



# PLANNING COMMISSION SYNOPSIS

Thursday, April 07, 2016

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**CALL TO ORDER**

Chairperson Nordstrom called the Planning Commission meeting to order at 6:00 PM in the City Council Chambers of the Bloomington Civic Plaza.

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**COMMISSIONERS PRESENT:** Nordstrom, Willette, Spiess, Batterson, Fischer, Goodrum

**COMMISSIONERS ABSENT:** Bennett

**STAFF PRESENT:** Markegard, Schmidt, Johnson, O'Day

Chairperson Nordstrom led the attendees in the reciting of *The Pledge of Allegiance*.

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**ITEM 1**  
6:03 p.m.

**CASE:** PL2016-30

**APPLICANT:** Ryan Companies

**LOCATION:** 4400 W 78<sup>th</sup> Street

**REQUEST:** Major Revision to Final Development Plan for Marketpointe II parking structure expansion

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**SPEAKING FOR THE APPLICANT:**

Dan Mueller, 50 South 10<sup>th</sup> Street, Minneapolis, MN 55403

**PUBLIC HEARING DISCUSSION:**

Markegard presented the location of the Marketpointe building and the history of development and past approvals on the site. The first phase included an office building with a parking structure. The second phase included an office building, restaurant and second parking structure. Similar to the second phase, the third phase would include an office building and another parking structure. The proposed parking structure expansion to Phase II would build a portion of the parking originally anticipated for Phase III and includes a 4 level ramp, an addition of 249 parking stalls and a lot line adjustment that has been approved by City Council on April 4, 2016. The ramp design would match the existing ramp materials with pre-cast concrete. The landscape plan is code compliant; however some trees conflict with the overhead power lines. The proposed deviations include setbacks and landscape yard between the internal lot lines and are consistent with past approvals.

Dan Mueller, Ryan Companies, stated CBRE is expanding their office space, which is the impetus for the parking ramp expansion.

Batterson asked if there will be an additional parking ramp for phase III.

Mueller said there will be an additional parking ramp with phase III but it is conceptual at this time. The future ramp would be consistent with the other parking structures on the property.

The public hearing was closed via a motion.

Spiess said she supported the parking ramp.

Batterson commended staff and the applicant for working together to meet the needs of employers in Bloomington.

Nordstrom noted the conditions were listed in the handout. The item goes to City Council on April 18, 2016.

#### **ACTIONS OF THE COMMISSION:**

**M/Willette, S/Spiess:** To close the public hearing. Motion carried 6-0.

**M/Spiess, S/Willette:** In Case PL2016-30, having been able to make the required findings, I move to recommend approval of a Major Revision to Final Development Plan for Marketpointe II parking ramp expansion at 4300 and 4400 West 78<sup>th</sup> Street and 4300 Marketpointe Drive, subject to the conditions and Code requirements attached to the staff report.  
Motion carried 6-0.

#### **CONDITIONS OF APPROVAL RECOMMENDED TO THE CITY COUNCIL:**

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit The Grading, Drainage, Utility, and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
3. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
4. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).
5. Prior to Permit An erosion control surety must be provided (16.05(b)).
6. Prior to Permit Sewer Availability Charges (SAC) must be determined and satisfied.
7. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52). The applicant must submit permission from the easement holder to locate trees within the overhead electrical easement.
8. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
9. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
10. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
11. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
12. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
13. Prior to C/O A private common driveway/access agreement be filed with Hennepin County and proof of filing provided to the Engineering Division
14. Ongoing Building and site improvements are limited to those as shown on the approved plans in Case File #PL201600030.

15. Ongoing All construction stockpiling, staging, and parking must take place on-site and off adjacent public streets and public rights-of-way.
16. Ongoing All loading, unloading, pick-up and drop-off must occur on site and off public streets.
17. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
18. Ongoing Alterations to utilities must be at the developer's expense.
19. Ongoing All conditions of Case #03974AB-07 apply to the Marketpointe II development.