



Comment Summary

Application #: PL2021-15
Address: 4217 and 4401 American Boulevard West, Bloomington, MN 55437
Request: **Walser Toyota Redevelopment - 4401 and 4217 American Blvd W - Pre-application Reguiding/Rezoning/PDP/FDP/Plat**
Meeting: Pre-Application DRC - February 02, 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) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Provide a detailed code analysis with the plans.
- 4) SAC review by MET council will be required.
- 5) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 6) For all Plumbing plan reviews with job valuations over \$50,000: The plumbing plans must be submitted to the State of MN for review. A Plumbing permit is also required to be submitted to the City of Bloomington - Building and Inspections.

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

- 1) A minimum 13'6" clearance below the skyway between the building and parking ramp shall be provided.
- 2) Provide adequate turning radius using Ladder 3 specs for all emergency vehicle access lanes.
- 3) Parking ramp dry standpipe hose valves shall be located within 130' of all areas of the ramp.
- 4) At least one lock box will be required for the building(s).
- 5) The parking ramp may be required to be sprinklered if there is obstructions and/or if the ramp is considered enclosed per the building code.
- 6) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 7) Building/property shall be adequately signed for emergency response.
- 8) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 9) 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.

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

- 1) Sidewalk connection to the site - Looks like the sidewalk on this shared driveway/private drive is lost and not replaced in this plan. Negative impacts to walk-ability in this shared area.
- 2) New sidewalk will need to transition back to crosswalk across this driveway/private drive to provide an accessible crossing location.
- 3) Show location of a bike rack and bike rack detail on the plan.
- 4) 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.
- 5) 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: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) 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.
- 2) Public drainage/utility and easements must be provided on the plat as approved by the City Engineer.
- 3) Consent to plat form is needed from any mortgage companies with property interest.
- 4) Right-of-way dedication is required on the final plat.
- 5) Private common utility easement/agreement must be provided.
- 6) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 7) 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.
- 8) Private common driveway/access easement/agreement must be provided.
- 9) 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.
- 10) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 11) 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.
- 12) Show and label all property lines and easements on all plan sheets.
- 13) Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding addressing of property and buildings.

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) An erosion control bond is required.
- 3) List erosion control maintenance notes on the plan.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 8) Show erosion control BMP locations on the plan

- 9) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) 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.
- 12) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 13) Wanda Miller Pond 100-yr flood elevation is 825.17'
- 14) Parking ramps enclosed 50% or more are required to drain to sanitary sewer.

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) An inspection manhole is required on all commercial sewer services.
- 3) Public drainage/utility and easements must be provided on the plat.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Use standard short cone manholes without steps.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 8) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 9) 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
- 10) 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.
- 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.
- 12) Use schedule 40, SDR 26, or better for PVC sewer services.
- 13) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 14) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 15) Install interior chimney seals on all sanitary sewer manholes.
- 16) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 17) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 19) 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.
- 20) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 21) 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.
- 22) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 23) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Truck accessible FDC to be within 50' of hydrant.
- 24) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Meter to be within 10' of building entry and 4' of floor drain.
- 25) A Minnesota licensed civil engineer must design and sign all civil plans.

- 26) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 27) Grade entries to ramp lower level to keep stormwater runoff from entering sanitary sewer.
- 28) 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.
- 29) Private common utility easement/agreement must be provided if connecting to watermain in old Senger's parcel.
- 30) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 31) Lift station panel and sidewalk are missing from survey
- 32) Details for lounge do not show any food court, if planning any food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.

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

- 1) Park dedication fee is estimated to be \$11,466. Includes credit for existing buildings, and is based off of the information we have at this time. The calculation is subject to change when/if more information becomes available.

