

City of Bloomington  
Community Development  
Planning and Economic Development  
1800 W. Old Shakopee Road  
Bloomington, MN 55431

Attention: Michael Centinario, Planning Dept.

RE: Valvoline Instant Oil Change (VIOC)  
8602 Lyndale Avenue South  
Bloomington, MN 55420  
Development Application: Dumpster Enclosure Addition and Parking Easement.

The following information is provided for the review and approval for the construction of the proposed dumpster enclosure and approval of the agreement for parking easement. The original construction included a trash area, 10' x 10', at the southwest corner of the building. VIOC has grown and the need for additional dumpster's has also grown. To provide space the 25'-8" x 10'-0" structure is proposed. The structure will meet the south setback requirement of 10'-0" and the west setback requirement of 15'-0". All three existing dumpsters will then be enclosed within the new structure.

To allow this to occur the parking stalls along the south property line and traveling west need to be removed. The removal of the stalls cause the VIOC site to be short five (5) parking stalls. The VIOC property and the adjacent Super America (SA) have an existing cross easement for access. An additional agreement for a parking easement is proposed to allow 'Parking' to occur between the two properties along the south western portion of the SA property. The draft of the agreement is attached and will be submitted after the document has been signed by both parties.

Documents Attached Include:

1. Original Super America Site Plan dated, 7-27-87. Indicates initial property lines and parking information.
2. Original Super America Landscape Plan dated, 8-14-87. Indicates the updated parking stall count on the Super America site and the original plantings that are proposed to be replaced as part of this project. This drawing does not indicate the correct property lines for the VIOC property.
3. Agreement for Parking Easement – Final document will be submitted with signatures as part of the Building Permit application. (Signed by VIOC)
4. Drawings for the proposed VIOC Dumpster enclosure and related work:  
Survey, Site Plan ( Including Landscape Info. ), Floor Plan, Elevations, Sections and Details. Parking evaluation memo addressing VIOC & SA parking needs and final stall count.

If you have any questions or request additional information please contact me,

John Kosmas  
K K Design  
952-922-3226  
john@kkdesign.biz

*JPK 5.23.17*

May 23, 2017 ( Updated per site visit )

Parking Evaluation for VIOC / S/A

Location:

8602 and 8600 Lyndale Ave So

Bloomington, MN 55420

KK Design Proj. No. 1701 -23

Site information based on Site Plan 86<sup>th</sup> Street & Lyndale A. S.  
dated: 7-27-87 , S/A No. 4332 -1.

Gross Building Areas +/-:

S / A incl. Trash and Storage: 3,659.7 sq. ft.

Existing VIOC Building Area 1,723.97 sq. ft.

Addition to VIOC Bldg. (S/W corner) 256.67 sq. ft.

Total VIOC Building Area: 1,980.64 sq. ft.

VIOC Existing Service Bay (Credit) (1,308.89 sq. ft.)

Net building area excluding service area: 671.75 sq. ft.

Parking calculations:

S / A - 1 stall per 200 sf.  $3,659.7 / 200 = 18.29$  stalls

VIOC - 1 stall per 300 sf.  $671.75 / 300 = 2.24$  stalls

2 stalls per bay or 3 bays x 2 = 6.00 stalls

Total stalls required: 26.53 stalls round up to 27 stalls

Stalls provided:	S.W. Corner	8 after VIOC addition
	S.E. Corner (VIOC)	2 after Access Aisle is stripped.
	South of S/A Trash/Storage	7 per site visit
	North of S/A Bldg.	3 plus Access Aisle
	Pump island (s)	9 S/A Plan indicates 18 spaces and can count half or 9 stalls.

Total stalls anticipated per the plan and re-striping of lot equals: 29 stalls

(The adjusted count appears to provide 29 stalls – John Kosmas, KKD)

JPK 5.23.17