



PL2016-55  
PL201600055

## Comment Summary

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**Application #:** PL201600055

**Address:** 4401 AMERICAN BLVD W, BLOOMINGTON, MN 55437.

**Request:** Redevelop the existing 64,000 square foot dealership for an 81,416 square foot dealer and service structure and a three level parking ramp.

**Meeting:** Pre-Application DRC - April 12, 2016

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

- 1) The applicant is proposing Class 1 motor vehicle sales at 4401 American Blvd. W. Class 1 motor vehicle sales is a conditionally permitted use in the CS-0.5 Zoning District through the Planned Development process.
- 2) The applicant proposed to demolish the existing 50,000 square foot building after constructing an approximately 87,400 square foot building with three levels of structured parking. Plans identify 483 surface parking stalls and 513 parking ramp inventory stalls.
- 3) Required parking location must be identified on the plan to eliminate the confusion of where inventory may be located. Staff only finds 230 spaces as shown, although difficult to determine the final areas.
- 4) Appears no parking calculation was completed for the office and warehouse areas. Additional detail is needed for various use areas and corresponding parking requirements.
- 5) Testing for the LSI Slice will be required. Please provide the LM-79, LM-80 and full IN-SITU reports for review and approval or select an alternative fixture.
- 6) Lighting, both the ramp and the open parking and inventory storage area, must be on a occupancy dimmer or an alternating circuit to insure only the lights required for security, as approved by the Bloomington Police Department, are operational more than one hour after the close of business. (NOTE: If you are using IECC, occupancy dimming is required.)
- 7) Energy use calculations showing compliance with the Minnesota Energy Code, without exemptions is required. All parking lots regulated by this Section are considered public parking lots in the Minnesota State Energy Code.
- 8) Light levels must not exceed 2.0 foot-candles along the property line. No limit along a public street.
- 9) Decrease the light levels along the south side of the building. Proposed light levels are 4-10 times greater than required by the City Code. Consider XLCS, if the fixture testing is reviewed and approved.

- 10) Increase light levels at all vehicle entrances to a minimum of 10 foot-candles.
- 11) Parking garage light must be provided. A minimum of 5 foot-candles on the surface is required.
- 12) All lighting within 300 feet of the south property line is limited to no more than 30,000 initial lumens per light source and may not be mounted higher than 28 feet. (Currently, some poles are over 30 feet and over 30,000 lumens.)
- 13) All exterior or parking garage lighting plans must be signed by a registered Electrical Engineer or a Lighting Certified (LC) professional certified by the National Council on Qualifications for the Lighting Professions.
- 14) Remove plantings from drive lane and sidewalk connection
- 15) Glass is a permitted exterior material. Integral color rock face block has been accepted for past projects, but additional information about the proposed block is necessary.
- 16) Additional information will be required for proposed ACM panels. This information includes manufacturer, panel specifications, and warranties. A minimum 30-year warranty is required for pre-finished panels.
- 17) Staff calculated the developable land area at approximately 376,000 square feet. It should include all land area north of the pond.
- 18) Given the estimate of 376,000 square feet of developable area, the minimum landscaping 150 trees and 376 shrubs. The landscape plan is significantly deficient. However, there are plantings on the south end of the lot that would contribute to meeting the landscaping requirement, but are not identified. Trees and shrubs were planted as part of previous projects, and if they were retained, would contribute to meeting the total requirement.
- 19) Landscaping provided is deficient by 62 trees and 62 shrubs.
- 20) Parking lot and exterior security lighting must meet Section 21.301.07. Detailed standards are described elsewhere in Planning comments.
- 21) Exterior materials must meet Section 19.63.08. The glass is an approved material. The proposed rock face block is likely an acceptable material, subject to staff review. The ACM panel may be used as a primary material, subject to staff's review of the proposed panels.
- 22) A three-foot high screen for a parking lot adjacent to all public streets
- 23) Interior trash and recycling must be provided.
- 24) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 25) The minimum drive aisle widths must meet City Code requirements (21.301.06). Parking stalls for customers and employees must meet the minimum stall dimensions. Inventory-only stalls may use alternative dimensions.

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

1) Insure emergency vehicle turning radius throughout the property. Provide autoturn calcs using Ladder 1 dimensions.

2) Will the parking ramp be enclosed?

If so, sprinkler protection shall be provided throughout.

Standpipe hose valves to be located in/at the stairwells. Any additional required hose valves shall be approved by Fire Prevention prior to the building permit being issued.

2) Will there be flammable/combustible fuel tanks on site? If so, where?

Will there be Fuel dispensing on site?

Generator? Is so, fuel type?

3) Hydrant locations to be review by the Utility and Fire Prevention Divisions.

4) How will the existing building be separated from the construction area(s)?

If the business remains open, emergency vehicle access and all life safety systems shall remain operational.

**Public Works Review - Pre-App Contact:** Jen Desrude at jdesrude@BloomingtonMN.gov,  
(952) 563-4862

1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

2) A Minnesota licensed civil engineer must design and sign all civil plans.

3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

4) A Tier 2 Transportation Demand Management (TDM) checklist is required.

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) 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.

7) Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.

8) Temporary street signs, lighting, and addresses shall be provided during construction.

**Assessing Review - Pre-App Contact:** Kent Smith at ksmith@bloomingtonmn.gov, (952) 563-4975

1) Since it appears that platting is not necessary, there will be no park dedication.

**Parks and Recreation Review - Pre-App Contact:** Randy Quale at rquale@BloomingtonMN.gov, (952) 563-8876

1) Want to know whether the project will have any impact on the pond located to the south of the property?

**Traffic Review - Pre-App Contact:** at ,

1) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.

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) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD

5) 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.

6) Install crosswalk pavement markings in accordance with MMUTCD

7) Contractor shall submit to the City, a Traffic Control Plan utilizing layout(s) from the Temporary Traffic Control Zone Layouts Field Manual, latest version, prior to any work affecting American Blvd.

8) All public sidewalks shall not be obstructed.

9) Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)

10) A Bloomington standard non-residential driveway apron is required on accesses to public streets (see detail).

11) Replace detention basin capacity in American Blvd for the added driveway.

12) Show location of a bike rack and bike rack detail on the plan.

**Water Resources Review - Pre-App Contact:** Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 2) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 3) An erosion control bond is required.
- 4) An Erosion Control Plan shall be provided which includes:
  - o Erosion Control BMP locations shown on the plan.
  - o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).
  - o Use of updated City of Bloomington Standard Details from the City of Bloomington website: <http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division>
  - o No bales allowed for inlet protection and/or ditch checks.
  - o All materials shall meet MnDOT approved materials list: [www.mrr.dot.state.mn.us/materials/apprprod.asp](http://www.mrr.dot.state.mn.us/materials/apprprod.asp)
  - o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.
  - o Include turf establishment plan.
- 5) 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))
- 6) Add note to plan - contact Utilities Division (952-563-8777) regarding permit for storm sewer construction.
- 7) Show the proposed utility plan for the building.

**Utility Review - Pre-App Contact:** at ,

- 1) 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)
- 2) Redevelopment projects in the City of Bloomington generally increase the density of property use throughout the City. As a result, the demand upon the remaining capacity of the existing wastewater infrastructure is being pushed beyond system limits. To allow these redevelopment projects to move forward, additional wastewater capacity must be built into the system to accommodate the desired growth. Bloomington is in the process of developing a fair cost-sharing program that will address future funding for the needed wastewater system capacity improvements. This project will likely be required to participate in the cost-sharing of system upgrades in accordance with the City's cost sharing program once it has been finalized by the City.
- 3) Discharge of sanitary effluent containing fats, oil, grease, or wax in excess of 100 mg/L is prohibited (Sec. 11.31(6)(B)).
- 4) Provide peak hour and average day water demand and wastewater flow estimates.
- 5) Show location of Fire Department connections.

- 6) Parking ramp roof drainage and roof vehicle access ramp drainage should not drain to sanitary sewer.
- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 10) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 11) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 12) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 13) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 14) 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.
- 15) 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.
- 16) An inspection manhole is required on all commercial sewer services.
- 17) 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.