



# Comment Summary

**Application #:** PL202400150

**Address:** 1601 and 1701 American Blvd W, 8033 Knox Avenue S, and 1600 W 81<sup>st</sup> Street

**Request:** **Preliminary and final development plans for an approximately 54,000 square foot, two-story auto dealership facility**

**Meeting:** Post Application DRC - August 27, 2024  
Planning Commission - September 19, 2024  
City Council - September 30, 2024

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

**Planning Review Contact:** Elizabeth O'Day at [ecoday@BloomingtonMN.gov](mailto:ecoday@BloomingtonMN.gov), (952) 563-8919

- 1) The street enclosure along Knox Avenue (primary) is 29% where 50% is required. The street enclosure along W 81st Street is 30% and has been met. Knox Avenue is an important and primary street as identified in the Penn-American District Plan. In order to further the goals and intent of the Penn-American District Plan and frame the Knox Avenue streetscape, staff strongly suggests increasing the street enclosure to match the southern façade of the apartments across Knox Avenue (1801 American Blvd) to be much closer to the minimum street enclosure requirement. This would bring the street enclosure percentage from 29% to approximately 47%.

Refer to the project narrative.

- 2) The development does not meet the Floor Area Ratio. Code 21.302.01(k) requires a minimum of 0.6 for existing auto dealerships. The floor area ratio is 0.22. The applicant has requested a deviation through the planned development process and has addressed the required findings to reduce the minimum FAR requirement.

Refer to the project narrative.

- 3) A sidewalk connection from the building entrance to the public sidewalk network has been provided. However, it seems redundant to have two sidewalks very close to another (see markups on plan for reference).

There is a 3' grade separation from the building elevation to the public sidewalk. The sidewalk along the parking lot is needed to gently slope down to match elevations and meet ADA requirements.

- 4) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. Each island must be three-feet shorter than adjacent parking stall to facilitate egress/ingress. Many of the islands do not meet the width or length requirement.

The parking lot islands have been reconfigured to meet the noted requirements.

- 5) Bike racks not allowed within 20 foot landscape yard or easement area (see markups on plan).

The bike rack has been relocated outside of the 20 foot landscape yard and easement areas.

- 6) In the C-5 zoning district, landscape yards may be reduced provided the area meets screening requirements. The

property line jog makes the landscape yard less than 20 feet. Ensure that the screening has been met in accordance with 21.301.15(d). (see markups on plan).

Noted. There is an existing wall on the American Boulevard bridge which provides screening.

- 7) This island is missing a tree. Consider shifting the nearby tree to inside the island. (see markups on plan).

A tree has been added in the Island where the existing sign is located.

- 8) Exterior materials must meet Section 19.63.08. Precast concrete is a secondary material and limited to 15% of each elevation. It appears that pre-cast concrete is more than 15%. A deviation may need to be requested.

Also, metal panels need to meet additional review.

Refer to architectural plans.

- 9) The mixed use design features in the C-5 zoning district call for building transparency along primary frontages as 50% and secondary frontages as 25%. The applicant provided building transparency requirements on the exterior elevations. The table is not clear if the glazing is transparent. The spandrel glass would not meet building transparency requirements. The table must be modified to clarify the transparency.

Refer to architectural plans.

- 10) A three foot high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).

This has been provided. Please refer to the landscape plans and the submitted cross section for additional information/clarification.

- 11) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot. An initial (at 1.0 LLF) and maintained (0.81 LLF) lighting plan signed by an electrical engineering or certified lighting professional must be submitted prior to permit.

Noted.

- 12) The minimum drive aisle width and minimum parking space dimension meets the City Code requirements (21.301.06).

Noted.

- 13) Interior trash and recycling must be provided (see City Code Section 21.301.17).

Please refer to the submitted floor plan which illustrates the location of the trash/recycling area within the building.

- 14) There is no height limit for this property. The height of the building is two-stories.

Noted.

- 15) The minimum landscaping quantity has been met. Ensure that 50% of the building façade along a street includes foundation plantings. A landscape surety is required.

Noted.

