



Comment Summary

PL201600085

Application #: PL201600085

Address: 8100 26TH AVE S, Unit., BLOOMINGTON, MN 55425.

Request: **Final Development Plan for a restaurant and retail building within the Alpha B development located at 8150 26th Avenue South.**

Meeting: Pre-Application DRC – May 3, 2016
Post Application DRC – May 24, 2016
Planning Commission - June 16, 2016
City Council – June 27, 2016

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) There is a discrepancy between the number of stalls identified in the project description and what is identified on the plans. Plan sheet C2-1 identifies 421 stalls whereas the project description identifies 425. The four stalls makes a difference whether or not an additional deviation is needed. A deviation for 3 parking stalls has already been approved.
- 2) The west elevation does not yet met transparency or exemption requirements in Section 21.301.03((b)(A) & (D)). City Code requires a that a primary elevation consist of 50 percent transparent windows between 2 and 10 feet. The proposed building consists of about 11 percent. While the horizontal reveals are attractive, more embellishments are needed. The applicant should consider translucent glazing, green screen/planter walls, or display boxes. There is space for building projections towards 24th Avenue, which would create visual interest. While it is not an expectation to have the final design by the time Planning Commission reviews the proposals, revisions/assurances to the west elevation are necessary before the plan is presented to the Planning Commission.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. There is an approved lighting plan on file for the parking lot, hotel, and parking structure. An updated lighting plan is required for the restaurant building. See City Code Section 21.301.07 for minimum lighting requirements for primary and secondary entrances.
- 4) Interior trash and recycling must be provided. Requirement is met with proposed shared trash facility.
- 5) Prior to the issuance of a building permit, staff will need to review a construction staging plan to identify how construction would not interfere with hotel operations.
- 6) In addition to providing the landscaping plan for the restaurant/retail building, please provide the overall landscaping plan with any/all edits that have been made for the proposed restaurant/retail building

7) Staff must review the proposed Centria wall panel for conformance with our metals policy. A Centria panel is being used for the AC Marriott hotel. Is this the same panel? The metals review must be completed before a building permit is issued.

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 292-1563

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

1) See the May 3, 2016 pre-application minutes for initial comments. Auto turn submittal received. No additional comments.

Public Works Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

3) A Tier 2 Transportation Demand Management (TDM) checklist is required.

4) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.

Assessing Review Contact: Kent Smith at ksmith@bloomingtonmn.gov, (952) 563-4975

1) Park Dedication issue from previous meeting has been resolved. Applicant received credit for permanent Public Plaza easement, which more than offset \$15,210 amount originally calculated.

Traffic Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

1) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.

2) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.

3) 15 -bicycle parking spaces shall be provided (i.e., bike rack), for the restaurant/retail building (approx.. 11,456sq/ft)

4) Verify that the details are legible at full size. On sheet 8-2 there is a vast difference in size between the wheelchair symbol and the pedestrian curb ramp. Are they all readable?

5) Maintain minimum 2' clearance to public sidewalks of all above/below ground items. (see redlines)

6) Please note on Site Plans the location of public entrance(s).

7) Furnish a construction traffic control plan. For any sidewalk closures or utility work in right-of-way. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits.

8) Delete this note #2 and use note 17 instead on several pages (See document mark-up)

Water Resources Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

1) After City staff approves the Stormwater Management plans, an extra set of plans and Stormwater Management plan will be needed for submittal to Lower Minnesota Watershed District for review and comment

2) An NPDES construction site permit and SWPPP shall be provided. The name and phone number of party responsible for erosion control shall be included; if greater than, one acre is disturbed. Provide copy of NPDES permit changes

3) Erosion Control Bond required prior to issuance of permits – dollar amount to be determined by Jen Desrude. Contractor to provide bid prices to install, maintain and remove EC devices. Disturbed Area (acres) and Surety Amount

0.00-0.50
\$5,000

0.51-0.75
\$8,000

0.76-1.00
\$11,000

Greater than one acre
\$0.25 per square foot of disturbed area rounded
to the nearest \$1,000 (maximum \$25,000)

4) An Erosion Control Plan shall be provided which includes:
o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).
o Protect infiltration system from sediment.

5) Add note to plan - contact Utilities Division (952-563-8777) regarding permit for storm sewer construction.

6) Inspect stormwater system and maintain during construction.

7) How will infiltration chamber be protected until site is stabilized?

8) Tree planted over 36" storm sewer

Utility Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Two water services to the same building (for the same purpose) are not allowed.
- 2) Hydrant on the west side of the building is too close to the building foundation. If this hydrant really isn't needed abandon the service at the main in 24th Avenue; or provide support at the footing.
- 3) Show water service more clearly on the utility plan C4-1.
- 4) Make sure Bloomington Fire has adequate access to the fire corridor (ie, there is a hydrant within 50')
- 5) Water service must be metered where it enters the building. Plan as shown has a door in the way.
- 6) Check 24th Avenue easements and don't encroach.
- 7) 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.
- 8) Approval of plans and specifications for this development are to be approved by the Minnesota Department of Health (MDH). It is the responsibility of the developer to:

- o Submit the required signed documents and fees to the MDH including the MDH Plan Review Fee Sheet.
- o Provide a copy of the MDH approval letter for the project to the City of Bloomington. Information regarding the MDH Plan Review may be obtained by visiting the MDH Environmental Health Division website:
www.health.state.mn.us/divs/eh/water/planreview/index.html. No permits will be issued before the City has received the MDH Plan Approval Letter. Please note that MDH review may take up to 6 weeks.
(if not already received with master plan)

- 9) A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit is required for the proposed development. It is the responsibility of the developer to:

- o Complete the application
- o Obtain all necessary signatures (including the signature of the authorized City representative)
- o Submit the application and fee to the MPCA
- o Submit a copy of the application and check to Met Council
- o Submit a copy of the application and check to the City of Bloomington
- o After permit is received submit a copy of the permit to the City of Bloomington

Visit the MPCA website (www.pca.state.mn.us/water/permits/index.html) for application and fee information. No permits will be issued before the City has received a Sanitary Sewer Extension or Modification Permit from the MPCA. Please note that MPCA review may take up to 6 weeks.

(If not already received with master area plan)

10) Any proposed new, or substantial remodel of an existing food service facility must show and adequately designed exterior grease interceptor that receives only kitchen waste, on the plans as prepared and submitted by the design professional. Design of grease interceptor shall conform to "Standard for Pre-Treatment of Sanitary Waste Effluent Containing Fats, Oil, and Grease," as published by the City of Bloomington Utilities Division. Maintenance Schedule/Plan for Grease Interceptor BMP signed by property owner must be filed with the Utilities Division prior to issuance of permit to connect with sanitary sewer system. A copy of the signed agreement, the Grease Interceptor manufacturer's operation and maintenance manual, and continuous maintenance records for the previous twelve (12) months shall be kept on site and available to City of Bloomington staff for review. [Sec. 11.31 (7)]

Size of grease interceptor must be coordinated with building and inspection officials (specifically grease laden fixture count compared to state standards).

11) Please use the 2013 CEAM Version

Construction/Infrastructure Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Label as output curb or this flat area will hold water.
- 2) Check grades, there is about 1' difference between proposed and existing.
- 3) Add "or County" to Utility Plan Notes
- 4) On Sheet C8-1, Site 33, is this change necessary? The existing granular is good material that frequently exceeds this spec.
- 5) On Sheet C8-1, Site 10 and the lower left are two details of the same thing?