

## Development Review Committee

### Approved Minutes

Pre-Application, PL201900022

Meeting Date: 02/26/ 2019

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road



#### Staff Present:

Kris Kaiser (Fire Prev) 952-563-8968  
Amanda Moe (Bldg & Insp) 952-563-8961  
Kelly Beyer (Bldg & Insp) 952-563-4703  
Tim Skusa (Bldg & Insp) 952-563-8953  
Brian Hansen (Eng.) 952-563-4543  
Rozlyn Tousignant (Eng) 952-563-4627  
Tim Kampa (Utilities) 952-563-8776  
Eric Wharton (Utilities) 952-563-4579

Kent Smith (Assessing) 952-563-8707  
Mark Reichel (Assessing) 952-563-4648  
Erik Solie (Env. Health) 952-563-8978  
Mike Thissen (Env. Health) 952-563-8981  
Megan Rogers (Legal) 952-563-4889  
Mike Centinario (Planning) 952-563-8921  
Glen Markegard (Planning) 952-563-8923

#### Project Information:

Project Luther Acura/Subaru Redevelopment

Site Address 515 W 78TH ST, BLOOMINGTON, MN 55420  
511 W 78TH ST, BLOOMINGTON, MN 55420  
500 AMERICAN BLVD W, BLOOMINGTON, MN 55420  
7801 LYNDALE AVE S, BLOOMINGTON, MN 55420

Plat Name BLOOMINGTON ACURA ADDITION; UNIPRESS 2ND  
ADDITION; UNIPRESS 2ND ADDITION; KENNEDY  
ADDITION;

Project Description Conditional use permit, final site and building plans, and a  
preliminary and final plat to demolish two existing buildings and  
construct a two-story auto-sales and service facility.

Application Type Conditional Use Permit  
Final Site and Building Plan  
Preliminary Plat - Type II  
Final Plat - Type II

Staff Contact Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-  
8921

Applicant Contact Kevin Shay - kshay@landform.net

Post Application DRC YES

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/please](http://www.blm.mn/please) and enter "PL201900022" into the search box.

**Guests Present:**

Name	Email
Peter Beck	peter@peterbecklaw.com
Kristy Dahlvang	kristy@bakerinvestments.com
Linda McGinty	linda.mcginty@lutherauto.com
Steven Sabraski	ssabraski@landform.com
Jeremy Woitaszewski	jeremy@bakerinvestments.com

**Introduction:**

Luther operates Subaru/Acura on I-494 and Lyndale Avenue. Last year the applicant had approved plans to renovate a former corporate building to an Acura dealership. The applicant has now since aquaired the Key Collission property on American Boulevard to build a new Subaru dealership. The Acura dealership would occupy the existing building that is on site.

**Discussion/Comments:**

**PLEASE NOTE: Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.**

- Kent Smith (Assessing):
  - Smith noted that the replat will trigger park dedication for approximately \$2,100. Will need a park dedication intake form.
- Erik Solie (Environmental Health):
  - Solie asked when the project will start.  
Applicant stated that the project will start late summer depending on approvals.
  - Solie asked if there are any wells.  
Applicant responded they are unaware of any wells.
- Tim Skusa (Building and Inspection):
  - Skusa noted that there is feedback provided on the Comments Summary form.
  - Skusa highlighted that the City follows the Minnesota Accessibility Code not ADA requirements, SAC questionnaire will need to be completed, the City follows current Minnesota Building Code, and a Code analysis is needed.
- Kris Kaiser (Fire Prevention):
  - Noted the feedback from Fire is provided in the Comments Summary.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
  - Staff recommends closing traffic access from the Goodwill parking lot. Applicant noted that it is a public access not a private one and provides the only EB egress from the site to American Blvd. Hansen noted that staff would be available for follow-up regarding the issue.
  - Work with Nine Mile Creek Watershed District for permitting
- Eric Wharton/Tim Kampa (Utilities):
  - Kampa noted that on the old 78<sup>th</sup> Street alignment there are old water and sewer mains that the City no longer has access to, the City would like the Subaru building to be served from American Boulevard to allow phasing the sewer main out. Kampa noted that staff will work with the applicant on this matter.
  - A hydrant will be needed within 50 feet of the Fire Department connection to the building
  - Kampa noted the applicant may wish to keep the hydrant near the Key Collision water main
- Megan Rogers (Legal):
  - No comment

