



PL201700081 PL2017-81

Development Review Committee

Approved Minutes

Pre-Application, PL201700081

Meeting Date: May 30, 2017

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965

Randy Quale (Park & Rec) 952-563-8876

Jen Desrude (Eng.) 952-563-4862

Kent Smith (Assessing) 952-563-8707

Heidi Miller (Police) 952-563-4975

Londell Pease (Planning) 952-563-8926

Amanda Johnson (Bldg & Insp) 952-563-8961

Project Information:

Project	Budget Truck, trailer and auto retail facility
Site Address	305 American Boulevard West
Plat Name	Kelly Fuels Addition
Project Description	Conditional use permits and final site and building plans for a truck and automobile rental facility
Application Type	Conditional Use Permit and Final Site and Building Plans
Staff Contact	Londell Pease - lpease@BloomingtonMN.gov (952) 563-8926
Applicant Contact	Mike Brady - (763) 767-3771 mbrady@homfurniture.com
Post Application DRC	YES

Guests Present:

Name	Email
Mike Brady	mbrady@homfurniture.com
Ralph Kloiber	rkloiber@homfurniture.com
John Pierce	jpierce@homfurniture.com

INTRODUCTION – Londell Pease, Senior Planner:

The applicant proposes moving a legally established truck and trailer rental use from 1217 Clover Drive to 305 American Boulevard. The applicant intends to add auto rental as part of the new facility. The current site is only legal for truck and trailer rental and any auto rental would be a violation.

The full redevelopment to include a 2,517 square foot building and area for parking and storage of 14 trucks and trailers and 15 automobiles. The only access is provided from Grand Avenue with 20 foot wide access around the north of the building. The plans provided do not address storm water or building materials.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Since it appears the property will not need to be replatted, there will be no park dedication.
 - With Kelly Fuel site and underground fuel storage – how will this be handled?
 - As per applicants agreement, seller will be cleaning site up.
- Laura McCarthy (Fire Prevention):
 - Applicant asked what triggers a sprinkler system in a building?
 - It depends on occupancy and square footage. If the building is classified as a B occupancy, which this is, 2000 square feet or greater is required to be sprinklered. Fire will work with environmental health on the inspection/removal of the underground tanks and any contaminated soil is.
 - Will work with utilities on placement of hydrant(s). A hydrant needs to be within 50' of the Fire Department Connection.
 - The drive lane around the building will need to be accessible to for the fire trucks and fire will work with engineering on the final site plan.
- Heidi Miller (Police):
 - On the plans, no fence is shown. Recommended because they have had catalytic converter thefts in the area that target trucks and SUVs.
 - Communitycrimemap.com is a tool they can use. Also handed out community crime map.
 - H. Miller will be adding the applicants to her spreadsheet to distribute information for business watch contacts.
- Jen Desrude (Engineering):
 - The existing driveway needs to be moved south to line up with their proposed drive aisle.
 - The utility engineer put several comments on comment summary since no utility plan given. Many may not apply.
 - There was no storm water management plan provided. One will need to be submitted.
 - Applicants will also need to get a separate permit to do work in Nine Mile Watershed District. Since they will be disturbing more than 5000 square feet or 50 cubic yards, they will need to do a full storm management plan. They can possibly do a rain garden in the 20-foot landscaped yard with a 3 ft. screen. They will need to review this with a Civil Engineer.
- Londell Pease (Planning):
 - There are several comments on the comment summary. The following only addresses a portion of the comment and the applicant should review the comment summary fully.
 - Truck and trailer rental and car rental are two separate Conditional Uses. Budget currently is not allowed car rental at the current location, only truck and trailer rental is approved

more than 35 cars be available on-site at all times and must comply with 19.63.07. This site may not provide adequate space to accommodate both uses, based on past storage demands on the existing site. At the current site, there has routinely been more than 14 vehicles including the illegal parking on the boulevard and in fire lane. Is 14 spaces adequate to serve the use? This is a concern with adding auto car rental.

