



# PLANNING COMMISSION SYNOPSIS

Thursday, June 16, 2016

---

---

**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.

---

---

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

**COMMISSIONERS ABSENT:** Fischer

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

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

---

---

**ITEM 1**

6:02 p.m.

**CASE:** PL2016-85

**APPLICANT:** South Loop Investments, LLC

**LOCATION:** 8100 and 8150 26<sup>th</sup> Avenue and 2400 and 2500 East 82<sup>nd</sup> Street

**REQUEST:** Final Development Plan for a 8,040 square foot, 271 indoor and 80 outdoor seat restaurant and a 3,416 square foot retail building within the Alpha B development located at 8100 26<sup>th</sup> Avenue South

---

---

**SPEAKING FOR THE APPLICANT:**

David Peters, 8 Eagle Court, Park City, Utah 84060

**PUBLIC HEARING DISCUSSION:**

Centinario stated the application is for a Final Development Plan within the Alpha B planned development located in the City's South Loop District. He displayed the subject location for the site and noted the surrounding uses. Phase I of the planned development includes a hotel and parking structure and is currently under construction. Phase II includes the proposed restaurant and retail building and Phase III will include an additional retail building. The Preliminary Development Plan sets the intensity of the site and acts as a guide for Final Development Plans. The footprint and location of the building proposed in the Final Development Plan are consistent with the Preliminary Development Plan although an additional tenant space was added in the Final Development Plan. The landscape plan includes a mix of trees and shrub. The landscape plan within Phase II identifies a shortage of 3 trees on the restaurant parcel, although, as a whole, the landscape plan within the entire planned development exceeds the code requirements.

The east, north and south building elevations would consist of brick, glass, and metal panels. Within the LX District, there are transparency requirements along primary and secondary streets. 24<sup>th</sup> Avenue is a primary street and would require 50 percent window transparency to the ground level of a building façade between two feet and ten feet. The west elevation does not meet those requirements. The Code identifies exceptions when the back of house faces a street that must include two of the following three elements: wall, design, display boxes and permanent art. Staff believes the applicant fulfills one element but the application will require revisions to comply with the other element. Fresh Thyme is an example of a building along a public street that has used public art to provide more visual interest along a street.

The total parking requirement includes 426 parking stalls and the proposed parking includes 425 parking stalls. The City Council approved a slight deviation and the applicant may reduce seats to meet the parking requirement. Staff would like to include an additional recommended condition related to the west elevation.

Batterson asked if the applicant has to use three of the element substitutions.

Centinario said they must utilize two of the three elements.

David Peters noted the tenant was difficult to secure but they are excited about the quality of the operator. The applicant used Shae Design to create a prairie style aesthetic that is complementary to the AC Marriot design. He has noticed more pedestrian movement since development has taken place. The west elevation has some geometric challenges but he appreciates the ability to compromise on one or two sides. He provided Townplace Suites as an example that has used artistic elements. He is hesitant to over-utilize the elements but understands the code exception.

Willette asked if they will be applying for a liquor license.

Peters said they intend to apply for a liquor license. They are anticipating the price levels to be accommodating to the users of the area.

Willette asked if there will be music on the patio.

Peters stated that hotel guests have expressed concern over loud outdoor music. They intend to have light music on the patio and will be considerate of the surrounding hotel guests.

Willette noted the number of restaurants recently opening and looks forward to the addition of a new restaurant.

Peters said there are limited restaurant options in the South Loop district.

The public hearing was closed via a motion.

Spiess stated there is a need for a restaurant in the area. She has also noticed a difference in pedestrian movement since development has taken place.

Batterson hoped that the additions can be integral to the building but overall, he was pleased with the design.

Goodrum asked if the motion includes the added condition.

Spiess noted her motion included the added condition.

Nordstrom stated the item moves to City Council on June 27<sup>th</sup>, 2016.

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

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

**M/Spiess, S/Bennett:** In Case PL2016-85, having been able to make the required findings, I move to recommend City Council approval of a Final Development Plan for a 8,040 square foot, 271 indoor and

80 outdoor seat restaurant and a 3,416 square foot retail building within the Alpha B planned development located at 8100 26<sup>th</sup> Avenue South, subject to the revised conditions and Code requirements listed by staff.  
Motion carried 6-0.

### **RECOMMENDED CONDITIONS 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 A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
2. Prior to Permit The Grading, Drainage, Utility, and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit Landscape plan must be approved by the Planning Manager (Sec 19.52).
6. Prior to Permit Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
7. Prior to Permit All rooftop equipment must be fully screened (Sec. 19.52.01).
8. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
9. 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.
10. Prior to Permit Parking lot and site security lighting must satisfy the requirements of Section 21.301.07 of the City Code.
11. Prior to Permit An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease, or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
12. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City
13. Prior to Permit Project Phasing Plan be submitted and approved.
14. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 60 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).
15. Prior to Permit The west building elevation must be amended to meet Code requirements in Section 21.301.03, subject to approval by the Planning Manager.
16. Prior to C/O Tier (1 or 2) Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
17. Ongoing The Final Development Plan must be as shown on the approved plans in Case File #2016-85.
18. Ongoing All construction stockpiling, staging, and parking must take place on-site and off adjacent public streets and public rights-of-way.
19. Ongoing All loading and unloading must occur on site and off public streets.
20. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
21. Ongoing Recyclable materials must be separated and collected (Sec. 10.45).

- 22. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
- 23. Ongoing Alterations to utilities must be at the developer's expense.