- Mike Centinario (Planning):
  - The plans locate the new buildings over existing property lines. The four properties that make up the site must be combined via preliminary and final plat.
  - Because the project would demolish two existing building and develop a new building, it is considered a “significant redevelopment.” Centinario explained that the applicant may need to consider a Development Overlay given there are a number of non-conformities that would need to come into compliance.
  - Centinario stated the City may consider rezoning the area to a C-1 designation, although the development review would be reviewed under the current I-3 General Industry zoning. Markegard added an option would be to approve the redevelopment project under I-3, then rezone the property to C-1. Staff maintains auto sales is not an industrial use and the property should not be zoned for industry.
  - Centinario highlighted standard comments in the Comments Summary page specifically the parking lot lighting, landscaping, and interior trash storage. Applicant noted they have looked at the landscaping and they will be able to meet the requirements.
  - Centinario mentioned the requirement to ensure access to both buildings the public sidewalk along Lyndale Ave and/or American Blvd E.



# Comment Summary

**Application #:** PL2019-22

**Address:** 7801 Lyndale Ave. S., 515 W. 78th St., 511 W. 78th St., and 500 American Blvd. W.

**Request:** **Conditional use permit, final site and building plans, and a preliminary and final plat to demolish two existing buildings and construct a two-story auto-sales and service facility.**

**Meeting:** Pre-Application DRC - February 26, 2019

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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) See Document Markups
- 2) Existing property boundaries are located where the new building is proposed. 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.
- 3) A rezoning to apply the planned development overlay is likely necessary to accommodate the redevelopment. There are some non-conformities that must be brought into compliance as part of the redevelopment.

Any deviations from City Code requested must be identified in the application materials.

- 4) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 5) Provide a sidewalk connection from the building to public sidewalk or street. A sidewalk connection must be constructed for both dealerships.
- 6) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 7) Because the development is a significant redevelopment of the property, the entire site must meet landscaping requirements. One tree is required for each 2,500 square feet of developable area. Shrubs are 1 per 1,000.
- 8) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 9) A three foot high screen for a parking lot adjacent to all public streets. This predominately applies to American Blvd. and along given the grade change along Lyndale and along the interstate.
- 10) Interior trash and recycling must be provided.

- 11) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 12) Show location of a bike rack and bike rack detail on the plan.
- 13) Provide specification information on the proposed exterior materials. Stone and glass are permitted, as are metal panels provided the panel has a 30-year finish warranty and meets thickness standards.
- 14) 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).
- 15) Add landscape island at southeast corner of Acura building.
- 16) Sidewalk adjacent to parking stalls must be 7 feet wide to account for vehicle overhang. Sidewalk on west side of Subaru building is only 5 feet.
- 17) Has an autoturn analysis been completed for Subaru's northeast corner? It appears to be a pretty tight turn for a fire truck.
- 18) Parking along Lyndale does not meet the 20-foot minimum setback.
- 19) A deviation is required for to have less than 20-foot setback along north property line due to right-of-way "notch."
- 20) The two 3-foot parking islands must be reconstructed to meet City Code requirements. Add islands on the north end of the parking rows to meet Code requirements.
- 21) This island is only 7.9 wide. Widen to 8.0 feet.
- 22) As plans are further refined, the Code required customer and employee parking stalls must be identified on the site plan and ultimately on site.
- 23) Staff believes the property should be rezoned from General Industry to a commercial district - the C-1 district. Auto sales is not an industrial use. Continued discussions are necessary.
- 24) Establishing an attractive streetscape along American Blvd. will be key given no building is proposed along the street
- 25) A uniform sign design will be needed for the two dealerships. If a combination cabinet and channel letter sign is proposed, the cabinet may not be greater than 25% of the total sign area. Adjustments will be needed for the Subaru cabinet sign.
- 26) Three freestanding signs will be permitted due to the three street frontages. Two of the three signs may be located along one street frontage. See Section 19.122 for sign requirements.

