



Comment Summary

Application #: PL2020-55

Address: 4401 American Boulevard West, Bloomington, MN 55437

Request: **Rezoning from CS-0.5 to C-1, a Major Revision to Preliminary Development Plans, and Final Development Plans to construct a three-story parking structure with up to 415 parking/inventory stalls to serve an existing motor vehicle sales facility (Class I).**

Meeting: Pre-Application DRC – February 18, 2020
Post-Application DRC – March 31, 2020
Planning Commission – April 23, 2020
City Council (Projected) – May 18, 2020

NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.

Building Department Review: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.

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

- 1) Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.

Construction/Infrastructure Review: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) The geotech report shows that soil investigations and pile recommendation were for the eastern portion of the site.
- 2) Soils in the area may not be suitable for infiltration

Traffic Review: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 2) 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.
- 3) Show location of a bike rack and bike rack detail on the plan.
- 4) Label drive aisle and parking space dimensions, meet the City Code requirements (21.301.06)

Utility Review: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543



Development Review Committee

Approved Minutes

Development Application, #PL202000055

Mtg Date: March 31, 2020

McLeod Conference Room - Remotely

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present Remotely:

Brian Hansen (Eng., Chair) 952-563-4543
Rena Clark (Park & Rec) 952-563-8890
Laura McCarthy (Fire Prev.) 952-563-4813
Mike Hiller (Planning) 952-563-4507
Jason Heitzinger (Assessing) 952-563-4512
Maureen O'Brien (Legal) 952-563-8781

Londell Pease (Planning) 952-563-8926
Glen Markegard (Planning) 952-563-8923
Bernadette Gillespie (Insp) 952-563-4709
Steve Segar (Eng.) 952-563-4533
Eileen O'Connell (Public Health) 952-563-4964

Project Information:

Project	Walser Toyota Parking Ramp
Site Address	4401 American Boulevard W
Plat Name	PA WALSER ADDITION;
Project Description	1) Rezoning from CS-0.5 to C-1 2) Major Revision to Preliminary Development Plans, and Final Development Plans to construct a three-story parking structure with 415 parking/inventory stalls to serve an existing Class I motor vehicle sales facility.
Application Type	Rezoning; Preliminary/Final Development Plan;
Staff Contact	Nick Johnson; 952-563-8925, nmjohnson@BloomingtonMN.gov
Applicant Contact	Dave Phillips, dphillips@phillipsarchitects.com or 612-377-3333
Planning Commission	04/23/2020 – Public hearing
City Council (tentative)	05/18/2020

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202000055" into the search box.

Guests Present Remotely:

Name	Email
Dave Phillips	dphillips@phillipsarchitects.com
Nick Adam	nadam@rehder.com
Steve Fitzel	
Don Schilling	dschilling@walser.com