



Development Review Committee

Approved Minutes

Development Application, #PL202100251

Mtg Date: 12/14/2021

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Julie Long (Eng.) 952-563-4865
Bruce Bunker (Eng.) 952-563-5646
Laura McCarthy (Fire Prev) 952-563-8965
Kelly Beyer (Bldg & Insp) 952-563-4519
Rena Clark (Park & Rec) (952) 563-8890
Maureen O'Brien (Legal) 952-563-8781
Londell Pease (Planning) 952-563-8926
Mike Hiller (Planning) 952-563-4507
Steve Segar (Engineering) 952-563-4533

Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Nick Johnson (Planning) 952-563-8925
Glen Markegard (Planning) 952-563-8923
Kate Ebert (Public Health) 952-563-4962
Liz Bushaw (Bldg & Insp) 952-563-4703
Jason Heitzinger (Assessing) 952-563-4512
Jason Schmidt (HRA) 952-563-8922
Melissa Manderschied (Legal) 952-563-4895

Project Information:

Project	High Density Motor Vehicle Sales Facility - 7851 Normandale Blvd - Reguiding, Rezoning, FSBP and Plat (Type I)
Site Address	7851 Normandale Boulevard, Bloomington, MN 55435
Plat Name	REGISTERED LAND SURVEY NO 989;
Project Description	Comprehensive Plan Map Amendment to reguide 7851 Normandale Boulevard from Community Commercial to Regional Commercial; Rezone from CS-1 (Community service) to C-3(PD) (Freeway Commercial Center (Planned Development)); Preliminary and Final Development Plans for a four-story high density motor vehicle sales facility; and Type I Preliminary and Final Plat to plat a metes and bounds parcel into a platted lot.
Application Type	Comprehensive Plan Amendment Rezoning Preliminary and Final Development Plans Preliminary Plat - Type I Final Plat - Type I
Staff Contact	Nick Johnson nmjohnson@bloomingtonmn.gov (952) 563-8925
Applicant Contact	Tom Strohm tom.strohm@uproperties.com
PC	January 06, 2022
CC (tentative)	February 07, 2022

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202100251" into the search box.

Guests Present:

Name	Email
Tom Strohm	Tom.Strohm@uproperties.com
Thomas Lincoln	Tom.Lincoln@kimley-horn.com
Keith Ulstad	keith.ulstad@uproperties.com
Evan Jacoboson	evanj@tmiarchitects.com
Amy W.	

Introduction:

- Nick Johnson (Planning):
 - United Properties proposes to rezone the property from Community Commercial to Regional Commercial, Rezone from CS-1 to C-3(PD), and construct a high density motor vehicle sales facility. The facility is four stories in height, approximately 180,000 square feet in size, and has sales, office, minor repair, and enclosed automobile inventory storage area on levels 2-4.

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):
 - \$19,656.00 – Park dedication fee
- Kelly Beyer (Building and Inspection):
 - Once architectural plans are 80% - call for code meeting
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Property needs to be platted. Vacating ingress/egress easement on north side of site – need to look into that more. Adjacent properties would need to be subject to vacation as well. Within NMCWD – need permit. Stormwater plan required. Outfall is shown – consider working with MNDOT with future 494 plans. MPCA impaired water list – please review. Traffic review – driveway on 78th street, make sure field of vision is open and apparent. Need to show landscaping. Bike rack will be required on site.
- Erik Solie (Environmental Health):
 - If food component, needs to be licensed with the state.
- Mike Thiessen (Environmental Health):
 - Is the fence going to be able to keep people out of that eastern boundary area?
 - Tom Strohm stated that on the eastern side there will be a curb – will need to confirm if they need a fence. They will improve that portion of the shared parking area.
 - Nick asked if this will require consent from the nearby property owners
 - Tom said yes, they are aware of that and they are discussing it.
- Laura McCarthy (Fire Prevention):
 - Access, addressing and adequate water supply are critical.
 - Please review plan mark-ups for additional comments.
- Renae Clark (Park and Recreation):
 - No Comment
- Erik Norling (Police):
 - No Comments
- Kate Ebert (Public Health):
 - No Comment
- Steve Segar (Utilities):

