



Development Review Committee

Approved Minutes

Development Application, #PL201600063

Mtg Date: 05/03/2016

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Jen Desrude (Eng.) 952-563-4862
Eric Wharton (Utilities) 952-563-4579
Randy Quale (Park & Rec) 952-563-8876
Duke Johnson (Bldg & Insp) 952-563-8959
Amanda Johnson (Bldg & Insp) 952-563-8961

Kent Smith (Assessing) 952-563-8707
Heidi Miller (Police) 952-563-4975
Londell Pease (Planning) 952-563-8926
Erik Solie (Env. Health) 952-563-8978
Glen Markegard (Planning) 952-563-8923

Project Information:

Project	Walser Toyota CUP, Prelim/Final Development Plan
Site Address	4401 AMERICAN BLVD W, BLOOMINGTON, MN 55437
Plat Name	PA WALSER ADDITION;
Project Description	Conditional Use Permit; Major Revisions to the Preliminary and Final Development Plan
Application Type	Conditional Use Permit Final Development Plan Preliminary Development Plan
Staff Contact	Mike Centinario
Applicant Contact	Jack Grotkin, Co-President jgrotkin@rjryan.com (651) 365-7003
PC (tentative)	05/26/2016
CC (tentative)	06/06/2016

Guests Present:

Name	Email
Jack Grotkin	jgrotkin@rjryan.com
John Krausert	jkrausert@rehnder.com

Discussion/Comments:

- Londell Pease (Planning):
 - The applicant proposes redevelopment of the existing auto dealership. The new two story structure with a fully enclosed multiple structure ramp would be constructed to the rear of the site. The redevelopment would provide a new 229,634 square foot structure with 513 indoor and 480 surface parking spaces. An enlarged stormwater ponds is proposed along the southeast corner of the building. A new access from American Boulevard is proposed to the east. It is the desire to redevelop without closing the operation.
 - Applicant said goal is to keep existing structure in business until completed in which time it will be removed.
- Randy Quale (Park and Recreation): No comment
- Kent Smith (Assessing):
 - As it appears property will not be re-platted, there will be no park dedication.
- Erik Solie (Environmental Health): No comment
- Duke Johnson (Building and Inspection):

- What is the type of construction?
- Parking ramp must be labeled either open or enclosed parking structure (sprinkling, standpipe, dry systems, etc. need to be in place with the enclosed structure)
- Elevator is required for parking ramp and office, which is not currently shown on the plans.
- Please identify construction staging plans and include vehicle inventory control during construction. Will the vehicles be relocated? If so, where? How are salespeople moving around? Hard hats and other appropriate Personal Protective Equipment (PPE) will be required for anyone in/near the construction area.
 - Applicant said will have full fencing around site, have visitors check in and have full time security on site.
- Laura McCarthy (Fire Prevention):
 - Sprinkler protection shall be provided throughout the new building and shall be maintained in the existing building until demo. Access to the existing FDC is required. Standpipe hose valves to be located in/at the stairwells. Any additional required hose valves shall be approved by Fire Prevention prior to the building permit being issued.
- Heidi Miller (Police):
 - Last meeting there was a plan to talk to the neighborhood on the south side of the project to inform them of the changes to the site. The applicant stated they were waiting for contact information for neighborhood (Planning staff to provide).
 - H. Miller inquired about night security; applicant stated they will lock the gates, use signs, and use surveillance and are then also asking police to do a drive-by during construction
- Jen Desrude (Engineering):
 - Retaining wall in D/U, floodage easement. Remove retaining wall from floodage easement. Confirm no net-fill within floodage easement.
 - Applicant said that they will look into that and are meeting with Nine Mile Creek Park District this week. Will get stormwater management plans to J. Desrude right away.
 - Wetland Delineation for impact on southern pond
 - Applicant said they have made some adjustments. J. Desrude wanted them to look at raingardens and wetlands to see if any will be affected.
 - Curb line and median island on proposed easterly driveway will need to be extended to the north to avoid confusion with Utilities driveway as marked up on the plan.
 - Easterly proposed driveway will require sight distance analysis/exhibit by applicant using AASHTO criteria. Contact Kirk Roberts at 952-563-4915 for additional information.
 - Replace detention basin capacity in American Blvd. for the added driveway.
- Eric Wharton (Utilities):
 - Make sure plans indicate which portion of the water main will be removed.
 - Additional valves required for system isolation. (Longest interval shall not exceed 400 feet.) Provide valving such that the building service can be isolated without shut down of the supply to hydrants.
 - Show location of Fire Department connections
 - Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required Check on SAC Determination for new use.
 - Parking ramp roof drainage and roof vehicle access ramp drainage should not drain to sanitary sewer.
- Londell Pease (Planning):

- Please note the 19 Planning comments on the comment sheet. A primary concern is the location of the car wash with the residential uses. If this is approved, operational condition to limit noise impacts will be included.
- There are many comments on the lighting plan, which are the same as the informal review. They have up to 20 times code levels in back of building and would like it to be more subtle. Light levels must not exceed 2.0 foot-candles along the property line. No limit along a public street.
- Several comments related to parking lot islands. Intermittent islands are missing and some existing islands are not 8 feet wide. Intermittent islands are required when interior parking (including sales and service) are greater than 200 feet and 300 feet along property lines. There are several locations where they must be added. As this is a significant redevelopment, compliance is required. As a reminder, outdoor paging systems are prohibited.
- G. Markegard asked about windows and if tinted. Applicant said they will be tinted. Primarily it will use natural daylight for this area.