



Comment Summary

Application #: PL2021-42

Address: 4217 and 4401 American Boulevard West, Bloomington, MN 55437

Request: **Comprehensive Plan Map Amendment to reguide from Community Commercial to Regional Commercial; Rezone the approximately northern 4/5 of 4217 American Boulevard West from CS-0.5(PD) to C-1(PD); Preliminary and Final Development Plan for an approximately 122,000 square foot, three story auto dealership facility and a 996 stall, three story parking ramp with roof parking; and a Preliminary and Final Plat to combine two lots into one lot at 4401 and 4217 American Boulevard West.**

Meeting: Pre-Application DRC – February 02, 2021
Post-Application DRC – April 20, 2021
Planning Commission – May 13, 2021
City Council – June 07, 2021

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

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

Environmental Health Review Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Make sure that the tunnel car wash motors meet the noise code - residential district to the south.

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

- 1) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 2) Hose valves shall be provided within 130' of all areas of the parking ramp.
- 3) Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) 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.
- 6) Building/property shall be adequately signed for emergency response.

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

- 1) Minimum 7' width adjacent to parking stalls

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

- 1) An erosion control bond is required.
- 2) List erosion control maintenance notes on the plan.
- 3) Show erosion control BMP locations on the plan
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) 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.
- 8) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 9) Provide a turf establishment plan
- 10) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 11) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 12) DNR work in public waters permit required for work below the OHW for construction of new outfall to Wanda Miller Pond.
- 13) Show access and erosion control BMPs for construction of outfall
- 14) Show removal of storm sewer infrastructure in Sensor's lot
- 15) Evaluate potential for Wanda Miller Pond to back up into private storm sewer system during high water conditions
- 16) Storm pond excavation to follow MPCA guidance on dredged material management and PAH contamination

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

- 1) Install new 8" valve at ex. tee for testing, cap tee or replace with elbow.
- 2) Show existing utilities on Sensor's Lot and adjacent Denny's, and how demo'd
- 3) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 4) 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. Water meter shall be located within 10 feet of entering building, within 4 feet of a floor drain.
- 5) See 2021 revised City Specs for utility materials.
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 7) Install interior chimney seals on all sanitary sewer manholes.
- 8) 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.
- 9) Use schedule 40, SDR 26, or better for PVC sewer services.
- 10) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 11) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. See revised City specs on website.
- 12) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Coverage is met for dealership. Check with BFD for parking ramp. FDC must be located within 50 feet of a hydrant.
- 13) Use standard short cone manholes without steps.

- 14) 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. Check for missing details.
- 15) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 16) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 17) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Provide table of sewer and water crossings to ensure 18" separation.
- 18) See revised 2021 City specs, V-Bio poly wrap and zinc coated DIP watermain.
- 19) Specify WM connection and transition from 6" to 8"
- 20) These removal notes do not delineate start or stop of removals, abandonments. Provide more detail, and show info on Senser lot.
- 21) Existing underground utilities are not shown on the Senser Survey
- 22) Existing City watermain is 8" Cast Iron Pipe, recommend private 6" Ductile Iron Pipe be removed and replaced with 8" DIP to edge of ROW (or other project limits) for future completion of 8" loop when City replaces CIP with DIP. No date for future City project.
- 23) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference. No food service or kitchen shown on Arch plans.
- 24) See City website for missing details:
Short cone MH, Chimney Seal, etc.

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

- 1) The sidewalk on this plan doesn't match the architectural plan - update to reflect the shift to the south
- 2) Shift sidewalk to the south - as shown on Architectural Plan Sheet
- 3) Show bike rack locations and identify number of spaces
- 4) Add detail for bike racks
- 5) Ensure that no landscaping obstructs the visibility of bikes and pedestrians on the sidewalk.
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) Provide a plan sheet showing any proposed traffic guidance signs and pavement markings for the site.
- 8) 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.
- 9) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 10) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 11) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.

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

- 1) Vacate easements through parking ramp.
- 2) Show property lines and easements
- 3) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 4) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.