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

- 1) The subject application must include a Comprehensive Plan Amendment (\$1,660), Rezoning (\$1,660), Preliminary Development Plan (\$830), Final Development Plan (\$1,660), Preliminary Plat (Type II) (\$790), and Final Plat (Type II) (\$420). The total development application fee is estimated to be \$7,020.
- 2) The development proposal requires that 4217 American Boulevard West be Reguided from Community Commercial (CC) to Regional Commercial (RC) in the City's Comprehensive Plan and Rezoned from CS-0.5 to C-1, a district that allows Class I Motor Vehicle Sales uses. Please document the public benefits associated with this request. For example, what is the anticipated net growth in employment associated with the redevelopment? How many FTE's will be added by shifting the corporate headquarters to this site?
- 3) The last time this site was expanded, Walser applied to Reguide the Grandma's restaurant site to allow for expansion of the dealership as a surface lot. The Council voted 4-2 to request a resolution of denial. Walser withdrew. Later Walser submitted a new application to move the Walser corporate headquarters to the site in a five story building. Based on the revised proposal, the City Council approved the Reguiding. However, the Walser corporate headquarters was not moved to the site, a five story building was not constructed, and the former Grandma's site remains as surface storage for cars 19 years later. The City needs to ensure the same scenario does not occur again. With your application, 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.
- 4) The expansion of a motor vehicle sales facility into a new property must include a minimum quantity of floor area based on the minimum required Floor Area Ratio (FAR) such facilities - 0.4 (Sec. 21.302.01(j)). As such, Code requires the facility expansion to have a minimum increase in floor area of 56,948 square feet based on the portion of the site that would be located in the C-1 zoning district - 142,374 square feet. Some portion of the site may be reduced for the purposes of public right-of-way dedication. The required floor area calculation may be impacted or reduced by this factor.
- 5) Properties 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.
- 6) 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)).

- 7) Exterior building materials must meet Section 19.63.08(c)(1) of the City Code. Tilt-up concrete panels must be faced with a Code-complying material
- 8) The maximum allowable building height for the southern 300 feet of both sites is 3 stories/50 feet.
- 9) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 10) Detached trash and recycling storage is not permitted at commercial sites (Sec. 21.301.17(c)(2)).
- 11) Parking structures are subject to design standards in Section 21.301.06(h)(2) of the City Code. Structures must be compatible in materials and design with surrounding buildings. They must be designed to block the visibility of vehicle headlights. Finally, 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).
- 12) Staff calculates the minimum off-street parking requirement for retail, office, warehouse, and auto repair uses proposed to be 372 parking stalls. Parking spaces utilized for auto inventory vs. customer and employee parking must be clearly marked. A parking plan must be provided to document required customer and employee parking vs auto inventory storage.
- 13) Staff is aware there is an existing shared parking and access easement with the hotel and restaurant properties to the east (4201 and 4209 American Blvd W). Staff is researching required parking supply associated with the approved Planned Development (PD) of record.
- 14) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 15) Landscaping must be provided at a rate of one tree per 2,500 square feet and one shrub per 1,000 square feet of developable landscaping area. See Section 19.52(c)(2)(C) of the City Code for a definition of developable landscaping area. Existing trees that can be retained located inside the developable landscaping area and are not on the prohibited species list (Sec. 18.03) may count towards landscaping requirements.
- 16) Parking lot and exterior security lighting must meet Section 21.301.07 of the City Code. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candle for the outer perimeter of the parking lot). If public parking is available in the parking structure, it must meet minimum lighting requirements for parking ramps.
- 17) Interior parking rows longer than 200 feet must have a mid-row parking island w/deciduous tree (Sec. 21.301.06(c)(2)(H)).
- 18) Perimeter parking rows longer than 300 feet must have a mid-row parking island w/deciduous tree (Sec. 21.301.06(c)(2)(H)).
- 19) Public sidewalk along arterial or collector roads must be eight feet in width (Sec. 21.301.04(d)(1)(A)).
- 20) The only stormwater management facilities permitted within a front landscape yard (20 feet) are rain gardens. If this is a typical stormwater management facility, it would not be permitted in this location.
- 21) Drive aisles and parking stall dimensions for parallel parking areas must comply with ITE standards as determined by the issuing authority. Parking islands are required at the end of parking rows.