



Development Review Committee

Approved Minutes

Development Application, #PL202300003

Mtg Date: January 24, 2023

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jason Heitzinger (Assessing)	952-563-4512
Laura McCarthy (Fire Prev)	952-563-8965	Mike Thissen (Env. Health)	952-563-8981
Lance Stangoehr (Fire Prev.)	952-563-8969	Glen Markegard (Planning)	952-563-8923
Peter Miller (Fire Prev.)	952-563-8967	Londell Pease (Planning)	952-563-8926
Sean Enright (Bldg & Insp)	952-563-8915	Michael Centinario (Planning)	952-563-8921
Kelly Beyer (Bldg & Insp)	952-563-4519	Derly Navarro (Planning)	952-563-8961
Tim Kampa (Utilities)	952-563-8776	Jordan Vennes (Eng)	952-563-8961
Kevin Toskey (Legal)	952-563-4889		

Project Information:

Project	Luther Hyundai Expansion
Site Address	4801 AMERICANBLVD W, BLOOMINGTON, MN 55437
Plat Name	Lot 2 Block 1, SILL HUNTTING PROPERTIES;
Project Description	1) Rezoning from CS-0.5 (Commercial Service) to C-1(PD) (Freeway Commercial Planned Development) 2) Preliminary and Final Development Plans for an approximate 9,210 square foot addition to expand an existing motor vehicle sales facility.
Application Type	Rezoning, Preliminary Development Plan and Final Development Plan
Staff Contact	Mike Centinario (952) 563-8921 mcentinario@bloomingtonmn.gov
Applicant Contact	Christina Hong chong@landform.net
PC (tentative)	February 16, 2023
CC (tentative)	March 20, 2023 (anticipated)

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202300003" into the search box.

Guests Present:

<u>Name</u>	<u>Email</u>
Linda McGinty	Linda.McGinty@lutherauto.com
Christina Hong	chong@landform.net
Steve Sabraski	SSabraski@landform.net
Criag John	

Introduction:

This project is an addition to the Luther Hyundai dealership, mainly a service expansion and showroom expansion.

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.

- Renae Clark (Park and Recreation):
 - No comments
- Jason Heitzinger (Assessing):
 - No comments
- Mike Thissen (Environmental Health):
 - Air pollution device permit is required for both paint booths.
 - A noise study may be required for the carwash.
 - If offering food to clients, please contact Eric Solie in Environment Health.
- Kelly Beyer (Building and Inspection):
 - SAC review by MET Council will be required.
 - Tire racking requires MN Engineer signed plans.
 - Linda McGinty stated that tire racking is existing.
 - Kelly Beyer stated that if it is new, then we would require the signed plans.
 - If storing any hazardous materials, make sure to provide a list of what has been stored in the new or existing space.
- Pete Miller (Fire Prevention):
 - Staff has been working with CCraig John on lithium battery storage.
 - The truck access is better than the first site plan submitted. We will work with the applicant for access in the gated area.
 - Reference the plan for additional comments.
- Erik Norling (Police):
 - No comments
- Brian Hansen (Engineering):
 - This is not a requirement, but staff would like to make the recommendation to add a sidewalk along the Oxboro side.
 - Any sidewalk reconstructed along American Boulevard should be 8 feet wide.
 - Coordinate any construction on or along American Boulevard with the upcoming MnDOT 494 project.
 - Nine Mile Creek Watershed District permit will be required.
 - Provide a stormwater management plan meeting the requirements. Include in the narrative more information about why you are unable to meet the requirements and why it should be considered a restricted site.
 - Steve Sabraski stated they run through the City's plan and Nine Mile Creek Watershed District requirements and applicant is providing for half of the abstraction, which is

required. In addition to that. There is a water quality manufacturing treatment device downstream of that system.

- Vehicles awaiting repair outside must not be leaking or otherwise causing an illicit discharge to the private or public storm sewer system. Show vehicle storage area on the plan.
- Jordan Vennes (Utilities):
 - No comments
- Kate Ebert (Public Health):
 - No comments
- Keving Toskey (Legal):
 - No comments
- Mike Centinario (Planning):
 - The proposed development does not meet the minimum 0.4 FAR requirement in the C-2 District. However, the City Code has a specific exemption for motor vehicle sales facilities that negates the C-1 FAR requirement but removing floor area is prohibited. The proposed development is consistent with this exemption and meets site area, building size, building setback, site width, and impervious surface standards.
 - The landscaping requirement is based on land disturbance. Using the application materials, 33,000 square feet of disturbance equates to a 13 tree and 33 shrub requirements. The plan depicts insufficient landscaping. Several new or modified parking islands are shown without the Code-required deciduous tree. Amend the plan to include those trees and space the remaining trees within the landscape yards.
 - Exterior materials must meet Section 19.63.08 Brick and glass are permitted by right exterior materials. The metal panels may be permitted, subject to additional review. Pre-cast panels must be integrally colored and be approved by City Council as development flexibility.
 - Provide more details or specifications for the ACM panels, such as, thickness and finish warranty.

Steve Sabraski stated the applicant would accommodate the landscaping request and asked if he can apply the total quantity of existing trees towards the requirement.

