



# Comment Summary

**Application #:** PL2024-11

**Address:** 8033 Knox Ave S, 1601 and 1701 American Blvd W, 1600 West 81st

**Request:** **Preliminary and final development plans to expand an existing auto sales facility (Luther Kia) at 1601 and 1701 American Blvd. W., 8033 Knox Ave., and 1600 W. 81st Street; preliminary and final plat to combine four parcels into one to accommodate an auto sales facility expansion.**

**Meeting:** Pre-Application DRC - February 13, 2024

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

**Planning Review - Pre-App Contact:** Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

1) The site is designated for Regional Commercial land uses in the Comprehensive Plan. The Regional Commercial designation is the appropriate designation for motor vehicle sales facilities. The site is zoned C-5, which does not permit motor vehicle sales unless they are pre-existing. However, the minimum floor area ratio (FAR) for auto dealerships in the C-5 district is 0.6. The proposed FAR is 0.22, far less than the minimum requirement. Here is the text taken from City Code:

k) Minimum floor area ratio for existing motor vehicles sales uses in the C-4 and C-5 Districts. The minimum floor area ratio for existing motor vehicles sales uses and sites shall be 0.6. The floor area ratio for existing motor vehicle sales uses and sites may be reduced at the discretion of the City Council provided the City Council makes the following findings:

(1) The proposed modifications do not increase the proportion of land area devoted to passive uses (outdoor auto storage or display, parking, etc.) relative to the land area devoted to active uses (showroom, office, service, parts, indoor auto storage or display, etc.); and

(2) The proposed modifications will result in an increase in on site activity (additional jobs, additional customers); and

(3) The proposed modifications will substantially advance any applicable zoning ordinance provisions for building placement, parking placement, streetscape enhancement, building design, building height, landscaping, and other related factors; or

(4) The proposed modifications are required to accommodate a public infrastructure project.

Since the proposed modifications are not required to accommodate a public infrastructure project (4), the City Council must make findings 1-3: 1. consists of measuring various uses for the existing and proposed conditions; 2. requires Luther to provide detailed information on jobs and anticipated demand for vehicles and service; and 3. is more of a qualitative analysis of zoning standards. Given such a significant reduction in FAR, 0.6 to 0.22, it is hard for staff to conclude the development will substantially advance applicable density and land use intensity requirements in the Zoning Code.

2) Exterior materials must meet Section 19.63.08. For commercially-zoned sites, this generally entails glass, brick, stucco, stone, architectural concrete, and some metal panels. Materials like EIFS are limited on each facade.

- 3) Provide a construction site circulation plan that includes the following: site access locations, vehicle circulation, pedestrian circulation, construction parking area, laydown/staging/delivery area, construction fencing limits.
- 4) A minimum 20 foot landscape yard is required along all street frontages (see City Code Section 21.301.15).
- 5) Parking lot and exterior security lighting must meet Section 21.301.07.
- 6) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 7) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one deciduous tree.
- 8) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 9) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 10) Provide a sidewalk connection from the building to public sidewalk or street. The connection depicted on the site plan would meet this requirement.
- 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) The proposed development is within the allowed impervious surface coverage of 95 percent.
- 13) Show location of bike racks and bike rack detail on the plan.
- 14) With a site size of 251,883, the minimum landscaping quantity is 101 trees and 252 shrubs.
- 15) Ensure any display area is outside of the 20-foot landscape yard.
- 16) Sidewalk along W. 81st Street must be minimum 6-foot concrete.
- 17) Sidewalk along Knox Avenue must be minimum 8-foot concrete.
- 18) Please review Section 21.301.03 Structure Design. Mixed use districts include additional architectural requirements related to facade transparency. The minimum building height is also 25 feet.
- 19) The street frontage numbers identified on the plan cannot both be correct. It appears building facade along the corner is "counted" towards both the American Blvd. W. and Knox Avenue frontages. It is staff's recommendation that Knox Avenue be the primary street and American Blvd be the secondary.
- 20) Per City Code Section 21.301.02(f)(4), off-street parking must not be located within 100 feet of an intersection of two streets. According to the plan submitted, there is parking located within 100 feet of Knox Avenue and West 81st Street. Refer to City Code for exemptions for sites with multiple street frontages.

