



Comment Summary

Application #: PL202400150

Address: 1601 and 1701 American Blvd W, 8033 Knox Avenue S, and 1600 W 81st Street

Request: **Preliminary and final development plans for an approximately 54,000 square foot, two-story auto dealership facility**

Meeting: Post Application DRC - August 27, 2024
Planning Commission - September 19, 2024
City Council - September 30, 2024

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

Planning Review Contact: Elizabeth O'Day at ecoday@BloomingtonMN.gov, (952) 563-8919

- 1) The street enclosure along Knox Avenue (primary) is 29% where 50% is required. The street enclosure along W 81st Street is 30% and has been met. Knox Avenue is an important and primary street as identified in the Penn-American District Plan. In order to further the goals and intent of the Penn-American District Plan and frame the Knox Avenue streetscape, staff strongly suggests increasing the street enclosure to match the southern façade of the apartments across Knox Avenue (1801 American Blvd) to be much closer to the minimum street enclosure requirement. This would bring the street enclosure percentage from 29% to approximately 47%.
- 2) The development does not meet the Floor Area Ratio. Code 21.302.01(k) requires a minimum of 0.6 for existing auto dealerships. The floor area ratio is 0.22. The applicant has requested a deviation through the planned development process and has addressed the required findings to reduce the minimum FAR requirement.
- 3) A sidewalk connection from the building entrance to the public sidewalk network has been provided. However, it seems redundant to have two sidewalks very close to another (see markups on plan for reference).
- 4) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. Each island must be three-feet shorter than adjacent parking stall to facilitate egress/ingress. Many of the islands do not meet the width or length requirement.
- 5) Bike racks not allowed within 20 foot landscape yard or easement area (see markups on plan).
- 6) In the C-5 zoning district, landscape yards may be reduced provided the area meets screening requirements. The property line jog makes the landscape yard less than 20 feet. Ensure that the screening has been met in accordance with 21.301.15(d). (see markups on plan).
- 7) This island is missing a tree. Consider shifting the nearby tree to inside the island. (see markups on plan).
- 8) Exterior materials must meet Section 19.63.08. Precast concrete is a secondary material and limited to 15% of each elevation. It appears that pre-cast concrete is more than 15%. A deviation may need to be requested.

Also, metal panels need to meet additional review.

- 9) The mixed use design features in the C-5 zoning district call for building transparency along primary frontages as 50% and secondary frontages as 25%. The applicant provided building transparency requirements on the exterior elevations. The table is not clear if the glazing is transparent. The spandrel glass would not meet building transparency requirements. The table must be modified to clarify the transparency.
- 10) A three foot high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
- 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. An initial (at 1.0 LLF) and maintained (0.81 LLF) lighting plan signed by an electrical engineering or certified lighting professional must be submitted prior to permit.

- 12) The minimum drive aisle width and minimum parking space dimension meets the City Code requirements (21.301.06).
- 13) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 14) There is no height limit for this property. The height of the building is two-stories.
- 15) The minimum landscaping quantity has been met. Ensure that 50% of the building façade along a street includes foundation plantings. A landscape surety is required.
- 16) In the C-5 zoning district, building setback and parking placement are subject to additional design requirements. There are exemptions for sites with multiple street frontages. City Council can make an exemption provided:
 - (A) The site cannot reasonably comply with the mixed use districts structure and parking placement requirements for all street frontages;
 - (B) The proposed structure and parking configuration will meet the purpose and intent of the mixed use districts;
 - (C) The proposed structure and parking configuration will complement the character of existing or planned development in the area;
 - (D) The proposed structure and parking configuration will facilitate pedestrian and bicycle access;
 - (E) The proposed structure and parking configuration will place vehicle access points in optimal locations; and
 - (F) The proposed structure and parking configuration will be compatible with natural features, surrounding development, redevelopment plans, and traffic volumes.

The applicant must demonstrate how the development meets the above reasons.

- 17) The jog in the property line makes the theft protection blocks and landscaping within the 10 foot sidewalk/bikeway easement. Move material outside easement or obtain an encroachment agreement.
- 18) Pergolas are over 200 square feet and qualify as accessory structures, which limits detached structures between the building and the street. Also, pergolas are not allowed within the 20 foot landscape yard. A deviation may be requested for both items.
- 19) The development must meet the performance standards related to motor vehicle sales in accordance with City Code Section 21.302.01.
- 20) The application goes to Planning Commission on September 19th and City Council on September 30th.

Building Department Review Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Provide a detailed code analysis with the plans.
- 2) Must meet 2020 MN State Building Code
- 3) Must meet 2020 MN Accessibility Code.
- 4) Building plans must be signed by a MN licensed architect.
- 5) SAC review by MET council will be required.