- 16) In the C-5 zoning district, building setback and parking placement are subject to additional design requirements. There are exemptions for sites with multiple street frontages. City Council can make an exemption provided:

- (A) The site cannot reasonably comply with the mixed use districts structure and parking placement requirements for all street frontages;
- (B) The proposed structure and parking configuration will meet the purpose and intent of the mixed use districts;
- (C) The proposed structure and parking configuration will complement the character of existing or planned development in the area;
- (D) The proposed structure and parking configuration will facilitate pedestrian and bicycle access;
- (E) The proposed structure and parking configuration will place vehicle access points in optimal locations;
- (F) The proposed structure and parking configuration will be compatible with natural features, surrounding development, redevelopment plans, and traffic volumes.

The applicant must demonstrate how the development meets the above reasons.

Refer to the project narrative for justification.

- 17) The jog in the property line makes the theft protection blocks and landscaping within the 10 foot sidewalk/bikeway easement. Move material outside easement or obtain an encroachment agreement.

The blocks have been relocated outside of the sidewalk/bikeway easement area.

- 18) Pergolas are over 200 square feet and qualify as accessory structures, which limits detached structures between the building and the street. Also, pergolas are not allowed within the 20 foot landscape yard. A deviation may be requested for both items.

The pergolas are now at 200 square feet of coverage.

- 19) The development must meet the performance standards related to motor vehicle sales in accordance with City Code Section 21.302.01.

Noted.

- 20) The application goes to Planning Commission on September 19th and City Council on September 30th.

Noted.

**Building Department Review Contact:** Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Provide a detailed code analysis with the plans.

Code analysis will be provided with the building permit submittal.

- 2) Must meet 2020 MN State Building Code

Noted.

- 3) Must meet 2020 MN Accessibility Code.

Noted.

- 4) Building plans must be signed by a MN licensed architect.

Noted.

- 5) SAC review by MET council will be required.

Noted.

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

- 1) For the carwash- A noise source shall not exceed an L50 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L50 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured at or within the applicable noise area classification at the point of human activity which is nearest the noise source. Noise must meet the city noise code standards. (Section 10.29.02)

Noted.

- 2) If there is a beverage/food area in customer waiting area, contact Erik Solie in env health at 952-563-8978.

Noted.

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

- 1) Hydrant to be maintained and accessible or be relocated.

The hydrant on the Infiniti property will be maintained.

- 2) All emergency vehicle access shall support a minimum 40 tons and support the turning radius for Ladder 3.

Noted. Additionally, please refer to the submitted vehicle maneuvering exhibit.

- 3) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

Noted. Please refer to the landscape plans.

- 4) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

A looped supply and combined service has been provided.

- 5) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

Noted.

- 6) Building/property shall be adequately signed for emergency response.

Noted.

- 7) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

The requested hydrant coverage has been provided.

- 8) A independent third party protection engineer analysis/report will be required for any lithium battery storage.

Noted.

- 9) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

Noted.

- 10) Entire space(s) shall have a fully Code compliant fire alarm system.

Noted.

- 11) Entire space(s) shall have fully Code complying sprinkler protection.

Noted.

- 12) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

Noted.

- 13) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

The requested hydrant coverage has been provided.

- 14) Quick access for all gates without the use of special equipment and/or tools for emergency response through the campus shall be provided.

Noted.

- 15) Building/property shall be adequately signed for emergency response.

Noted.

- 16) Maintain emergency vehicle access and circulation throughout the property.

Noted.

- 17) Provide adequate turning radius for all emergency vehicle access lanes.

Please refer to the submitted vehicle maneuvering exhibit.

**Utility Review Contact:** Jordan Vennes at [jvennes@BloomingtonMN.gov](mailto:jvennes@BloomingtonMN.gov), (952) 563-4533

- 1) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. -add this note to the plan

This note has been added to the plan.

- 3) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Ensure 1 hydrant within 50' of building FDC.

The requested hydrant coverage has been provided.

- 4) 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.

An MDH permit will be applied for and provided to the City.

- 5) 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.

This note has been added to the plan.

- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

This note has been added to the plan.

- 7) 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. -add this note to the plan

This note has been added to the plan.

- 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. -add this note to the plan

This note has been added to the plan.

- 9) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. -add this note to plan and replace PVC pipe label with DIP

This note has been added to the plan.

- 10) 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.

Noted.

- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. -add this note to plan

This note has been added to the plan.

- 12) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.

Isolation valves have been added to the plan.

- 13) Show existing 6" sanitary service and manhole. Remove to property line if unused.

The service has been removed to the property line.

- 14) Show ex. watermain south of this point (connects with main to south per City GIS). Will this also be removed?

Existing watermain is now shown. This will be kept in place.

- 15) Fully depict ex. sanitary sewer and any needed removals. Existing unused 6" sewer and MH approx location shown

Existing sanitary sewer is now shown along with removals.

- 16) abandonment will be on a case-by-case basis, with preference for removal. modify or remove this note.

This note has been modified.

- 17) Minimum size of watermain loop is 8".

The watermain loop has been changed to 8" DIP

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

- 1) Show and label all easements.

Many of the existing easements will be vacated and additional easements will be granted for the relocation of any utility. Those easements will be shown on future plan sets once the extent of the vacations have been determined/agreed upon.

- 2) Show and label all property lines and easements on all plan sheets.

Many of the existing easements will be vacated and additional easements will be granted for the relocation of any utility. Those easements will be shown on future plan sets once the extent of the vacations have been determined/agreed upon.

- 3) Recommend platting instead of tax parcel combination to clean up easements including street easements and property lines through buildings.

The owner does not wish to plat the property. A parcel combination will be completed.

- 4) Existing easements run through proposed building and some may be needed for future sanitary line? Some 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.

Descriptions for easement vacations will be provided.

- 5) Public benches are outside of swk/bky easement. Are they public? Who maintains?

The benches will be owned by and maintained by Luther but may be utilized by the general public.

- 6) No structures/benches within public easements.

The structures/benches have been eliminated from the public easement areas.

- 7) No structures within public easements.

The structures have been eliminated from the public easement areas.

- 8) No trees within easement area.

Trees cannot be moved outside of the easements while still meeting the planning/zoning requirements.

- 9) Show and label street easement line.

The street easement has been labeled.

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

- 1) An erosion control bond is required.

Noted.

- 2) 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.

This note has been added to the plan.

- 3) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))

This will be submitted to the City when comments/approvals are received.

- 4) List erosion control maintenance notes on the plan.

Maintenance notes are on the SWPPP Notes sheet (C3.2).

- 5) Show erosion control BMP locations on the plan.

Erosion control BMPs are shown on the grading plan.

- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

Noted.

- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

Noted.

- 8) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

Noted.

- 9) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

Noted.

- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

This note has been added to the plan.

- 11) Provide stage storage calculation for surface of site comparing existing surface elevation to proposed surface



elevation

Stage storage computations have been included in the updated SWMP.

- 12) Locate underground stormwater infiltration system so light pole bases are not bearing on infiltration chambers

Gaps in the underground system will be provided where the footprint of the system is in conflict with the lightpoles.

- 13) Provide detail showing proposed underground stormwater infiltration system. Include any soil correction needed in detail.

Underground system design has been included with the resubmittal documents.

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

- 1) Cross slope of sidewalk at driveway entrances needs to be 2% or less

The driveway grades have been updated to demonstrate less than 2% cross slope at the sidewalk crossing.

- 2) Any driveway entrance replacement should use City Non-Residential driveway entrance detail.

The city commercial driveway entrance detail has been added to the plans.

- 3) Include Non-Residential Driveway Entrance Detail

The standard detail has been included on the detail sheets.

- 4) Keep sawcut line out of vehicles wheel path

Sawcut line has been pulled to the curb lip.

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

- 1) There would be a safety benefit to close the access point at American Blvd - site would still be served with 2 access points. This plan does not demonstrate a need for a 3rd driveway.

The existing access on American Blvd is proposed to remain. This was discussed at the DRC meeting and removal of the access was not a requirement.

- 2) Bike racks for the site (employees and customers) should be placed within 50' of the main building entrance.

Bike racks have been located within 50' of the building entrance.

- 3) Show MnMUTCD compliant site signage on the site plan or a sign plan sheet.

None is required; thus, it is not 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.

This note has been added to the Site Plan.

- 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](mailto:sjenkins@BloomingtonMN.gov) for permit information.

This note has been added to the Site Plan.