**Building Department Review - Pre-App Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto:djohnson@BloomingtonMN.gov), (952) 563-8959

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Building plans must be signed by a MN licensed architect.
- 4) SAC review by MET council will be required.
- 5) Provide a detailed code analysis with the plans.
- 6) Provide a list of any hazardous materials being stored in this building that are listed in Tables 307.1(1) or 307.1(2).
- 7) Plumbing fixtures shall meet minimum requirements of Table 2902.1 of 2020 MN Building Code.
- 8) Separate permit required for Parking Lot.
- 9) Accessible parking spaces shall be determined by total employee/customer parking spaces - excluding parking spaces used for storage of sale vehicles.

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

- 1) Provide emergency vehicle access and circulation throughout the property including the north side.
- 2) Hydrant to be maintained.
- 3) EV battery storage will require a rated room separated from the main building.
- 4) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 5) Solenoid valves are not approved to meet the sprinkler damage.

- 6) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 7) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 8) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 9) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 10) Building/property shall be adequately signed for emergency response.

**Public Works Review - Pre-App Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) If the ROW at Irving Ave were to be vacated dedication of ROW or a street easement would be needed on the adjacent parcel (1500 W 81st St) to create a turnaround for W 81st St in the event Humboldt Ave were to be removed as part of future phases of the 35W/494 interchange improvements.

**Water Resources Review - Pre-App 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) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) Show erosion control BMP locations on the plan.
- 5) Provide a turf establishment plan.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Area surrounding proposed development project can be prone to localized surface flooding in large rain events. Ensure redevelopment does not increase flood risk for surrounding properties. Please provide a compensatory storage analysis as part of the stormwater report.
- 10) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 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](http://www.ninemilecreek.org))

**Utility Review - Pre-App Contact:** 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. Show all existing services on existing conditions plan and provide removals sheet.
- 2) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 3) 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.
- 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.
- 5) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 6) Use schedule 40, SDR 26, or better for PVC sewer services.

- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 10) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 11) 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.
- 12) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 13) Private common utility easement/agreement must be provided if sharing a utility with another property.
- 14) Recommend repurposing existing 6" private main (not shown here) as hydrant lead to improve hydrant coverage and eliminate need to disturb American Blvd
- 15) City will likely seek to coordinate improvements on this sanitary main with project.
- 16) Will this segment become private watermain?

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

- 1) This cul-de-sac /roadway easement is needed based on upcoming MnDOT changes to the roadway network in this area. When the frontage road is removed, W 81st Street will have to have a cul-de-sac for turn arounds.
- 2) No stairs allowed in public easements
- 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) Any requested sidewalk closure will only be considered for a limited duration and alternative access/TPAR will be required, as approved by the City Engineer.
- 6) 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.
- 7) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.

**PW Admin Review - Pre-App Contact:** 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) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 3) Consent to plat form is needed from any mortgage companies with property interest.
- 4) Submit plat. 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.
- 5) 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.
- 6) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 7) Public drainage/utility and easements must be provided on the plat.
- 8) 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.
- 9) Dedicate street easement on new plat.
- 10) Dedicate street easement on new plat.

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

- 1) Minimum 7' walk width adjacent to stalls

**Assessing Review - Pre-App Contact:** Jason Heitzinger at jheitzinger@bloomingtonmn.gov, (952) 563-8707

- 1) Assessing has calculated a park dedication fee of \$19,110 on this project based on the data provided. That number is subject to change based on any new information we receive.

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

- 1) The car wash requires a noise study since there is residential to the southwest
- 2) There needs to be a designated area in the parking lot for dropping off new vehicles since this cannot be done on public streets