



# Comment Summary

**Application #:** PL202400091

**Address:** 7801 DUPONT AVE S, BLOOMINGTON, MN 55420

**Request:** Final site and building plans for site improvements at the Bloomington Lincoln dealership located at 7801 Dupont Ave S

**Meeting:** Pre-Application DRC - June 18, 2024

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

**Planning Review - Pre-App Contact:** Mike Centinario at [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) Parking lot and exterior security lighting must meet Section 21.301.07. Motor vehicle sales facilities generally far exceed the minimum lighting requirements. Staff's review is to ensure 90-degree, shielded fixtures are utilized. There is no maximum light trespass standard for public rights of way.
- 2) A three foot high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
- 3) A minimum 20 foot landscape yard is required along all street frontages (see City Code Section 21.301.15).
- 4) The minimum parking lot setback is not met.
- 5) Freestanding sign must meet minimum setback from north property boundary. given the existing 25-foot drainage and utility easement, the minimum setback is 25 feet.
- 6) Light poles must be installed entirely on private property.
- 7) A 0-foot setback is proposed. The minimum setback is 20-feet. An encroachment agreement would be required for a 20-foot setback given the existing 25-foot easement
- 8) Consider sign relocation near main entrance.
- 9) If ultimately seeking a variance for the setback, please be sure to address the variance findings of fact in the project summary:
  - (1) Zoning variances may only be approved when:
    - (A) The variance is in harmony with the general purposes and intent of the ordinance;
    - (B) The variance is consistent with the Comprehensive Plan;
    - (C) The applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone do not constitute practical difficulties;
    - (D) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
    - (E) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
    - (F) The variance if granted will not alter the essential character of the locality.
- 10) Is there a shared access easement with REI on the east side of the lot? It appears as though vehicle inventory extends into the neighboring property.

**Building Department Review - Pre-App Contact:** Kelly Beyer at [kbeyer@BloomingtonMN.gov](mailto:kbeyer@BloomingtonMN.gov), (952) 563-4519

- 1) Provide required accessible stalls per 2020 MN State Accessibility code.

- 2) Per Section 1106.6 of 2020 MN Accessibility Code. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.
- 3) Must meet 2020 MN State Building Code
- 4) Must meet 2020 MN Accessibility Code.

**Fire Department Review - Pre-App Contact:** Laura McCarthy at [lmccarthy@BloomingtonMN.gov](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Hydrant to be relocated and/or accessible from the property.

**Water Resources Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) List erosion control maintenance notes on the plan.
- 3) Show erosion control BMP locations on the plan.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) For sites that equal or exceed 1 acre of disturbance a National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) Provide a turf establishment plan.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) An erosion control bond is required.

**Traffic Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) 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.
- 3) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 4) Show location of a bike rack and bike rack detail on the plan.
- 5) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 6) Show driveway access as a 90-degree intersection with the cul-de-sac. There can be driveway flares (see non-residential driveway detail), but it should be designed as a driveway intersecting the cul-de-sac, not a continuous curve. As shown your drivers would not be able to distinguish a yield point.
- 7) Show how the east edge of the site connects to existing.
- 8) Consider constructing sidewalk along Dupont Ave and add connection from sidewalk to building

**Utility Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) There are public water and sewer mains running in an easement along the north side of the property. Please locate and show these mains along with any proposed alterations on a Civil Plan. The watermain includes three unused water services that should be abandoned at the main per city code. (This may avoid the need to damage the proposed parking lot to dig them up in the future if/when they start to leak).