



October 09, 2019

Ms. Linda McGinty
Luther Company, LLLP
3701 Alabama Avenue S.
St. Louis Park, MN 55416

RE: Case # PL2019-150 – Luther Subaru
7801 Lyndale Avenue S., 500 American Blvd. W., 511 and 515 W. 78th Street

Ms. McGinty:

At its regular meeting of October 3, 2019, the Planning Commission adopted a resolution approving a conditional use permit for a Class I motor vehicle sales facility and approved final site and building plans for a new two-story Class I Motor Vehicle Sales facility and site modifications to an existing motor vehicle sales located at 7801 Lyndale Avenue South, 500 American Blvd. W., and 511 and 515 W. 78th Street (Case # PL2019-150).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
3. Prior to Permit An erosion control surety must be provided (16.08(b)).
4. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided to the Engineering Division.
5. Prior to Permit Storm Water Management Plan must be provided to the Engineering Division that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
6. Prior to Permit Provide information to the Engineering Division on pretreatment and verify elevations for infiltration systems.
7. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
8. Prior to Permit A uniform sign design must be submitted for approval by the Planning Manager (Section 19.109).
9. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).

10. Prior to Permit A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network. The sidewalk must account for a minimum two-foot vehicle overhang and maintain five-feet of unobstructed, walkable width.
11. Prior to Permit A Construction Management Plan, consistent with the agreement between the applicant and the adjacent property owner Keats Bloomington, LLC and its tenant Goodwill Industries, Inc. whose address is 7845 Lyndale Avenue S., Bloomington, Minnesota, must be submitted for review and approval by the City.
12. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52). Modifications are required to show a Code compliant tree in each parking island.
13. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
14. Prior to Permit Proof of submittal to Hennepin County of a City-approved tax parcel combination must be provided.
15. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
16. Prior to C/O Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
17. Prior to C/O Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
18. Prior to C/O A plan designating all customer, employee and service parking with a vehicle inventory management plan must be approved by the Planning Manager.
19. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
20. Ongoing Three foot high parking lot screening must be provided along American Blvd. as approved by the Planning Manager (Sec. 19.52).
21. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
22. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
23. Ongoing The mural must meet all City Code requirements (Chapter 19, Article X).

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager