



Comment Summary

Application #: PL2021-219

Address: 8845 Lyndale Avenue South, Bloomington, MN 55420
516 Halsey Lane, Bloomington, MN 55420

Request: **Final Site and Building Plans for a 12,000 square-foot, one-story warehouse building at a site with an existing truck rental use.**

Meeting: Pre-Application DRC – November 09, 2021

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) Building plans must be signed by a MN licensed architect.
- 2) Must meet 2020 MN State Building Code
- 3) Must meet 2020 MN Accessibility Code.
- 4) Provide a detailed code analysis with the plans.
- 5) SAC review by MET council will be required.

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

- 1) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 4) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 5) Building/property shall be adequately signed for emergency response.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) Show erosion control BMP locations on the plan.
- 3) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 5) An erosion control bond is required.
- 6) List erosion control maintenance notes on the plan.

- 7) For sites that will disturb 1 acre or more a National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 12) 100-yr modeled flood elevation is 823.8-ft. Placement of fill below the 100-yr flood elevation prohibited unless compensatory flood storage is provided at or below the same elevation.
- 13) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 14) Provide a turf establishment plan.
- 15) This site is near the MPCA Lyndale Avenue Corridor study area which may limit stormwater infiltration. Please see <https://www.pca.state.mn.us/waste/bloomington-lyndale-avenue-corridor-site> for more information. Infiltration is prohibited in areas where groundwater contamination may be mobilized by infiltration stormwater.
- 16) North-east corner and eastern edge of 8845 Lyndale and the northern edge of 516 Halsey Lane, will require a wetland delineation. The growing season for 2021 is over. A delineation will need to be conducted in the 2022 growing season.

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

- 1) Existing 5' D/U easement west of common property line. By code no retaining walls within d/u easements.
- 2) Is there a proposed street easement? A sidewalk/bikeway easement needed for public sidewalk.
- 3) Building in Floodage easement?

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

- 1) See Document Markups

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

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Use standard short cone manholes without steps.
- 4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 5) 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.
- 6) Use schedule 40, SDR 26, or better for PVC sewer services.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 8) 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.
- 9) A Minnesota licensed civil engineer must design and sign all civil plans.
- 10) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 11) Install interior chimney seals on all sanitary sewer manholes.

- 12) 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.
- 13) 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
- 14) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 15) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 16) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 17) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 18) An inspection manhole is required on all commercial sewer services.
- 19) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 20) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 21) 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.
- 22) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 23) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.

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

- 1) No parking along entire south side of Halsey Ln would be required to accommodate this turning movement
- 2) Turning movement shown would require exiting WB-67 trucks to encroach into oncoming traffic lanes. Not allowed. What will be frequency of these WB-67 trucks?
- 3) Modify access so that exiting trucks will not encroach into oncoming (southbound) traffic

Environmental Health Review: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) Existing carport structure has to be removed. If a similar structure is desired at their new facility they have to go through the proper planning approvals.

Planning Review: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) The subject application is for Final Site and Building Plans. The subject application fee is \$420. If a Type I plat or Tax Parcel Combination is pursued, there is a separate fee for that application.
- 2) The approval of Final Site and Building Plans requires consistency with the City's Comprehensive Plan. The City adopted the Lyndale Avenue Suburban Retrofit Strategy plan on April 5, 2021, adopting the Retrofit Strategy into the Comprehensive Plan by reference. The subject development must be evaluated for consistency with the principles and guidance of the Retrofit Strategy. To ensure consistency, the design of the western building elevation should emphasize street level activation, ground level windows and quality exterior building materials. An attractive and landscaped streetscape along Lyndale Avenue South is also an important element of the plan. The Lyndale Avenue Suburban Retrofit Strategy can be found at this link: <https://www.bloomingtonmn.gov/plan/lyndale-avenue-retrofit>
- 3) Greater operational details about the truck rental use must be provided, including the location and methods of truck and trailer storage and parking. Where will truck rental customers park on-site and are they allowed to leave or park their vehicle? Where would truck repair and inspection activities take place? The formal application should include more information about the retail interaction with customers and other operational characteristics of the truck rental use.
- 4) The outdoor storage area for the storage/parking of rentable trucks and trailers must be clearly delineated on the site plan. The feasible quantity of rentable trucks and trailers that can be legally stored on-site while

complying with other City Code requirements must be provided. The storage or parking of rentable trucks in parking stalls otherwise required by Code for other uses is not permitted. The storage or parking of rentable trucks and trailers in the public street is also not permitted.

- 5) A 12,000 square-foot warehouse would require 12 dedicated parking spaces (Sec. 21.301.06(d)). Outdoor storage requires one parking space per 2,500 square feet. Parking areas for employees and customers must be identified on the site plan.
- 6) Exterior materials must meet Section 19.63.08(d) of the City Code. Staff recommends that the western building elevation have enhanced building materials or design to be consistent with the design principles of the Lyndale Avenue Suburban Retrofit Strategy.
- 7) A sidewalk connection from the public sidewalk network to the building's primary entrance is required (Sec. 21.301.04(b)(2)(A)). Provide a pedestrian circulation plan detailing methods to ensure safe and Code-compliant pedestrian movements on the subject property and adjacent self-storage site.
- 8) Based on a developable landscaping area of 92,007 square feet, site landscaping must include 37 trees and 92 shrubs (Sec. 21.301.15(c)(2)). Overstory trees are encouraged along the Lyndale Avenue corridor per the guidance of the Suburban Retrofit Plan.
- 9) Parking lot and exterior security lighting must meet Section 21.301.07 of the City Code. Minimum light levels required for parking lot and other miscellaneous areas depend on the characteristics of each area. For example, parking for a retail use has a higher requirement than an industrial use.
- 10) Retaining walls over four feet in height must meet principal building setbacks. A taller wall in this location would require a plat (Type I - see Sec. 22.04) or tax parcel combination (see Sec. 22.11.1) to make the property a zoning lot.
- 11) Five-foot interior landscape yard required by Code (Sec. 21.301.15(c)(4)(A)) not provided.
- 12) If a tree is located within a parking island, it must be a minimum of eight feet in width.
- 13) Trash and recycling storage facility must be provided in accordance with City Code Section 21.301.17(c)(4). The storage area must be a minimum of 24 square feet.
- 14) All rooftop equipment must be screened equal to the height of the equipment per Section 21.301.18 of the City Code.
- 15) This preliminary review is not considered a complete formal development application. Formal applications must include all the required content as determined by City Code. Upcoming application submittal deadlines include, but are not limited to, the following dates: 12/01/2021, 12/08/2021 and 12/22/2021.