



Development Review Committee

Approved Minutes

PL2016-55
PL201600055

Pre-Application, PL2016-55

Meeting Date: April 12, 2016

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
Randy Quale (Park & Rec) 952-563-8876	Mike Thissen (Env. Health) 952-563-8981
Duke Johnson (Bldg & Insp) 952-563-8959	Heidi Miller (Police) 952-563-4975
Jen Desrude (Eng.) 952-563-4862	Michael Centinario (Planning) 952-563-8921
Eric Wharton (Utilities) 952-563-4579	Glen Markegard (Planning) 952-563-8923
Eileen O'Connell (Pub. Health) 952-563-4964	Mike Hiller (Planning) 952-563-4507

Project Information:

Project	Walser Toyota Redevelopment
Site Address	4401 AMERICAN BLVD W, BLOOMINGTON, MN 55437
Plat Name	PA WALSER ADDITION;
Project Description	Preliminary and Final Development Plan for an 81,416 square foot dealer and service structure and a three level parking ramp
Application Type	Preliminary Development Plan Final Development Plan Conditional Use Permit
Staff Contact	Mike Centinario, mcentinario@BloomingtonMN.gov; (952) 563-8921
Applicant Contact	WALSER REAL ESTATE III
Developer	R J Ryan Construction, Inc.
Post Application DRC	Yes

Guests Present:

Name	Email
John Krausert, Rehder & Associates, Inc.	jkrausert@ehder.com
Jack Grotkin, R J Ryan Construction, Inc.	jgrotkin@rjryan.com
James Berthiaume, Lampert Architects	james@lampert-arch.com

Discussion/Comments:

- Mike Centinario (Planning):
 - The applicant is proposing a new Class I Motor Vehicle Sales structure at 4401 American Boulevard West which is a conditional use in the CS 0.5 Zoning District. The process would involve an application for a conditional use permit, and major revisions to the preliminary and final development plan. Proposed project would demolish the existing building after constructing the new 81,416 square foot building with three levels of structured parking. The plans identify 483 surface parking stalls and 513 inventory parking ramp stalls. Operations will not cease during construction of the new structure after which demo of the existing building would commence.
- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Platting is not part of the project so no park dedication is due.
- Mike Thissen (Environmental Health):
 - No comment.
- Duke Johnson (Building and Inspection):
 - Asked if the type of construction has been identified yet. Applicant stated no.
 - Verified the new structure will include an elevator.
 - Verified that the training room will be for both internal and external users.
 - Chapter 33 must be followed during construction.
 - Verified the construction area will be fenced off from the public.
 - Verified that inventory parking stalls are not required to be as large as standard parking stalls for the public or customers. Noted detailed information regarding parking stalls is needed in order to determine the number and locations of handicap stalls.
- Laura McCarthy (Fire Prevention):
 - Separation between proposed construction and existing business is critical for life safety reasons as well as for emergency vehicle access. Verified the timeline from start of construction to completion of the project to be approximately one year.
 - It may be necessary to establish a temporary connection during construction. Access during construction will be required.
 - Will work with the Utility Division to determine for the structure and parking ramphydrant coverage. A hydrant shall be located within 150 feet of all building areas. 20-foot drive aisle and turning radius must be maintained around the building and prroperty. Provide auto turn diagram using BFD ladder 1 for for the turning radius requirements.
 - Verified the ramp will be enclosed and will need to be sprinklered.
 - Standpipes must be located in the stairwells. 130 foot maximum spacing between dry standpipe locations, if wet, 200 feet is allowed.
 - Provide a Knox box and door numbering plan with submission.
- Heidi Miller (Police):
 - Follow recommendations made by the City Divisions.
- Jen Desrude (Engineering):

- Comments made on the comment summary which was handed out are generic since civils have not yet been provided.
 - Two driveways are fine. Move existing driveway as far west as possible. Both driveways narrowed as much as possible.
 - Existing capacity of the rain gardens in the right-of-way must be restored.
 - Nine Mile Creek Watershed requirements must be met.
- Eric Wharton/Tim Kampa (Utilities):
 - SAC determination is required for the ramp and new building (Contact Met Council).
 - Stormwater intrusion from the top level of the parking ramp must be intercepted and cannot be drained to the sanitary sewer system.
 - Provisions for a water main loop around the site (soil conditions are challenging at this site so stability is an issue).
- Eileen O'Connell (Public Health):
 - No comment.
- Mike Centinario (Planning):
 - Please see comment summary for complete list of comments.
 - Asked how many piles will be required for the new building. Applicant stated approximately 500.
 - Need more details on the floor area of various operations to calculate parking requirements for the site (sales, service office, and warehouse uses must be detailed on plans)
 - Inventory parking spaces are not bound by standard parking space requirements.
 - Landscaping provided is deficient. Required: 1 shrub per 1000 feet of developable area and 1 tree per 2500 of developable area (developable area is everything north of the pond). Plantings north of the pond from past projects should be identified on the plan to be counted towards meeting Code requirement.
 - Please review the lighting comments in the comment summary. Plan provided is over in some areas and under in others. Please provide specs for lighting being used.
 - Glass is an approved exterior material. The rock faced block and ACM are likely acceptable, subject to staff review. Need more information on the rock faced block and ACM panels (specs). Pre-cast panels are also allowed, however color must be integral. Painting or coatings are not permitted.
 - Provided applicants with a summary of the submission requirements.
- Glen Markegard
 - Encouraged the applicants conduct a neighborhood meeting and offered to provide labels of residents within 500 feet of the site.
 - Asked where car inventory would be stored during construction. Applicant representative stated in an Edina storage lot.