



June 09, 2016

Jack Grotkin, Co-President  
R.J. Ryan Construction, Inc.  
1100 Mendota Heights Road  
Mendota Heights, MN 55120

RE: Case # PL2016-63  
4401 AMERICAN BLVD W

Dear Mr. Grotkin:

At its regular meeting of May 26, 2016, the Planning Commission approved a Conditional Use Permit for a 229,634 square foot five story replacement automobile sales/repair/service facility with administrative offices and major revisions to the Preliminary and Final Development Plan (Case # PL2016-63 ).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

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 A minimum of four bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
6. Prior to Permit An erosion control surety must be provided (16.05(b)).
7. Prior to Permit Landscaping and screening plan must be amended to demonstrate Code compliance and must be approved by the Planning Manager. Landscape surety must be filed (Sec 19.52).
8. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code and to minimize

- impacts on the adjacent residential uses.
9. Prior to Permit All rooftop equipment must be fully screened (Sec. 19.52.01).
  10. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
  11. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
  12. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
  13. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
  14. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
  15. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan and includes reestablishment of the raingardens that are being filled in with the requested second access. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
  16. Prior to Permit A sight distance analysis for the requested second driveway along the east side of the property, demonstrating compliance with AASHTO standards, must be approved by the City Engineer.
  17. Prior to Permit A staging plan demonstrating Code compliance throughout the construction and demolition process must be approved by the Planning Manager. Customer use of the existing building must cease in conjunction with customer use of the new building.
  18. Prior to Permit Plans must be revised to show parking islands in compliance with City Code requirements (21.301.06).
  19. Prior to Permit Plans must be revised to show a Code compliant indoor trash storage area (19.51).
  20. Prior to Permit Low noise car wash equipment must be used as approved by the Environmental Health Manager prior to issuance of a building permit.
  21. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
  22. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
  23. Prior to C/O Screening for the adjacent residential use to the southwest as required by City Code Section 21.302.01 (c) (2) (C) must be installed.
  24. Ongoing The preliminary and final development plan must be as shown on the approved plans in Case File #PL2016-63.
  25. Ongoing All loading and unloading must occur on site and off public streets.
  26. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
  27. Ongoing All trash and recyclable materials must be stored inside the principal

- building (Sec. 19.51).
- 28. Ongoing Recyclable materials must be separated and collected (Sec. 10.45).
  - 29. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
  - 30. Ongoing All pickup and drop-off must occur on site and off public streets.
  - 31. Ongoing Signs must be in conformance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
  - 32. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
  - 33. Ongoing Car wash overhead doors must be closed whenever car wash is in operation.
  - 34. Ongoing Development must comply with the Minnesota State Accessibility Code.
  - 35. Ongoing Alterations to utilities must be at the developer's expense.
  - 36. Ongoing A minimum 72 and 147 parking stalls must be available for customer and employee parking and service parking, respectively. Parking areas for customer and employee and service uses must be identified on site plan.

Should you have any questions regarding this action, please contact Michael Centinario, Planner, at 952.563.8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

Sincerely,



Glen Markegard, AICP  
Planning Manager