



## Comment Summary

PL201600161

**Application #:** PL201600161

**Address:** 8860 WENTWORTH AVE S, BLOOMINGTON, MN 554208870  
WENTWORTH AVE S, BLOOMINGTON, MN 554208824 WENTWORTH  
AVE S, BLOOMINGTON, MN 55420.

**Request:** **Conditional Use Permit, Final Site and Building Plans, and Tax Parcel Consolidation for Auto Inventory Lot at 8824, 8860, 8870 Wentworth Avenue South**

**Meeting:** Pre-Application DRC – September 13, 2016  
Post Application DRC – October 4, 2016  
Planning Commission – October 27, 2016  
City Council (tentative) – November 07, 2016

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

- 1) Extend opaque fence along north property line until it is in-line with building to the north.
- 2) Extend opaque fence along south property line until it is in-line with building to the south.
- 3) Shift fence along Wentworth closer to the inventory lot to allow all plantings to be located between the property line and the fence.
- 4) Planning staff believes landscape islands should be incorporated into at the end of parking rows. Some of the plantings located along the perimeter could be re-located within islands. As an alternative to traditional 6 inch curbing, the applicant may consider recessed curbing, which would contribute towards managing stormwater.
- 5) While there is a 0.5 footcandle maximum along property lines, the maximum does not apply along public streets. Lighting levels at the north gate may exceed 0.5. Staff recommends 2.0 footcandles at the north gate.

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

- 1) Maintain water supply, emergency access and provide adequate turning radius to any existing structures and through the parking area.

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

- 1) See comments from pre-application DRC.

**Construction/Infrastructure Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Remove this section of curb along Wentworth as well, instead of leaving it to "float"
- 2) May want to consider enlarging this radius to 25' as well, should a vehicle in the future use north Wentworth instead of south. (suggestion only, not requirement)

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

- 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. Add this as a note on the plans.
- 2) Maintain clear view triangles of 15' by 15' from ROW lines at all driveways for sight lines.

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

- 1) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at [www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) An erosion control bond is required.
- 6) Show erosion control BMP locations on the plan
- 7) List erosion control maintenance notes on the plan.
- 8) 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))
- 9) Add note: Contact Bloomington Utilities for storm sewer connection permit