



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Web: landform.net

January 11, 2023

Mike Centinario
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55431

RE: Luther Bloomington Hyundai

Hello Mike,

Please see below for responses to comments from the informal DRC review:

Environmental Health Review:

No comments

Planning Review:

1. The current zoning designation is CS-0.5, which is a district that is slowly being phased out. The intent to request a rezoning to the C-1 district is consistent with the Regional Commercial land use designation. Auto sales facilities are permitted by right.

Acknowledged

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

Bike rack with 4 spaces has been added to the plans.

3. Exterior materials must meet Section 19.63.08. Please provide additional information on the proposed metal panel system. Pre-cast concrete is not a permitted by right exterior material. A deviation from City Code must be requested. Please provide additional detail on the proposed material such as the panel finish.

Acknowledged. See application narrative and colored elevations.

4. Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.

Acknowledged

5. List the number of parking spaces required by city code and the number of spaces provided on the site plan. The final approved plan must identify customer and employee parking.

The parking summary has been updated on the plans. Customer and employee parking have been identified on sheet C2.1.

6. All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)

Acknowledged

7. A three foot high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).

Existing parking / inventory lots adjacent to the right-of-way will not be impacted by this project. The existing landscaping/screening of the parking /inventory lots will remain in place.

8. Interior trash and recycling must be provided (see City Code Section 21.301.17).



Acknowledged. See Floor Plan

9. Landscaping provided is deficient by ____ trees and ____ shrubs.

A landscape schedule has been provided on sheet L2.1.

10. A minimum 20 foot landscape yard is required along all street frontages (see City Code Section 21.301.15).

A 20' landscape yard adjacent to the right-of-way is already in place and will remain.

11. 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-candles for the outer perimeter of the parking lot).

Acknowledged. Please refer to sheet L4.1 and L4.2 for site photometrics.

12. Directional signage must meet minimum 20-foot front yard setback and 5-foot side yard setback. Also be sure to review size and height standards.

Sidewalk connection to the public walk has been added to the plans.

13. Provide a sidewalk connection from the building to public sidewalk or street. See plan markup for what staff believes is a logical location.

Sidewalk connection to the public walk has been added to the plans.

14. The scale of the expansion does not trigger "full" compliance with landscaping requirements. That said, landscaping requirements will be based on disturbance area. Parking lot screens and new parking islands must be Code compliant.

Acknowledged

15. What is informing the required parking chart?

The parking summary has been updated on the plans. Customer and employee parking have been identified on sheet C2.1. Additional information clarifying the building areas is included in the enclosed exhibit.

16. The parking/inventory areas that are devoid of landscaping is expansive. Consider adding at least some landscaped parking islands to this area.

The southeast inventory area is not being reconfigured with this project.

17. Incorporate sidewalk connection along north side of the building. Minimum 5-feet clear.

Sidewalk connection to the public walk has been added to the plans.

Building Department Review:

No comments

Public Works Review:

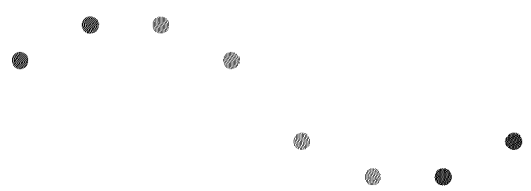
No comments

Construction/Infrastructure Review:

No comments:

Water Resources Review:

1. 3-ft minimum sump depth
Noted. A 3' sump with preserver and skimmer have been incorporated into the design for pretreatment prior to discharge to the filtration system.
2. Provide pre-treatment of runoff prior to entering infiltration BMP
Noted. A 3' sump with preserver and skimmer have been incorporated into the design for pretreatment prior to discharge to the filtration system.
3. Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
Acknowledged.
4. For sites proposing one acre or more of disturbance, a National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
Acknowledged.
5. An erosion control bond is required.
Acknowledged.
6. Show erosion control BMP locations on the plan.
Erosion control BMPs and notes have been added to the sheet C3.1.
7. List erosion control maintenance notes on the plan.
Erosion control BMPs and notes have been added to the sheet C3.1.
8. Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
A stormwater management plan and report meeting the City of Bloomington and NMCWD requirements has been provided.
9. A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
Acknowledged.
10. 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
Acknowledged. Note has been added to sheet C4.1.
11. Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
Utility as-builts will be provided at the completion of the project. However, the building will remain in use during construction.
12. Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
Note has been added to sheet C4.1.



Fire Department Review:

1. Maintain emergency vehicle access and circulation throughout the property.
Acknowledged
2. Access to the hydrants and circulation around the buildings to remain clear of obstructions.
Acknowledged
3. Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
Acknowledged
4. Trash room shall be sprinkled.
Acknowledged. Trash room is in an internal conditioned space
5. Address numbers to be visible from the street.
Acknowledged. See Colored elevations
6. Access concerns with the fenced in area. Current configuration will not accommodate the turning radius for ladder 3.
South "fenced" area has been reconfigured to improve access and adequate maneuvering for fire trucks.
7. Access to the hydrants and circulation around the buildings to remain clear of obstructions.
Acknowledged
8. All emergency access lanes shall be a minimum 20' wide with a turning radius to accommodate ladder 3
Acknowledged. Please refer to the enclosed vehicle maneuvering exhibit.
9. All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
Acknowledged. See Colored elevations
10. Building/property shall be adequately signed for emergency response.
Acknowledged.

Utility Review:

1. The north side building addition footings will be over the existing sewer service. Protect and inspect the line after construction to assure the line isn't damaged.
Note has been added to the plans.

Traffic Review:

1. sidewalk along American Boulevard should be 8' wide to match ATP and Comp Plan
This was discussed at the preliminary DRC and will not be required since the proposed improvements do not meet the trigger.

2. Sidewalk along Oxborough should be 6' wide, entire length of property, connecting to existing sidewalk on the south end of lot.

This was discussed at the preliminary DRC and will not be required since the proposed improvements do not meet the trigger.

3. Ensure there is an existing easement for drainage, utilities, sidewalk and bikeway south of the driveway.

Easements 1286676 and 1288472 are in place. Refer to sheet C1.1.

4. Construct a 6' sidewalk filling in the sidewalk gap between the driveway and the property to the south.

This was discussed at the preliminary DRC and will not be required since the proposed improvements do not meet the trigger.

5. Replace existing narrow sidewalk with 8' concrete walk (along American Boulevard).

This was discussed at the preliminary DRC and will not be required since the proposed improvements do not meet the trigger.

6. Show location of existing (with number of spaces provided) or proposed bike rack on site plan. Include bike rack detail if new bike racks are included.

Bike rack with 4 spaces has been added to the plans.

7. Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.

Clear view triangles are indicated on sheet L2.1.

8. 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. This includes car delivery loading/unloading which is prohibited by City Code and will continue to be enforced during construction.

Acknowledged

9. Provide a sidewalk connection from the building to public sidewalk or street.

Sidewalk connection to the public walk has been added to the plans.

10. List the number of parking spaces required by city code and the number of spaces provided on the site plan.

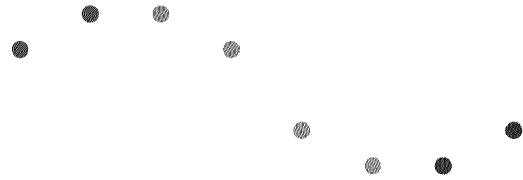
The parking summary has been updated on the plans.

11. 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.

Existing facilities are shown on sheet C1.1. A note has been added to sheet C3.1.

12. 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.

Note has been added to the plans.



Sincerely,
Landform

Steven Sabraski, PE
Principal