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

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) Provide a 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.

**Fire Department Review - Pre-App Contact:** Kris Kaiser at [kkaiser@BloomingtonMN.gov](mailto:kkaiser@BloomingtonMN.gov), (952) 563-8968

- 1) Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes.

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

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

- 1) Include Bloomington detail for Non-Residential Driveway Approach with boulevard sidewalk if any entrances are impacted
- 2) Parking island must be 3' shorter than parking stall
- 3) Dimension walk, minimum 7' walk adjacent to parking stalls

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

- 1) The City will be phasing out the sanitary sewer main in the 494 Entrance Ramp area and possibly the watermain as well. Redirect the sanitary sewer to the main in American Blvd.
- 2) Make the new water service an 8" line and include a hydrant within 50' of the FDC. Also include a service valve that will allow the building to be isolated without losing supply to the hydrant.
- 3) With the possibility of losing the 494 Frontage road watermain we request that the existing private watermain loop be tied into the existing 8" service at the old Key Collision site. That way the site won't have to be torn up again in the near future to reestablish the loop.
- 4) Please show the existing utilities in this area.
- 5) Private common utility easement/agreement must be provided wherever private utility lines are interconnected (cross property lines).
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) 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.
- 8) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 10) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 11) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 12) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 13) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 14) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a hydrant within 50' of the FDC and that a fire truck has clear access.
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 16) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 17) An inspection manhole is required on all commercial sewer services.
- 18) Use standard short cone manholes without steps.
- 19) Install interior chimney seals on all sanitary sewer manholes.

- 20) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 21) 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 plans.
- 22) 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.
- 23) Use schedule 40, SDR 26, or better for PVC sewer services.
- 24) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Add this note to the plans.
- 25) 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 plans.

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

- 1) Close this access with the new driveway on American Boulevard. Luther representatives indicated traffic cuts through this location to go NB on Lyndale. Would also eliminate the conflicts between Goodwill traffic and Luther traffic resulting in a safety improvement. Could terminate the cross access agreement if closed.
- 2) There is a catch basin where this driveway is shown
- 3) Confirm 10' sidewalk/bikeway is in place.
- 4) Reconstruct sidewalk and stamped boulevard from this point to the west to be located in the sidewalk/bikeway easement. Transition into the existing sidewalk at west property line. Include detail and specs for the red stamped soldier course boulevard.
- 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.
- 6) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 7) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 8) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 9) 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.
- 10) Show location of a bike rack and bike rack detail on the plan.

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

- 1) Provide environmental review/Phase 1 ESA and/or soil boring information for UG infiltration systems.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

- 4) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) An erosion control bond is required.
- 9) Show erosion control BMP locations on the plan
- 10) List erosion control maintenance notes on the 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 12) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 13) 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))

**PW Admin Review - Pre-App Contact:** Bruce Bunker at [bbunker@BloomingtonMN.gov](mailto:bbunker@BloomingtonMN.gov), (952) 563-4546

- 1) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 2) 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.
- 3) 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.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Public drainage/utility and easements must be provided on the plat.
- 6) Update private common driveway/access easement/agreement must be provided.
- 7) Existing drainage and utility and other easements may be vacated. Some to be re-dedicated on new plat or granted with new plat description. Contact Bruce Bunker at 952-563-4546 or [bbunker@BloomingtonMN.gov](mailto: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.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) Possible right of way dedication along Lyndale.

**Assessing Review - Pre-App Contact:** Kent Smith at [ksmith@BloomingtonMN.gov](mailto:ksmith@BloomingtonMN.gov), (952) 563-8707

- 1) The re-platting of the site will trigger park dedication. After giving credit for existing buildings the park dedication would be approximately \$2,100. We will need a completed park dedication intake form before calculating the final number.