86th Street
<i>Application type</i>	Final Site and Building Plan
<i>Staff contact</i>	Johnson, Nick M Ext. 8925
<i>Proposal</i>	Yardscapes is proposing to construct a 4,800 square foot office/warehouse with accessory outdoor storage at 405 W 86th Street. The facility would serve a landscaping company. Guest and employee parking would be provided in the northern portion of the site. The site would have access to W 86th Street. In addition, access to Harriet Ave. is proposed through the site located at 8609 Harriet Ave. S., which is also owned by the applicant.
<i>Plat name</i>	M-M Development 3rd Addition
<i>Decision maker</i>	Planning Commission
<i>Replat/Park dedication</i>	No
<i>Reviews</i>	DRC; Planning Commission; Watershed District
<i>Contact 1 name</i>	David Kopfmann, Yardscapes. david@yardscapesinc.com, 612-860-0835
<i>Contact 1 address</i>	8609 Harriet Ave. S. Bloomington, MN 55420
<i>Contact 2 name</i>	Michael Rancone, michaelrancone@icloud.com, 612-508-7600
<i>Contact 2 address</i>	1156 Delaware Avenue West St. Paul, MN 55118

Guests Present

Dave Kopfmann, Yardscapes, david@yardscapesinc.com, 612-860-0835
Mike Rancone, icloud, michaelrancone@icloud.com, 612-508-7600

Discussion/Comments:

Nick Johnson (Planning):

- Applicant desires to construct a warehouse/office at 405 W 86th Street to be utilized by his landscape design business, Yardscapes, which occupies the adjacent site located at 8609 Harriet Avenue South.
- The approval process for the request would be Final Site and Building Plans. Review and approval of the Final Site and Building Plans can be performed by the Planning Commission, unless an appeal is received within 3 business days after approval should the Planning Commission approve the request.

Randy Quale (Parks & Rec): No comment.

Kent Smith (Assessing):

- When platted, park dedication was deferred. Calculated park dedication will be \$1872. Will not get credit for existing building if it has been gone longer than five years. Will need to pay when receiving permit. Will not need to fill out the intake form.

Erik Solie (Environmental Health): No comment.

Tim Skusa (Building & Inspections):

- Does not know what building will be but will be working with architect. Kopfmann said it will be a concrete building with a 20 foot deck. Green roof for water management with skylighting by the warehouse space. Block system.
- Provided applicant with building requirement information.
- Based on building size of over 2,000 square feet, the building will need to be sprinklered.

Laura McCarthy (Fire Prevention):

- The applicant hasn't provided detailed building drawings for Fire Prevention to provide comprehensive comments.
- Provide emergency vehicle access/turning radius throughout the property including fire department access on all sides.
 - Kopfmann mentioned the possibility of rerounding a corner for additional access and reiterated the difficulties of building a road around the building to meet turning radius.
 - McCarthy said they'd be looking at just this location for access rather than utilizing the neighboring location.
 - McCarthy added that updated plans can go to Planning. Planning will send to McCarthy to review the usage.
 - McCarthy stated it would be ladder 1 for auto turn. North side requires 20 feet drive aisle, but will work to get the best they can.
- If maintenance of vehicles is proposed, a flammable waste trap may be required depending on what the extent of the work.
- Provide code compliant hydrant coverage on the property.
- Provide building address that is clearly visible from the street.
- Insure landscaping doesn't interfere with access to building openings including windows and exterior doors.
- For gating electronic is difficult to override. Kopfmann said they'd likely use chain and padlocks.

Heidi Miller (Police): No comment

Jen Desrude (Engineering & Traffic): Provided Public Works comments and noted the following:

- Civil plans needed, signed by a licensed professional civil engineer.

- Signed and recorded comment easements for cross access/parking/utilities (even if both lots are owned by the same owner currently).
- Stormwater management plan required. Outlet will need to connect under storm sewer under Harriet. Must have emergency overflow. Their civil engineer will design the size requirement.
- Nine Mile Creek Watershed District permit required.
- Nine Mile requires a maintenance declaration.

Eileen O'Connell (Public Health): No comment

Nick Johnson (Planning):

- The site was platted in 2013 and subsequently purchased by Yardscapes (Moonview 86th Street, LLC). It should be noted that a platting variance was granted at the time of plat approval to defer the parkland dedication fees required for the site until the time of building permit. The subject application would trigger the parkland dedication requirement.
- The site is 43,750 square feet in size.
- The applicants are proposing 4,800 square foot building.
- Building Setbacks
 - Front – 35 feet
 - Side – 10 feet
 - Rear – 25 feet
 - Building location proposed would be Code compliant.
- Building Materials – Primary materials may consist of glass, stucco, natural stone, brick, architectural concrete, architectural concrete masonry units (ACMU), and metals that comply with City's adopted metals policy. Applicant is proposing stucco, stone, and concrete block. Architectural elevations (to-scale) with building material details must be submitted.
- Parking and Circulation
 - Approximately 5 parking spaces would be required for the warehouse (1 space per 1,000 square feet) assuming entire space is warehouse. Parking requirement may change with additional office space (1 space per 285 square feet).
 - Approximately 5 parking spaces would be required for outdoor storage area (1 space per 2,500 square feet).
 - Access to adjacent site to west (8609 Harriet Ave. S.) is proposed. A joint-access easement would be required.
- Landscaping and Screening
 - Landscape plan must be submitted with Final Site and Building Plan application.
 - 18 total trees would be required (1 tree per 2,500 square feet) on-site.
 - 44 shrubs would be required (1 shrub per 1,000 square feet) on-site.
 - Screening for 86th Street is required for the parking areas in north half of the site. Existing trees and shrubs exist today, providing an effective screen. The Code requires that screening consist of shrubs, hedge, berm or fence, and should be 3 to 4 feet tall. Staff will evaluate if any additional treatment is needed.
 - A 6-foot privacy fence is proposed to screen the outdoor storage area from the public right-of-way and adjacent properties.
- Lighting

- Photometrics for the site will need to be submitted with the Final Site and Building Plan application.
- Cameras not required.
- Parking lot surface requires 1.5FC (up to 50% reduction along perimeter of parking area allowed)
- Primary building entrances must have 7.0 FC within 10 feet of door, and 2.0 FC for pedestrian access to primary entrance within 30 feet of front door.
- Secondary access must have 2.0 FC.
- Max illumination along property lines not facing public street is 1.0FC
- Lighting standards found in Section 21.301.07 of City Code.
- Signage – None proposed at this time. All signage must comply with Chapter 19, Article X of the City Code.