



Development Review Committee Approved Minutes

Development Application, #PL2016-29 and #PL2016-30

Mtg Date: March 22, 2016

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Jen Desrude (Engineering) 952-563-4862
Kris Kaiser (Fire Prev) 952-563-8968
Randy Quale (Park & Rec) 952-563-8876
Duke Johnson (Bldg & Insp) 952-563-8959
Eric Wharton (Utilities) 952-563-4579
Mark Anderson (Assessing) 952-563-8706

Kent Smith (Assessing) 952-563-8707
Jenny Blumers (Assessing) 952-563-4749
Erik Solie (Env. Health) 952-563-8978
Heidi Miller (Police) 952-563-4975
Glen Markegard (Planning) 952-563-8923
Nick Johnson (Planning) 952-563-8925

Project Information: Item 1 (PL-2016-29)

Project	Marketpointe II Parking Ramp Expansion
Site Address	4300 W 78TH ST, 4300 MARKETPOINTE DR, 4400 W 78TH ST
Plat Name	MARKETPOINTE SECOND ADDITION; MARKETPOINTE ADDITION;
Project Description	Type I Preliminary and Final Plat for Marketpointe II parking ramp expansion
Application Type	Preliminary Plat - Type I Final Plat - Type I
Staff Contact	Bruce Bunker (Engineering)
Applicant Contact	Kevin Pfeiffer kevin.pfeiffer@ryancompanies.com (612) 492-4366
CC (tentative)	4/4/16

Project Information: Item 2 (PL-2016-30)

Project	Marketpointe II Parking Ramp Expansion
Site Address	4300 W 78TH ST, 4300 MARKETPOINTE DR, 4400 W 78TH ST,
Plat Name	MARKETPOINTE SECOND ADDITION; MARKETPOINTE ADDITION;
Project Description	Major revision to Final Development Plan for MarketPointe II parking ramp expansion
Application Type	Preliminary Development Plan (withdrawn) Final Development Plan
Staff Contact	Nick Johnson
Applicant Contact	Kevin Pfeiffer kevin.pfeiffer@ryancompanies.com (612) 492-4366
PC (tentative)	4/7/16
CC (tentative)	4/18/16

Guests Present:

Name	Email
Ronald Leurquin	ronald.leurquin@walkerparking.com
Daniel Mueller	dan.mueller@ryancompanies.com
Thomas Rehwaldt	thomas.rehwaldt@ryancompanies.com
Nick Schultz	nick.schultz@ryancompanies.com
Kevin Pfeiffer	kevin.pfeiffer@ryancompanies.com
Dan Elenbaas	dan.elenbaas@ryancompanies.com

Discussion/Comments:

- Nick Johnson (Planning):
 - The applicant proposes a 279 parking structure expansion to the existing parking ramp at Marketpointe II to accommodate parking for employees at CBRE.
 - The proposed parking structure would expand the footprint by approximately 18,300 square feet.
 - The application would be a major revision to final development plan.
- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Platting triggers park dedication, though the proposed parking structure would not add any occupiable area.
 - N. Johnson clarified the application type is a Type I lot line adjustment, which is necessary because the adjacent lot is an outlot.
- Erik Solie (Environmental Health):
 - No comment.
- Duke Johnson (Building and Inspection):
 - The platted lot lines may impact the type of construction.
 - He asked the applicant if they are proposing a future parking structure.
 - The applicant stated there will be an additional parking structure for Marketpointe III.
 - N Johnson said the applicant withdrew the major revision to the preliminary development plan. The proposed plans would be consistent with the Preliminary Development Plan that was approved in 2007.
- Kris Kaiser (Fire Prevention):
 - No comment.
- Heidi Miller (Police):
 - No comment.
- Jen Desrude (Engineering) provided the Public Works comments and noted the following:
 - She asked if the applicant received permission to locate trees within the Xcel Energy easement. Applicant said they haven't. J. Desrude suggested to work with Xcel Energy on that issue.
- Eric Wharton (Utilities):
 - SAC determination may be needed. Water may be going into the sanitary sewer and would impact SAC determination.
 - The proposed storm swale may require relocation of the water main.
 - Marketpointe III could impact an existing watermain and would need to be relocated.
 - Sanitary sewer in the southeast corner is not shown on plans.
 - He asked if the hydrant is existing or proposed?
 - He recommended to update the joint utility maintenance agreement.
- Nick Johnson(Planning):
 - The internal circulation does not meet Code. The traffic department may have approved a reduced parking stall dimensions in 2007. Compact parking stalls are allowed for any parking stalls that do not count toward total parking stalls. Though, they would not be counted toward the Marketpointe III expansion. The stalls would have to be a minimum Of 8.5 feet x 18 feet to be code-compliant.
 - The lighting levels were low. The Code requires 3 foot-candles in the ramp and 1 ½ foot-candles on the roof.

- The applicant asked if a revised utility plan is needed now. J Desrude said no, it would be required prior to permits, as a condition of approval.
- D Johnson asked if they are required to update the lighting in the existing parking ramp. N Johnson stated no, though it may be worth-while as lighting must be in compliance by 2018. H Miller said the CBRE employees are requesting updated lighting for improved security.