



Development Review Committee

Approved Minutes

Pre-Application, PL2020-29
Meeting Date: February 18, 2020
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Duke Johnson (Bldg & Insp) 952-563-8959	Erik Solie (Env. Health) 952-563-8978
Brian Hansen (Eng.) 952-563-4543	Mike Thissen (Env. Health) 952-563-8981
Eileen O'Connell (Pub. Health) 952-563-4964	Nick Johnson (Planning) 952-563-8925
Mike Hiller (Planning) 952-563-4507	Glen Markegard (Planning) 952-563-8923

Project Information:

Project	Walser Toyota - 4401 American Blvd W - CUP, PDP and FDP
Site Address	4401 American Boulevard West, Bloomington, MN 55437
Plat Name	PA WALSER ADDITION;
Project Description	Conditional Use Permit, Major Revision to Preliminary Development Plans, and Final Development Plans for a Class I and II motor vehicle sales facility, replacing an existing motor vehicle sales facility.
Application Type	Conditional Use Permit; Preliminary Development Plan; Final Development Plan
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov; (952) 563-8925
Applicant Contact	David Phillips; dphillips@phillipsarchitects.com
Post Application DRC	Yes

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202000029" into the search box.

Guests Present:

Name	Email
Dave Phillips, Phillips Architects	dphillips@phillipsarchitects.com

INTRODUCTION –:

- Nick Johnson (Planning):
 - CUP, Major Revision to PDP, and FDP for a new 91,000 square-foot Class I and II motor vehicle sales facility and associated detached parking structure. The new dealership would be constructed in phases, replacing an existing motor vehicle sales facility. The proposed sales facility is two stories in height, and the parking structure has three decks of parking above ground level.

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):
 - No park dedication since there is no platting.
- Mike Thissen, Erik Solie (Environmental Health):
 - Thissen noted that currently, employees are parking at Southgate and are being shuttled to the site which violates City Code. He asked for clarification whether employee parking is included on-site for the proposed development. Phillips stated the top level of the proposed ramp will be reserved for employee parking. Thissen stated City Code dictates all employee parking must be accommodated on-site.
 - Solie asked for clarification on what types of food service will be on-site. Phillips stated prepackaged snacks and vending. Solie noted any food preparation must meet City Code requirements.
- Duke Johnson (Building and Inspection):
 - When 80 percent of the plans are complete, set up a meeting with Tim Skusa.
 - Johnson stated it is likely the current Building Code will be used for this development unless the timing is delayed.
- Laura McCarthy (Fire Prevention):
 - Numerous comments, please see Comment Summary and red-lined plans for details.
 - Access to building and around the ramp must be provided and maintained. Please use turning radius for Ladder 4 for calculations.
 - Asked for clarification if any portion of the ramp will be enclosed. Phillips stated no.
 - McCarthy noted some of the renderings submitted indicate possible enclosure of parts of the ramp and asked for comment. Phillips stated glass panels may be used to partially block the North wind, but two sides will be open.
 - McCarthy stated when plans are at 80 percent completed, a meeting should be set up with Fire.
- Brian Hansen (Engineering):
 - Numerous comments, please see Comment Summary and red-line plans for details.
 - New eastern driveway would require amending an existing access agreement.
 - Location of eastern driveway, if allowed, may need to be moved westerly.
 - Utility hydrant placement within 150 feet.
 - Upsizing a portion of the looped water supply is recommended.
 - Disturbance near the south property line may involve Nine Mile Creek Watershed District approval and wetland delineation.

- Eileen O'Connell (Public Health):
 - Asked for clarification regarding location of mother's room. Two locations were identified on the plans.
- Nick Johnson (Planning):
 - The maximum structure coverage in the CS-0.5 zoning district is 30 percent. Staff estimates the proposed structure lot coverage to be 32.8 percent. It may be appropriate to rezone the site to the C-1 zoning district. Rezoning to C-1 would eliminate the need for a conditional use permit.
 - Exterior materials must meet Section 19.63.08(c) of the City Code. Tilt-up concrete panel construction is not permitted unless faced with a code-compliant material. Metal panels are a permitted primary exterior material as long as they meet minimum durability and finish warranty requirements.
 - Staff estimates that the parking requirement for the proposed auto sales and repair facility is 267 parking spaces. Major repair requires three stalls per bay, minor repair requires 2 stalls per bay, retail area requires one stall per 180 square feet, warehouse requires 1 space per 1,000 square feet, and office requires one space per 285 square feet. Please confirm the staff estimate is correct. Inventory parking must not reduce available parking for staff and customers below Code-required levels. Code-required parking must be maintained at all times.



