



PL201900187

PL2019-187

Development Review Committee

Approved Minutes

Pre-Application, PL2019-187
Meeting Date: October 15, 2019
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
Duke Johnson (Bldg & Insp) 952-563-8959	Dan Blonigen, (Assessing) 952-563-4649
Brian Hansen (Eng.) 952-563-4543	Renae Clark (Parks & Rec) 952-563-8890
Tim Kampa (Utilities) 952-563-8776	Glen Markegard (Planning) 952-563-8923
Steve Segar (Utilities) 952-563-4533	Michael Centinario (Planning) 952-563-8921
Maureen O'Brien (Legal) 952-563-8781	Liz O'Day (Planning) 952-563-8919
Megan Rogers (Legal) 952-563-4889	

Project Information:

Project	The Pointe - 5601 American Blvd. W. - FDP for senior housing development
Site Address	5601 AMERICAN BLVD W, BLOOMINGTON, MN 55437
Plat Name	JOSTENS ADDITION;
Project Description	Final Development Plans for The Pointe, an independent living senior housing development at 5601 American Blvd. W.
Application Type	Final Development Plan
Staff Contact	Mike Centinario - mccentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Griffin Jameson - griffinj@kaaswilson.com
Post Application DRC	NO (as determined during meeting)

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900187" into the search box.

Guests Present:

Name	Email
Griffin Jameson	griffinj@kaaswilson.com
Rick McKelvey	rick.mckelvey@uproperties.com

INTRODUCTION – Michael Centinario (Planning):

Phase I of the Cherrywood/The Pointe development has been approved and the subject application is for Phase II. The applicant proposes a 139-unit independent senior living building and is anticipated to begin construction in spring 2020.

Discussion/Comments:

PLEASE NOTE: Below **is not** a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Renae Clark (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Platting is not part of this application, therefore, no park dedication required.
- Duke Johnson (Building and Inspection):
 - When 80% of plans are complete, schedule a Code meeting. Building and Inspections would like to see a Code analysis at that time.
 - Asked if it will be all independent living.
 - Applicant stated the occupancy is R-2.
 - Patios can sometimes be included in SAC determination. Make sure to clearly identify that the patio is for the residents.
 - McCarthy asked if Phase I is also R-2.
 - Applicant stated Phase II is R-2 and Phase I is I-1.
- Laura McCarthy (Fire Prevention):
 - A road access is proposed on the west side of phase I and will be in place until phase II is built.
 - Asked about the time difference between construction of Phases I and II.
 - Applicant stated six months.
 - D. Johnson asked if footing/foundation will be constructed in the fall, and then covered until the spring.
 - Applicant stated construction will start in the fall.
 - L. McCarthy stated to including her in the 80% plan meeting with Building and Inspections.
 - L. McCarthy asked if decks and/or balconies will be proposed and the material of the decks/balconies.
 - Applicant stated yes. The decks will be aluminum and combination of metal and stucco siding. L. McCarthy said sprinklering of the area may not be required.
- Brian Hansen (Engineering):
 - Agreements must be in place for stormwater for Phase I stormwater to drain into Phase II. Common utility and driveway easement agreements must be in place as well.
- Steve Segar (Utilities):
 - Fire hydrant coverage is inadequate. Continue to work on adequate coverage within 150 feet of all areas of the building(s).
 - He asked if food service will be provided.
 - Applicant stated no.
 - S. Segar said grease interceptor not required.
- Eileen O'Connell (Public Health):
 - She asked if the buildings would be smoke-free.

- The applicant confirmed.
- She asked how many employees would be located in the building.
 - The applicant stated three to five employees.
 - E. O'Connell stated State Law requires a mother support room to be located on-site for the employees.
- The applicant asked if a cigar room is allowed with proper ventilation.
 - E. O'Connell stated there is no adequate ventilation system that will prevent second-hand smoke.
 - D. Johnson stated it cannot be located within common areas.
 - M. O'Brien said cannot smoke in public places. So this would not be allowed.
 - L. McCarthy noted residents in these types of facilities like to have a woodworking space. She encouraged the room to be designed as part of the new building to meet the ventilation and mechanical regulations.
 - Applicant stated they have considered the room. He asked if arts and crafts room is treated differently than a woodworking room.
 - L. McCarthy stated sometimes the room would turn into a woodworking room, so she encouraged the applicant to be cognizant of the regulations.
- Mike Centinario (Planning):
 - Identify the required, provided, and proof of parking quantities on the plans.
 - A deviation for retaining wall may be required. Any retaining wall over four feet must meet the structure setbacks. He encouraged to minimize the height of the wall.
 - The sidewalk must be replaced to six feet wide.
 - The driveway must meet a 20 foot setback.
 - Landscaping and lighting must meet Code and will be based on the entire development site.
 - He asked the applicant if the units are market rate.
 - Applicant confirmed.
 - He mentioned the Opportunity Housing Ordinance and encouraged the applicant to review the Ordinance and consider the incentives. There are incentives related to parking and exterior materials in the ordinance.
 - CMU is a secondary exterior material, so it must be replaced with a Code complying primary exterior material if not taking advantage of the Opportunity Housing Ordinance. The applicant is not required to take advantage of the Opportunity Housing Ordinance as the preliminary development plan was approved before the Ordinance took effect. M. Rogers stated there is an affordability calculator that can be used to analyze the ordinance with the project.