- 5) Updated Private common utility easement/agreement must be provided.
- 6) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 7) Show and label all property lines and easements on all plan sheets.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) Right-of-way dedication required on the final plat?
- 10) Consent to plat form is needed from any mortgage companies with property interest.
- 11) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 12) Updated Private common driveway/access easement/agreement must be provided.
- 13) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 14) Public drainage/utility and easements must be provided on the plat as approved by City Engineer.

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

- 1) Based on the building size of 121,959 square feet in the project narrative and applying credit for existing buildings, we have calculated a park dedication fee of \$20,592. This number is subject to change if the final numbers are changed.

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

- 1) Please document the proposed means or methods to ensure construction and operation of the full facility is completed as shown in the subject Final Development Plans and the narrative. Given the history at the site, it is imperative that the Council has an enforceable guarantee that what is proposed will be built.
- 2) Motor vehicle sales facilities are subject to performance and operational standards outlined in Section 21.302.01 of the City Code. The proposed facility must comply with all of these standards. Limitations are established on facility noise (Sec. 21.302.01(b)), repair and service activities (Sec. 21.302.01(c)), vehicle test driving (Sec. 21.302.01(d)), vehicle storage and display (Sec. 21.302.01(f)), and vehicle loading/unloading (Sec. 21.302.01(g)).
- 3) The application includes a flexibility request to allow tilt-up architectural concrete panels on the ramp and dealerships building. As noted in previous reviews, "tilt-up" concrete panels are not permitted in the C-1 zoning district (see Sec. 19.63.08(c)(1)). Please provide a sample of the proposed architectural material so staff can better assess the product scoring and finish.
- 4) All rooftop equipment visible to adjacent streets and sidewalks must be screened equal to the height of the equipment (see Sec. 21.301.18).
- 5) Interior trash and recycling must be provided (see City Code Section 21.301.17). Staff calculates the minimum required area for the trash and recycling storage to be 605 square feet. Staff was unable to locate where trash and recycling is proposed to be stored.
- 6) Parking structures are subject to design standards in Section 21.301.06(h)(2) of the City Code. They must be designed to block the visibility of vehicle headlights. To allow cable railing in specific location would necessitate the approval of PD flexibility. Finally, parking structure facades that front on public streets must be enhanced utilizing the methods described in Sec. 21.301.06(h)(2)(B)(ii) and (iii). Removal of accent material (glass) from northern elevation would leave the street-facing elevation without architectural enhancement. Please demonstrate compliance with the parking structure design standard for street-facing elevations.
- 7) Parking spaces utilized for auto inventory vs. customer and employee parking and vehicles awaiting repair must be clearly marked. A parking plan must be provided to document required customer, employee and repair parking vs auto inventory storage. Vehicles awaiting auto body repair must be screened from public streets and adjoining sites (Sec. 21.302.01(c)(2)(D)).

- 8) Interior parking rows longer than 200 feet must have a mid-row parking island w/deciduous tree (Sec. 21.301.06(c)(2)(H)).
- 9) Perimeter parking rows longer than 300 feet must have a mid-row parking island w/deciduous tree (Sec. 21.301.06(c)(2)(H)).
- 10) Public sidewalk along arterial roadway must be eight feet in width (Sec. 21.301.04(d)(1)(A)).
- 11) Parking island must be three feet shorter than adjacent parking stall (Sec. 21.301.06(c)(2)(H)(ii)).
- 12) Parking islands must have deciduous tree (Sec. 19.52(c)(6)).
- 13) Based on a developable landscaping area of 638,397 square feet, the site is required to have 255 trees and 638 shrubs. The proposed landscape plan shows 189 trees and 486.5 shrub units being installed. Existing healthy trees meeting the criteria set forth in Sections 19.52(c)(2)(D) and 18.03 that would be preserved may count towards required landscaping. Staff would need a tree survey to verify the size, species and health of existing trees. Site landscaping must come into compliance. Any deficits in trees and shrubs must be resolved in the form of a revised landscape plan.
- 14) 50 percent of building foundation facing a public street must have foundation plantings.
- 15) Consider increasing density of plantings along southwestern boundary to provide screening for Fountain Lake Condos per request from Case #PL2020-55.
- 16) All signage must comply with Section 19.122 of the City Code.