- Existing utility connections on Viking Dr – high ground water, issues with abandoning other services – our records show the services slightly different. Utility crossings need some attention – need to know what the separation is going to be. Other comments are pretty standard.
- Mellissa Manderschied (Legal):
 - Applicant represented an NDA related to end user – looking at design – getting closer to it being more obvious. Looking for some clarity about how the applicant will handle those questions.
 - Applicant stated that he is glad it was brought up, and he will have to circle back with applicant about this. Maybe will have to modify the NDA.
 - Steven stated that they don't want much publicity about this – will keep it as discreet as possible for as long as possible. Asked how long city can keep this under wraps.
 - Melissa stated that the city is not bound by an NDA agreement, and if asked questions, she will respond with the knowledge that she has. She will answer truthfully.
- Nick Johnson (Planning):
 - The development exceeds the maximum allowed Floor Area Ratio of 1.0.
 - A plan designating and identifying all surface parking stalls according to their use (customer/employee, vehicle awaiting repair, and auto inventory) must be provided. According to the proposed definition of motor vehicle sales, high density, the amount of auto inventory spots within the surface parking lot may not exceed 30 spaces.
 - Repair activities in the facility are limited to activities allowed as part of a minor vehicle repair use as defined in Section 19.03 of the City Code.
 - Only rain gardens are allowed within required front landscape yard areas (20 feet from the front boundary). More significant stormwater facilities are not allowed within the front landscape yard.
 - Tom Strohm stated that there were several parking easements existing – they have been working with property owner to the north on those easements. They will be granted a new access easement through the curb cut. He asked if they eliminate parking stalls can they put the curb on the property line.
 - Nick said that absent a variance, there would need to be a 5 foot yard.

Tom Lincoln questions about utilities –

- Can they get a snap of the GIS showing the utilities on north end of property that are different than they survey base. Intent is to abandon 4'' water main.
 - Brian Hansen said he would work with utilities to get that information.
- The outfall for the wetland tied into the drainage is corroded – they have proposed to replace that segment of pipe. Maybe a contact for MNDOT on the project would be helpful.
- They did an 8'' water main loop with service connection on Normandale and 78th St.
 - Steve Segar acknowledged this.



Comment Summary

Application #: PL2021-251

Address: 7851 Normandale Boulevard, Bloomington, MN 55435

Request: **Comprehensive Plan Map Amendment to reguide 7851 Normandale Boulevard from Community Commercial to Regional Commercial; Rezone from CS-1 (Community service) to C-3 (Freeway Commercial Center); Final Site and Building Plans for a four-story high density motor vehicle sales facility; and Type I Preliminary and Final Plat to plat a metes and bounds parcel into a platted lot.**

Meeting: Pre-Application DRC – October 12, 2021
Post-Application DRC – December 14, 2021
Planning Commission – January 06, 2022
City Council (projected) – February 07, 2022

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

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

- 1) When plans are 80 percent complete please contact Building and Inspections to set up a Building Code review.
- 2) Building plans must be signed by a MN licensed architect.
- 3) Must meet 2020 MN State Building Code
- 4) SAC review by MET council will be required.
- 5) Must meet 2020 MN Accessibility Code.
- 6) Provide a detailed code analysis with the plans.
- 7) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 8) Provide Geotechnical Report at time of Building permit submittal.

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

- 1) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Access shall be provided to/from all stairwells on all floors and parking levels.
- 4) Hose valves shall be provided throughout the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe.
- 5) Parking garage will require sprinkler protection capable of extinguishing electric vehicle fires.
- 6) 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.
- 7) Building/property shall be adequately signed for emergency response.
- 8) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

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

- 1) Minimum 7' walk adjacent to parking stalls
- 2) Max. 2% cross grade at crosswalk location
- 3) Keep sawcut limits out of wheel paths

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

- 1) 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.
- 2) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 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) \$15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the final plat from Hennepin County.
- 6) Public drainage and utility and easements must be provided on the plat as approved by the City Engineer.
- 7) A public sidewalk/bikeway easement shall be provided along all street frontages as approved by the City Engineer. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 8) Private common driveway/access and parking easement/agreement must be provided.
- 9) Private common utility easement/agreement must be provided.
- 10) Existing drainage, utility, ingress, and egress easements may be vacated. Contact Bruce Bunker at 952-563-4546 or 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.