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

- 1) For the carwash- A noise source shall not exceed an L50 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L50 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured at or within the applicable noise area classification at the point of human activity which is nearest the noise source. Noise must meet the city noise code standards. (Section 10.29.02)
- 2) if there is a beverage/food area in customer waiting area, contact erik solie in env health at 952 563 8978

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

- 1) Hydrant to be maintained and accessible or be relocated.
- 2) All emergency vehicle access shall support a minimum 40 tons and support the turning radius for Ladder 3.

- 3) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 4) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 5) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 6) Building/property shall be adequately signed for emergency response.
- 7) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 8) A independent third party protection engineer analysis/report will be required for any lithium battery storage.
- 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.
- 10) Entire space(s) shall have a fully Code compliant fire alarm system.
- 11) Entire space(s) shall have fully Code complying sprinkler protection.
- 12) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 13) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 14) Quick access for all gates without the use of special equipment and/or tools for emergency response through the campus shall be provided.
- 15) Building/property shall be adequately signed for emergency response.
- 16) Maintain emergency vehicle access and circulation throughout the property.
- 17) Provide adequate turning radius for all emergency vehicle access lanes.

Utility Review Contact: Jordan Vennes at jvenues@BloomingtonMN.gov, (952) 563-4533

- 1) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. -add this note to the plan
- 3) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Ensure 1 hydrant within 50' of building FDC.
- 4) 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.
- 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) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) 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. -add this note to the plan
- 8) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. -add this note to the plan
- 9) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. -add this note to plan and replace PVC pipe label with DIP
- 10) 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.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. -add this note to plan
- 12) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 13) Show existing 6" sanitary service and manhole. Remove to property line if unused.
- 14) Show ex. watermain south of this point (connects with main to south per City GIS). Will this also be removed?
- 15) Fully depict ex. sanitary sewer and any needed removals. Existing unused 6" sewer and MH approx location shown
- 16) abandonment will be on a case-by-case basis, with preference for removal. modify or remove this note.
- 17) Minimum size of watermain loop is 8".

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

- 1) Show and label all easements.
- 2) Show and label all property lines and easements on all plan sheets.
- 3) Recommend platting instead of tax parcel combination to clean up easements including street easements and property lines through buildings.
- 4) Existing easements run through proposed building and some may be needed for future sanitary line? Some 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.
- 5) Public benches are outside of swk/bky easement. Are they public? Who maintains?
- 6) No structures/benches within public easements.
- 7) No structures within public easements.
- 8) No trees within easement area.
- 9) Show and label street easement line.

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

- 1) An erosion control bond is required.
- 2) 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 3) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 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) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 9) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) Provide stage storage calculation for surface of site comparing existing surface elevation to proposed surface elevation
- 12) Locate underground stormwater infiltration system so light pole bases are not bearing on infiltration chambers
- 13) Provide detail showing proposed underground stormwater infiltration system. Include any soil correction needed in detail.

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

- 1) Cross slope of sidewalk at driveway entrances needs to be 2% or less
- 2) Any driveway entrance replacement should use City Non-Residential driveway entrance detail.
- 3) Include Non-Residential Driveway Entrance Detail
- 4) Keep sawcut line out of vehicles wheel path

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

- 1) There would be a safety benefit to close the access point at American Blvd - site would still be served with 2 access points. This plan does not demonstrate a need for a 3rd driveway.
- 2) bike racks for the site (employees and customers) should be placed within 50' of the main building entrance
- 3) Show MnMUTCD compliant site signage on the site plan or a sign plan sheet.
- 4) 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.
- 5) 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.

O'Day, Liz

From: Eliot, Raymond <raymond.eliot@metrotransit.org>
Sent: Tuesday, August 27, 2024 1:24 PM
To: O'Day, Liz
Subject: [EXTERNAL]: RE: Bloomington - Luther Kia Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Hello Liz,

Thank you for sending this along.

Do you have a sense of the timing for this development? This project may require us to close the stop I discuss below due to construction, and our Street Operations team would like to know if they need to start planning for that.

As for Metro Transit comments, we only have one stop that might be impacted by the development project. This is a westbound Route 4 stop on West 81st Street at Knox Avenue. If the project is going to reconstruct sidewalks along the southern side of the parcel, this would be a good opportunity to add an ADA pad for the stop.

As per our Regular Route Bus Stop Design guide ([Figure 26](#)), this would be a 5' wide and 8' deep firm and stable surface that connects the sidewalk to curb.