Comment Summary

Application #: PL2020-29

Address: 4401 American Boulevard West, Bloomington, MN 55437

Request: **Conditional Use Permit, Major Revision to Preliminary Development Plans, and Final Development Plans for a Class I and II motor vehicle sales facility, replacing an existing motor vehicle sales facility.**

Meeting: Pre-Application DRC – February 18, 2020

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

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

- 1) The subject application would include a Major Revision to Preliminary Development Plans, Final Development Plans, and a Conditional Use Permit. The application fee would be \$3,370. If the site is rezoned, the application fee for a rezoning is \$1,660.
- 2) The maximum structure coverage in the CS-0.5 zoning district is 30 percent. Staff estimates the proposed structure lot coverage to be 32.8 percent. It may be appropriate to rezone the site to the C-1 zoning district. Rezoning to C-1 would eliminate the need for a conditional use permit.
- 3) Exterior materials must meet Section 19.63.08(c) of the City Code. Tilt-up concrete panel construction is not permitted unless faced with a code-compliant material. Metal panels are a permitted primary exterior material as long as they meet minimum durability and finish warranty requirements.
- 4) Staff estimates that the parking requirement for the proposed auto sales and repair facility is 267 parking spaces. Major repair requires three stalls per bay, minor repair requires 2 stalls per bay, retail area requires one stall per 180 square feet, warehouse requires 1 space per 1,000 square feet, and office requires one space per 285 square feet. Please confirm the staff estimate is correct. Inventory parking must not reduce available parking for staff and customers below Code-required levels. Code-required parking must be maintained at all times.
- 5) Based on developable landscaping area of 376,969 square feet (from Case #PL2016-63), the minimum required landscaping quantities are 151 trees and 377 shrubs. Existing trees that are to be retained must not be on the City's prohibited list (Sec. 18.03) to receive credit. Existing trees must be inventoried.
- 6) 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-candle for the outer perimeter 25 feet of the parking lot). Lighting within 300 feet of protected residential uses are limited to 28 feet in mounting height. Occupancy sensors should be utilized to extinguish lighting after business close on the south side of the site facing residential properties.
- 7) The maximum allowable building height is feet 3 stories/50 feet in the portion of the property within 300 feet of the southern boundary. The remainder of the property is not subject to maximum height requirements.
- 8) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 9) Signage must comply with Section 19.122 of the City Code and Article X - Sign Regulations, Chapter 19 more broadly.

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

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) SAC review by MET council will be required.
- 4) Separate permit required for Parking Lot/driveway
- 5) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 6) When 80 percent of plans are completed, a preliminary plan review meeting can be set up with Building and Inspections manager.

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

- 1) An enclosed parking ramp as defined in the IBC shall have sprinkler protection.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Provide adequate turning radius for BFD Ladder 4 for all emergency vehicle access lanes.
- 4) Provide for emergency vehicle access throughout the property and around the structures. Access roads to be a minimum 20' wide and able to support 40 tons.
- 5) 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.
- 6) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 7) Building/property shall be adequately signed for emergency response.
- 8) Ensure the proposed landscaping doesn't interfere with access to the building.
- 9) Emergency vehicle access to the existing building(s) shall be provide during construction.
- 10) Dry hose valves shall be provided throughout the parking garage within 130' of all areas of the garage starting with the stairwells.

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

- 1) 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.
- 2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 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) Show location of a bike rack and bike rack detail on the plan.
- 6) The new eastern driveway is too close to the bus pullout area on eastbound American Boulevard - same opening. Will need further evaluation for placement of this driveway.

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

- 1) Phased construction shall provide fire protection during all phases.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.

- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 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.
- 6) 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
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 9) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 10) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. Consider upsizing east water service from 6" to 8" to provide full fire flow and reliability.
- 11) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 12) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. FDC required within 50' radius of hydrant, and be accessible to fire truck.
- 13) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 14) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 15) An inspection manhole is required on all commercial sewer services.
- 16) Use standard short cone manholes without steps.
- 18) Install interior chimney seals on all sanitary sewer manholes.
- 19) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 20) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 21) 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.
- 22) Use schedule 40, SDR 26, or better for PVC sewer services.
- 23) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 24) 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.

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

- 1) A wetland delineation will be required for any work south of the existing parking lot footprint near the pond on the south side.

Wanda Miller Pond 100-yr flood elevation is 825.17

Boulevard rainwater gardens along American Blvd and sump inlet structures will either need to be modified or removed as part of the project.

- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) 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

- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 9) An erosion control bond is required.
- 10) Show erosion control BMP locations on the plan
- 11) List erosion control maintenance notes on the plan.
- 12) Provide a turf establishment plan
- 13) 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.
- 14) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 15) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

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

- 1) Show 10' sidewalk/bikeway easement and deed of access rights. Access to Am Blvd is limited to existing driveway.
- 2) In narrative Phase 1 is parking ramp not building

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

- 1) No park dedication since there is no need to re-plat.

Environmental Health Review - Pre-App Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) If food is going to be offered to customers, it must be licensed and approved by the Environmental Health Division prior to implementation.