- Because of the large parking and storage area, traffic island must be provided to assure traffic circulation and safety. This will result in the loss of two parking spaces. Add a tree in each island. May consider moving the building south and parking along the north property line where 13 spaces and a freestanding could be provided.
- Based on the proposed use, a total of 9 parking spaces would be required where 8 are proposed. There is a parking requirement for the storage area of 1 space per 2,500 square feet.
- For auto rental, Code requires an office of at least 1,000 square feet be provided.
- Significant landscaping changes would be required.
 - Arborvitae is a shrub and must not be used as a tree.
 - Required landscaping must be dispersed throughout the site. As shown it primarily on two sides.
 - Ornamental or evergreen trees used to meet the City Code requirement are limited to 25 percent each.
 - Three foot high screen will be required along the street frontages.
 - While switch grass and dropseed are allowed landscaping material, four plants equal one shrub for the count provided.
- Applicant asked if the 1000 square feet of office space requirement includes retail area, restrooms, etc?
 - What is included is the customer use area. (i.e. If you had public restrooms and 1000 square foot for repair and 1000 square foot for customers, would count the bathroom as half of each use.) Industrial district has no minimum building size but need to ensure adequate space to accommodate the proposed use. The code requires they maintain their vehicles there (i.e. oil changes) so the space needs to be provided for this (i.e. tall enough garage doors). Since overhanging vehicles, must maintain a 7 foot sidewalk. They could also have a drive-through instead by moving items to maintain drive through lane.
- Applicant mentioned when they build a new building, they are looking at building a win-win situation with Budget. Instead of their small building, it will allow them to build a building worthy of being on 494, adhering to codes, and also include a fire lane. L.McCarthy mentioned they need to review code items since building may be there for years to come.



Comment Summary

Application #: PL2017-81

Address: 305 AMERICAN BLVD W, BLOOMINGTON, MN 55420

Request: **Conditional Use Permit and Final Site and Building Plans for a truck and automobile rental facility.**

Meeting: Pre-Application DRC - May 30, 2017

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

- 1) Structure required to be sprinklered.
- 2) Water supply within 50' of the FDC.
- 3) All underground tanks and contaminated soil to be removed.

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

- 1) Existing driveway needs to be moved south to line up with their proposed drive aisle.
- 2) Show how you will handle storm water.
- 3) No encroaching on the railroad right-of-way or any easements

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

- 1) No comments on the current site plan and survey sheets, will review with future submittal
- 2) Need to discuss ROW needs for cul de sac/turn around, etc.

Utility 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) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 5) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) All unused water services must be properly abandoned at the main. All unused sanitary sewer

- 8) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 9) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 10) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 11) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 12) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 13) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 14) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 15) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 16) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 17) An inspection manhole is required on all commercial sewer services.
- 18) Use standard short cone manholes without steps.
- 19) Install interior chimney seals on all sanitary sewer manholes.
- 20) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 21) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 22) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 23) Use schedule 40, SDR 26, or better for PVC sewer services.
- 24) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 25) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.
- 26) There must be a Fire Hydrant within 50' of the FDC.

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

- 1) verify sidewalk/bikeway easements in place along American Boulevard
- 2) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 3) 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

- 4) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 5) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) Moving driveway further south will improve safety and accessibility by moving away from the traffic signal and allowing left turns into site.

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

- 1) Provide rate, volume and water quality per City SWMP. Provide environmental investigation documents and soil broings if using infiltration as a stormwater BMP.
See <https://www.bloomingtonmn.gov/sites/default/files/media/Section%204.pdf>
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) An erosion control bond is required.
- 5) Show erosion control BMP locations on the plan
- 6) List erosion control maintenance notes on the plan.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

Assessing Review Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Since it appears the property will not need to be re-platted, there will be no park dedication.

Planning Review Contact: Londell Pease at lpease@BloomingtonMN.gov, (952) 563-8926

- 1) Truck and trailer rental and car rental are two separate Conditional Uses. Budget currently is not allowed car rental at the current location, only truck and trailer rental is approved. Assume the car rental is a proposed new use? Code requires a minimum of 11 cars and no more than 35 car be available on-site at all times and must comply with 19.63.07. This site may not provide adequate space to accommodate both uses, based on past storage demands on the existing site. At the current site, there has routinely been more than 14 vehicles including the illegal parking on the boulevard and in fire lane. Is 14 spaces adequate to serve the use?
- 2) As part of traffic circulation and safety, islands at each end of the customer and parking lot will be required. This will result in the loss of two parking spaces. Add a tree in each island. May consider moving the building south and parking along the north property line where 13 spaces and a freestanding could be provided.
- 3) Please provide detail on the proposed 540 square feet of retail use. I-3 significantly restricts retail sales.

- 4) The automobile rental agency must be located in an office of at least 1,000 square feet, excluding vehicle service areas. Subject to a Code change allowing the joint use, this requirement is not met. (Section 19.63.07(c)(i))
- 5) No information has been provided for the building materials. Please refer to Section 19.68.03(d).
- 6) Three foot high screen will be required along the street frontages.
- 7) Primary entrance lighting of 7.0 FC within 10 feet of the door. (Sec. 21.301.07(12)). The storage area must provide 1.0 FC maintained and customer employee parking must provide 1.5 FC maintained.
- 8) While switch grass and dropseed are allowed landscaping material, four plants equal one shrub for the count provided.
- 9) Arborvitae is primarily considered a shrub and must not be used as a tree.
- 10) Required landscaping must be dispersed throughout the site. Ornamental or evergreen trees used to meet the City Code requirement are limited to 25 percent each.