Mike Centinario stated that if the applicant wants to take that approach, then a survey would be required.

Steve Sabraski asked if staff is looking for 13 additional trees for the disturbance of the site.

Mike Centinario stated that is correct. 6 or 7 of those would be in new or modify islands.



Comment Summary

Application #: PL202300003

Address: 4801 AMERICAN BLVD W, BLOOMINGTON, MN 55437

Request: **Rezoning 4801 American Blvd. W. from CS-0.5(PD) Commercial Service (Planned Development) to C-1(PD) Freeway Commercial (Planned Development); preliminary and final development plans to expand an existing motor vehicle sales facility at 4801 American Blvd. W.**

Meeting: Pre-Application DRC - December 20, 2022
Post Application DRC - January 24, 2023
Planning Commission - February 16, 2023
City Council (tentative) - March 20, 2023

**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) Tire racking requires MN Engineer signed plans.
- 2) A mechanical ventilation system and exhaust system shall be provided in accordance with Chapters 4 and 5 of the International Mechanical Code.
- 3) Flammable waste trap shall be required when new floor drains are installed.
- 4) Must meet 2020 MN State Building Code
- 5) Building plans must be signed by a MN licensed architect.
- 6) SAC review by MET council will be required.
- 7) Must meet 2020 MN Accessibility Code.
- 8) Provide a detailed code analysis with the plans.

Environmental Health Review Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) If any changes in food or beverage being offered to customers, apply for an Environmental Health Plan review application with construction documents

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

- 1) Maximum 600 kwh lithium battery storage per control area with a 2 hour separation. Battery storage to be at least 10ft from the exit. Suppression and early detection system to be provide.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure and be free and clear of obstructions.
- 3) Gates to be accessible by emergency responders
- 4) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 5) Concrete pad to be installed to and around FDC.
- 6) 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.
- 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.

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

- 1) The clear view triangle requirements are from the edge of ROW, not edge of curb.
- 2) Detail should also include placement / installation spacing minimums
- 3) Consider adding 6' sidewalk on Oxborough to close gap on sidewalk network
- 4) Any sidewalk reconstructed along American Boulevard should be 8' wide
- 5) Add parking stall and access aisle dimension to site plan or striping plan sheet.
- 6) Identify proposed site signage and pavement markings on the plan. Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 7) 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.
- 8) 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.
- 9) Coordinate construction on or along American Boulevard with the upcoming MnDOT 494 Project <https://www.dot.state.mn.us/metro/projects/i494-airport-hwy169/>

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

- 1) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 2) An erosion control bond is required.
- 3) List erosion control maintenance notes on the plan.
- 4) Show erosion control BMP locations on the plan.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Include narrative of why site should be considered a restricted site. Simply running into unfavorable soils at the pre-determined location for the stormwater management system is not reason enough to be considered a restricted site. What other options were considered?
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Maintain appropriate water main cover
- 10) Is this necessary due to inlet capacity? Storm sewer in Oxborough Ave is routed to the same place as much of the site, as shown on plan. Add additional inlets in this area to avoid grading EOF to street.
- 11) The expansion of the service area includes a new collision center. Vehicles awaiting repair must not be leaking or otherwise causing an illicit discharge to the private or public storm sewer system. Indicate vehicle storage area on plan.

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

- 1)
 1. There must be interior trash storage for all dumpsters onsite.
 2. The metal storage shipping container must be removed from site.
 3. The carwash should have a noise study done to verify compliance with noise ordinance.
 4. Air pollution device permit is required for both paint booths.
 5. Verify landscaping is in compliance.

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) Luther Hyundai is located at 4801 American Blvd. W., which is guided for Regional Commercial uses. Motor vehicle facilities are one of the intended uses in the Regional Commercial designation.

Similarly, the proposed rezoning from CS-0.5 to C-1 updates the zoning district from an antiquated district to the zoning district intended for motor vehicle facilities.

- 2) The landscaping requirement is based on land disturbance. Using the application materials, 33,000 square feet of disturbance equates to a 13 tree and 33 shrub requirement. The plan depicts insufficient landscaping. Several new or modified parking islands are shown without the Code-required deciduous tree. Amend the plan to include those trees and space the remaining trees within the landscape yards.
- 3) The proposed development does not meet the minimum 0.4 FAR requirement in the C-1 District. However, the City Code has a specific exemption for motor vehicle sales facilities that negates the C-1 FAR requirement, but removing floor area is prohibited. The proposed development is consistent with this exemption and meets site area, building size, building setback, site width, and impervious surface standards.
- 4) A three foot high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
- 5) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) Exterior materials must meet Section 19.63.08. Brick and glass are permitted by right exterior materials. The metal panels may be permitted, subject to additional review. Pre-cast panels must be integrally colored and be approved by City Council as development flexibility.
- 8) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 9) Provide finish warranty information for the ACM panels. The City requires a minimum 30-year finish warranty.
- 10) Additional landscaping is required based on disturbance area. Please see other landscaping comment.
- 11) Add a deciduous tree to new and modified parking islands.
- 12) If a tree cannot coexist with the bike racks locate the racks to a larger island. The islands on either side of the north building elevation seem like good candidates.