



Comment Summary

PL201600108

Application #: PL201600108

Address: 8015 GRAND AVE S, BLOOMINGTON, MN 554208001 GRAND AVE S, BLOOMINGTON, MN 554208011 GRAND AVE S, BLOOMINGTON, MN 55420351 AMERICAN BLVD W, BLOOMINGTON, MN 554208111 LYNDAL AVE S, BLOOMINGTON, MN 55420.

Request: **Rezoning several parcels from R-1 to I-3(PD) and 351 American Blvd. W. from I-3 to I-3(PD), Preliminary and Final Plat, and Major Revision to the Preliminary and Final Development Plan for the Toro Corporate campus planned development**

Meeting: Pre-Application DRC -
Post Application DRC - June 28, 2016
Planning Commission - July 21, 2016
City Council - August 15, 2016

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

- 1) Existing parking is located along the south side of the 8011 Testing Center parking lot. If the parking lot is moved to the north side, that represents a change that triggers meeting Code requirements, such as a landscape island. Keeping parking on south side would be legally non-conforming.
- 2) Parking lots with more than 10 stalls require parking islands. If two stalls at the 8001 Grand testing center can be removed, making a 10 stall lot, no parking islands would be required
- 3) What is the purpose of the proposed "future testing ground?" This is the FDP, so what is proposed to change from the current condition? Would this be converted to turf? Used for outdoor storage? The use of this area will dictate City requirements.
- 4) Surmountable curb is not permitted for parking lots. Please adjust curbing at 8011 Grand testing center to B-612 concrete curb
- 5) The minimum width for "private" sidewalks is 5 feet. Bituminous sidewalk is acceptable.
- 6) Sidewalk within or adjacent to public right of way must be at least six feet wide and should be located within a sidewalk/bikeway easement
- 7) The 8-stall proof of parking next to the 351 American building should meet code requirements. So, while to island is needed, it should be delineated with concrete curb and setback at least 20 feet from public right of way.

- 8) Sidewalks adjacent to parking stalls must be at least seven feet (including curb width) to accommodate vehicle overhang. Sidewalk in front of 351 building appears to be slightly too narrow.
- 9) One additional parking island is needed on the northernmost parking row. Perimeter parking rows may not exceed 300 feet without a parking island.
- 10) There are several freestanding "Employee Parking" signs along Grand Avenue that appear to be within public right of way. These signs must be moved to Code-compliant locations and receive a sign permit.
- 11) The outdoor equipment storage would require a Conditional Use Permit as it cannot be considered accessory to employee parking. This equipment storage area would also remove parking stalls which are identified as meeting the parking demand. Parking used for exterior storage would need to be replaced elsewhere on campus.
- 12) Ensure that a minimum 2 feet buffer is maintained between landscape plantings and the sidewalk. Accommodate room for growth.
- 13) There is an inconsistency between the landscape plan and FDP sheet regarding the 8011 Grand Testing Center parking lot. Please remove existing conditions if they would not be maintained.
- 14) It is unclear what is intended for the "Future Testing Ground." It is a different shade green than turf seed. Is it also proposed to be seeded?
- 15) AE01 and AE02 (sheet A-201) are considered coatings and are not permitted by City Code. Please adjust exterior materials to cementitious stucco system.

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

- 1) Minimum 20' wide emergency access lane with turning radius to accommodate BFD L1. Access road shall support the heaviest emergency vehicle - 40 tons.
- 2)

Public Works Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 4) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 5) Provide fire access easement as approved by City Fire Marshall.

- 6) Build truck turnaround at Cul-de-sac at end of 80th ST.
- 7) Public drainage/utility and easements must be provided on the plat.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 10) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 11) Consent to plat form is needed from any mortgage companies with property interest.
- 12) Right-of-way dedication is required on the final plat.
- 13) Existing _____ 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.

Traffic Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Furnish a construction traffic control plan. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits.
- 2) Provide detail for the “vehicle gates” noted at several locations on site plan. Note the retro reflectivity and other fixtures to ensure driver/public safety.
- 3) Sidewalk along Grand Ave should be 6’ wide.
- 4) Include bike racks for 35, A.B. site if renovating.
- 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) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD

Water Resources Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) All public storm infrastructure within replat area will become private-to be owned and maintained by property owner.
- 2) Provide soil boring data for infiltration basins. Environmental concern with MPCA Superfund declaration. Do any of existing infiltration areas raise risks of groundwater contamination?
USDA soils map is not acceptable; provide borings at each basin.
- 3) Add note to plan - contact Utilities Division (952-563-8777) regarding permit for storm sewer construction.

- 4) A Stormwater Management Plan/Report shall be provided which includes:
- o Stormwater Rate Control – No net increase in runoff.
 - o Storm Water Volume Control – no increase in volume.
 - o Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP)
<http://bloomingtonmn.gov/cityhall/dept/pubworks/engineer/waterres/mgmtplan/surfacewtr/surfacewtr.htm>
 - o Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering.

5) An NPDES construction site permit and SWPPP shall be provided. The name and phone number of party responsible for erosion control shall be included; if greater than, one acre is disturbed. New or revised permit, as required.
Update 6/27/16 – SWPPP is incomplete.

6) Site may be required to obtain coverage under the MPCA NPDES industrial site stormwater permit program. Refer to the MPCA for coverage determination
<http://www.pca.state.mn.us/index.php?option=com-k2&itemid=2696&10=1145&layout=item/view=item> or iswprogram.pca@state.mn.us or 651-757-2118. New or revised permit, as required.

7) Erosion Control Bond required prior to issuance of permits – dollar amount based on the table below. Contractor to provide bid prices to install, maintain and remove EC devices.

Disturbed Area (acres)

Surety amount

0.00-0.50
\$5,000

0.51-0.75
\$8,000

0.76-1.00
\$11,000

Greater than one acre

\$0.25 per square foot of disturbed area rounded to the nearest \$1,000 (maximum \$25,000)

- 8) An Erosion Control Plan shall be provided which includes:
- o Erosion Control BMP locations shown on the plan.
 - o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).

- o Use of updated City of Bloomington Standard Details from the City of Bloomington website: <http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division>
- o No bales allowed for inlet protection and/or ditch checks.
- o All materials shall meet MnDOT approved materials list: www.mrr.dot.state.mn.us/materials/apprprod.asp
- o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.
- o Include turf establishment plan.

9) 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.

10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

Utility Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) All of the public water and sanitary sewer utilities within the replat area must now become private utilities owned and maintained by Toro.
- 2) Toro must commit to connections, their 12” private water loop with the future 12” public loop when north campus is developed.
- 3) Provide a new 30ft and 60ft easement for a future public 12” watermain, located along the east edge of the existing infiltration basin to 30’ south of the existing public watermain in 81st St.
- 4) The infiltration basin at the end of the Grand Ave has taken off most of the cover on the existing 12” sewer in 1992. They now propose removing more cover. The line must be protected.
- 5) Locate and abandon the existing 1” water service at the corp in American Blvd. if this service will no longer be used.
- 6) Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.
- 7) The abandonment shown on the plan does not appear to be in use but perhaps should be used as the new combined service. This would eliminate the need for the new service shown.
- 8) Per NFPA and City standards, the water service riser and meter must be located no more than 10’ from the outside wall where the service enters the building.
- 9) The building fire connection must be accessible to fire trucks and within 50’ of a hydrant.
- 10) City records indicate a cleanout on the existing sewer service (near the building). Repair records also indicate there may be some 4” pipe used for the service line.
- 11) Install an inspection MH on the sewer service and include an inside chimney seal.
- 12) Unused water services shall be properly abandoned (Sec. 11.15).