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

- 1) Consider verifying plans of this MnDOT outfall with future I-494 project. Consider collaboration, if applicable
- 2) Review MPCA impaired water list. Nine Mile Creek has impairments for chloride, fish and macro-invertebrates bioassessments, and E. Coli on specific reaches of the creek.
- 3) An erosion control bond is required.
- 4) List erosion control maintenance notes on the plan.
- 5) Show erosion control BMP locations on the plan.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Current stormwater management plan does not address volume retention requirements.
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) Provide a turf establishment plan.
- 12) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

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

- 1) Do not mark a crosswalk through the driveway
- 2) Include City of Bloomington Non-residential driveway apron detail in plans
- 3) Ped ramps placed as shown don't appear to line up with future sidewalk to the south. Is there a reason for their position as shown? Does it line up with future sidewalk to the north?
- 4) 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.
- 5) Show location of a bike rack and bike rack detail on the plan.
- 6) This area is within the field of vision of the Intersection Sight Distance (AASHTO) for safely making turns out of the driveway onto 78th Street. Ensure the vegetation in the clouded area will not grow over an elevation of 3.5' over the driveway elevation to ensure intersection safety.

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

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. Add Utility contact information to demo plans.
- 4) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Provide table for proposed water and sewer crossings.
- 5) 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.
- 6) A minimum 8 mil V-bio based polywrap is required on all DIP. All bolts to be stainless steel, cobalt blue are not approved. See 2021 Bloomington Construction Specification on our website.
- 7) Service to 5241 Viking is a tapping sleeve & valve (to remain)
- 8) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 9) Public drainage/utility and easements must be provided on the plat.
- 10) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 11) Private common utility easement/agreement must be provided.
- 12) Use schedule 40, SDR 26, or better for PVC sewer services.
- 13) 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.
- 14) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 15) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 16) 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.
- 17) 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
- 18) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 19) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 20) 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.
- 21) Add a sanitary sewer service manhole near ROW at Viking Dr. See note on Sh. C201
- 292) Provide table with utility crossing and elevations

Environmental Health Review Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) Provide an Environmental Health Plan Review application with plan submittal for each proposed food facility. Prepackaged items are included.
- 2) Is there a way to delineate and block off access to illegal parking along the east property line to keep unauthorized vehicles from parking on adjacent property at 5222 w 78th st? Had enforcement issues in the past.

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

- 1) We have calculated a park dedication fee of \$19,656 on this project based on the current information available.

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

- 1) The development exceeds the maximum allowed Floor Area Ratio of 1.0.
- 2) A plan designating and identifying all surface parking stalls according to their use (customer/employee, vehicle awaiting repair, and auto inventory) must be provided. According to the proposed definition of motor vehicle sales, high density, the amount of auto inventory spots within the surface parking lot may not exceed 30 spaces.
- 3) Repair activities in the facility are limited to activities allowed as part of a minor vehicle repair use as defined in Section 19.03 of the City Code.
- 4) Metal panels must meet minimum durability, thickness and finish warranty criteria specified in the City's Exterior Materials and Finish Policies and Procedures Guide. Architectural concrete must comply with Section 19.63.08(c) of the City Code.
- 5) Vacation of this egress easement requires further discussion. What is happening with the shared parking in the northwest corner of the site?
- 6) Sidewalks along collector roads must be eight feet in width (Sec. 21.301.04(d)(1)(A)(ii)).
- 7) 50% of building foundations facing public frontages should have foundation plantings.
- 8) End-of-tier parking island tree required.
- 9) Trees proposed within the overhead electrical facility easement area should be reviewed by the owner/provider.
- 10) Parking island tree required.
- 11) Roof-top mechanical equipment must be screened according to Section 21.301.18 of the City Code.
- 12) Only rain gardens are allowed within required front landscape yard areas (20 feet from the front boundary). More significant stormwater facilities are not allowed within the front landscape yard.