

American Boulevard

Hydrant to be maintained and accessible or be relocated.

Site Plan

LUTHER KIA
Bloomington, MN

08.14.2024

Total area: 5.78 acres
Total bldg area: 53,412 s.f.
F.A.R. existing 0.09
F.A.R. proposed 0.22

West 81st Street:

Street Frontage 495 l.f.
Bldg Frontage 191 l.f.

Knox Ave:

Street Frontage 513 l.f.
Bldg Fronatage 117 l.f.

Parking Stalls

9' x 18' 343
Accessible 6
Total 349

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PL2024-150



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Knox Avenue South

West 81st Street



American Boulevard

Public Elements

LUTHER KIA
Bloomington, MN

08.14.2024

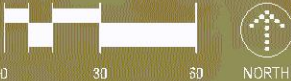
Bike racks at bldg entrance

Public benches along
public walkway

8" walkway on Knox Ave

6" walkway on 81st St.

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- Accessible walkway
- Public Benches
- Public Sidewalk
- Public Bike Racks
- Stairway

Public benches are outside of swk/bky easement. Are they public? Who maintains?

Knox Avenue South

West 81st Street

Building/property shall be adequately signed for emergency response.

Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

No structures/benches within public easements.

Theft Prevention Blocks

Theft Prevention Blocks

All emergency vehicle access shall support a minimum 40 tons and support the turning radius for Ladder 3.

A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

Theft Prevention

LUTHER KIA
Bloomington, MN
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Theft prevention blocks of same material as public benches

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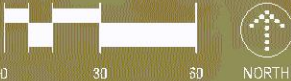
Public Plaza

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Bloomington, MN

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Public seating area
with pergolas as
vertical elements in the
streetscape

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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.

Public seating areas
with pergolas

234 sf

234 sf

No structures within
public easements.

Knox Avenue South

West 81st Street



Knox Avenue South

American Boulevard

West 81st Street

Native Grasses,
Perennials, Shrubs

Native Grasses,
Perennials, Shrubs

Native Grasses,
Perennials, Shrubs

Native Plantings

LUTHER KIA
Bloomington, MN

08.14.2024

Native grasses, shrubs and perennials for screening of parking lot and added diversity to Penn American District

Native grasses, shrubs and perennials for screening of parking lot and added diversity to Penn American District

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American Boulevard

Street Trees

No trees within easement area.

Street Trees

Knox Avenue South

Street Trees

West 81st Street

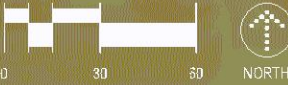
Street Trees

LUTHER KIA
Bloomington, MN

08.14.2024

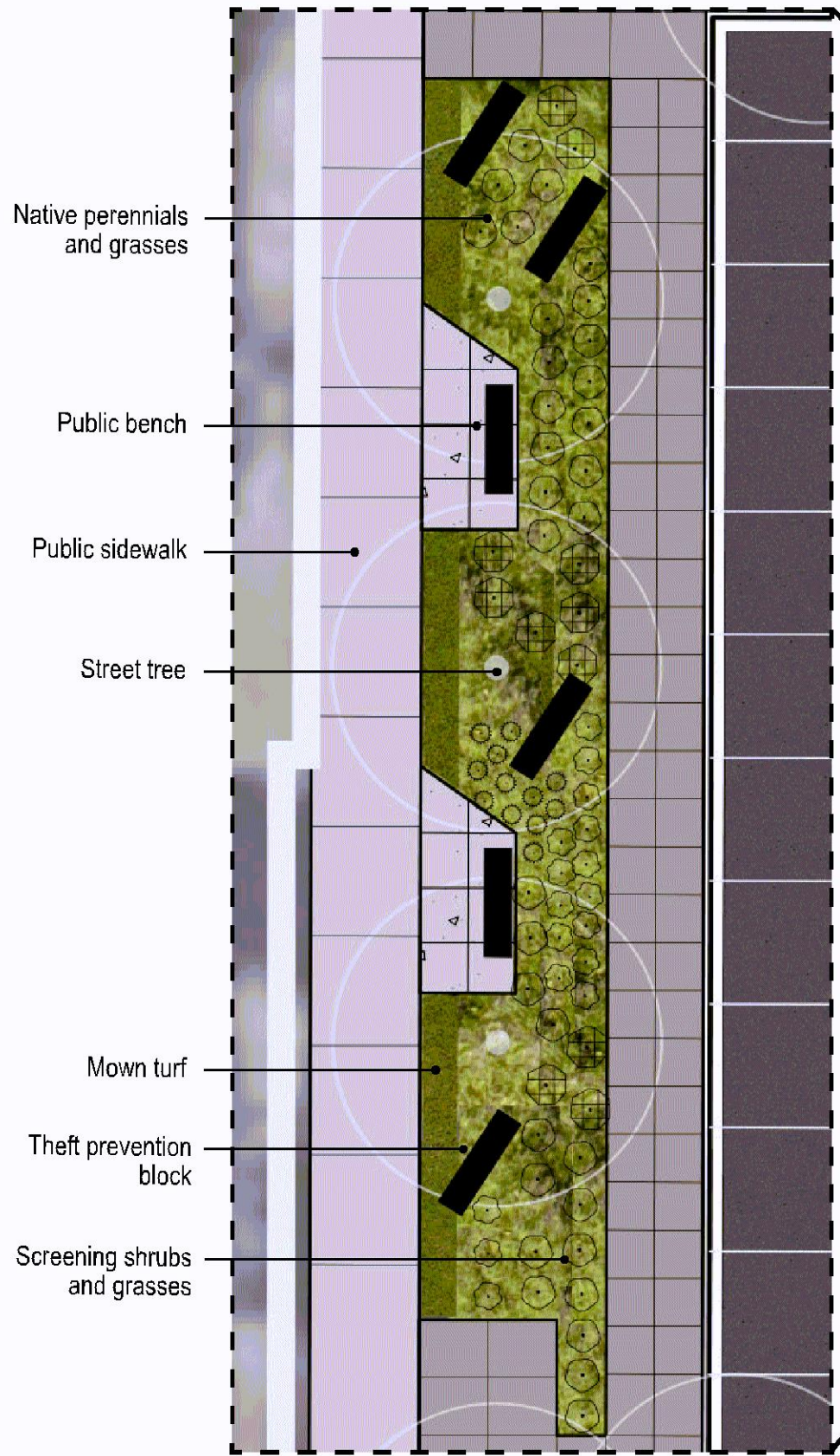
Street trees approximately 30' on center as vertical elements of the street, shade for public benches and added biodiversity

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Enlarged Plan View



Complete Streetscape

LUTHER KIA
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The resulting inviting streetscape enhances public domain, adds biodiversity and satisfies dealership security needs

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Materials

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Bloomington, MN

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REVISION HISTORY		
NO.	DESCRIPTION	DATE

date: 09-09-2024
job: 23-131
d. by: KIF