Figure 26 Accessible boarding area (ADA pad)

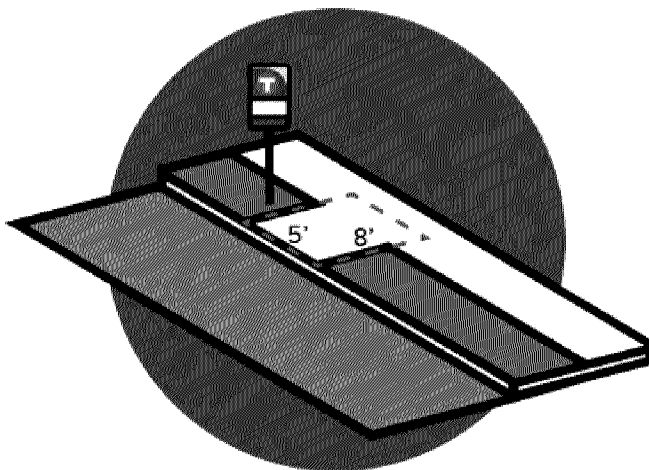
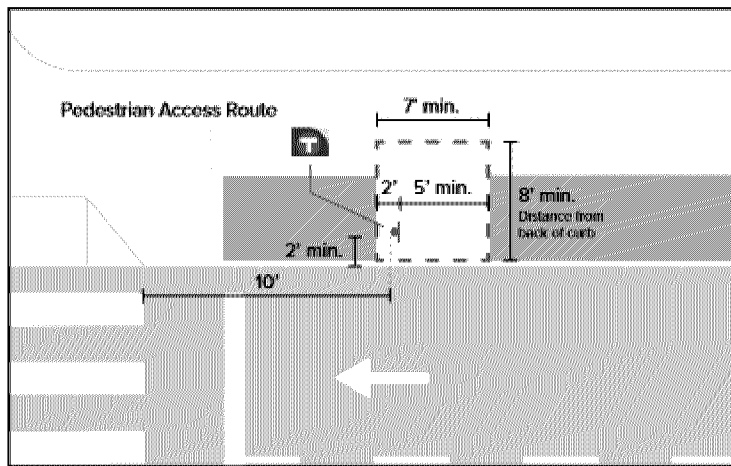
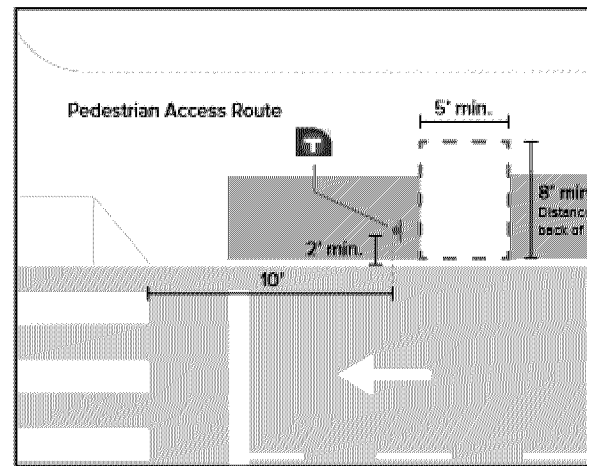


Figure 28 Accessible boarding area concrete pad dimensions



Accessible boarding area with bus stop sign in concrete



Accessible boarding area with bus stop sign in concrete

Please ask that the design team update the plans to show an ADA accessible connection between the sidewalk and curb at stop #57159. The designer should assume that stop #57159 will be kept at the same location as it is today.

Thank you for reaching out. Please do not hesitate to contact me if you have any questions.

Warmly,

Raymond Eliot

Pronouns: he/him/his

Planner, Planning & Urban Design | Engineering & Facilities

Metro Transit

P. 612-349-7776

From: O'Day, Liz <eoday@BloomingtonMN.gov>

Sent: Monday, August 26, 2024 11:26 AM

To: Eliot, Raymond <raymond.eliot@metrotransit.org>; Haney, Patrick <Patrick.Haney@metrotransit.org>

Subject: [EXTERNAL] Bloomington - Luther Kia Redevelopment

Hi Raymond and Patrick –

I'm the project planner on Luther Kia's redevelopment located on the southeast corner of American Boulevard and Knox Avenue (addresses: 1601 and 1701 American Blvd W, 8033 Knox Avenue, 1600 W 81st St). Luther Kia is proposing to demolish the existing buildings and construct a new 54,000 square foot, two-story building along the southwest side of the site.

Does Metro Transit have any comments on the development project?

Here is a link to the documents, including civil and architectural plans.

<https://link.edgepilot.com/s/a0f65c73/-2SOu-goUOW-y8lzuf3uA?u=https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=3265>

I'm happy to answer any questions you may have.

Thank you,



Liz O'Day Planner

Pronouns: (she/her/hers)

PH: 952-563-8919 **EMAIL:** eoday@bloomingtonmn.gov

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