

July 22, 1998

John Peterson
Peterson Pontiac-GMC, Inc.
8801 Lyndale Avenue
Bloomington, MN 55420

RE: Case 9841AB-98

Dear Mr. Peterson:

At its regular meeting of July 20, 1998 the City Council adopted an ordinance rezoning certain property at 4601 West 80th Street from Commercial Service CS-0.5 to Commercial Service (Planned Development) CS-0.5(PD), thereby amending sections 19.73 and 19.75 of the Code (Case 9841A-98), and approved the preliminary and final development plan for a Class I and II motor vehicle dealership (Case 9841B-98) at 4601 West 80th Street.

Your application was approved subject to the following conditions being satisfied prior to the issuance of any grading or building permits:

- 1) A development agreement including all conditions of approval be executed by the applicant and the City;
- 2) Property be platted in accordance with the requirements of Chapter 16 of the City Code;
 - A) Thirty feet of rights-of-way be dedicated for Nord Avenue as shown in the final development plan approved in Case 9841AB-98, as approved by the Traffic Engineer;
 - B) Thirty feet of rights-of-way be dedicated for West 81st Street, to include allowances and specifications for landscaping and screening placement by the applicant, as approved by the Traffic Engineer;
 - C) Planting easement be provided along West 80th Street, West 81st Street, and Nord Avenue;
- 3) Exterior building materials shall consist of stucco as shown in building elevation plans including the colored arches on the rear elevation as shown to the Council on July 20, 1998 approved in Case 9841AB-98;
- 4) Building plans shall identify trash and recyclable material collection and storage area provided within the building as approved by the Fire Marshal and the Planning Manager;
- 5) Grading, drainage, utility and erosion control plans be approved by the City Engineer. Due to the potential of removal of the southerly row of parking spaces, no utilities should be installed in this area;
- 6) Connection charges be satisfied;

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- 7) A SAC questionnaire be completed and submitted to the Department of Public Works and charges be satisfied;
- 8) Erosion control measures be in place prior to issuance of grading permits;

and subject to the following additional conditions of approval:

- 9) Alterations to utilities be at the developer's expense;
- 10) Six foot wide sidewalk be installed 30 feet to 36 feet from centerline along West 80th Street Circle at the developer's expense;
- 11) All trash, recyclable materials, tires and vehicle parts shall be stored inside the building at all times. Other than vehicles, no outside storage of any type is allowed;
- 12) All pickup and drop-off occur on site and off of public streets;
- 13) No loading and unloading shall occur on any of the adjacent public streets;
- 14) Unloading of trucks containing delivered vehicles shall occur on site in the northwest corner only during normal business hours as approved by the Planning Manager and Traffic Engineer;
- 15) On-site new and used vehicle inventory shall not exceed 144 vehicles plus those demonstrators used by employees as personal vehicles and all inventory shall be parked in an approved parking space;
- 16) The 30 visitor spaces and 30 employee spaces shall be clearly signed as such and shall be kept clear of vehicle inventory except for those vehicles used by employees as personal vehicles. Signed employee parking shall never be less than the number of employees driving personal vehicles at maximum shift load;
- 17) No loudspeaker paging systems shall be used, only "silent" systems;
- 18) Inoperable vehicles shall not be stored on the site unless they are being repaired;
- 19) Disturbed area on Nord Avenue easement may be seeded to establish stabilizing cover after proper preparation;
- 20) Should the City determine that 81st Street needs to be constructed in the rights-of-way along the south boundary of the property, the occupant of the property shall:
 - A) Remove the southerly row of parking along 81st Street and replace it with a landscaped yard at least 18 feet in depth in compliance with the requirements of this code;
 - B) Install concrete curb to define the south boundary of the revised parking lot;
 - C) Relocate as many existing trees in the north half of the 81st Street right-of-way as possible to the new yard area;
 - D) Assume responsibility for any alterations to on-site utilities caused by removal of the southerly row of parking;

and subject to the following Code requirements:

- 1) Three foot high solid screening be provided along West 80th Street, West 80th Street Circle, and West 81st Street as approved by the Planning Manager (Sec. 19.52), which may include less than three foot screening immediately in front of the three display areas adjacent to West 80th Street;

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- 2) Landscape plan which includes changes as presented at the July 20, 1998 City Council meeting be approved by the Planning Manager (Sec 19.52);
 - A) Increase fence height to 10 feet along West 81st Street to screen all rear parking from the residential property to the south. The 10 foot fence height is approved as part of the planned development. The fence shall be maintained and shall remain in place for the duration of the project;
 - B) Adding an additional 16 Austrian Pines that shall be a minimum of 12 feet at planting. The height of the Black Hills spruce shall be 8 feet at planting. The height of the Colorado spruce shall be 10 feet at planting. Add 8 additional Summit Ash with a minimum trunk diameter of two and one-half inches.
- 3) All rooftop equipment be fully screened (Sec. 19.52.01);
- 4) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
- 5) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code 3802; Uniform Fire Code Ch. 10.306);
- 6) Fire lanes be posted as approved by the Fire Marshal (Sec. 8.73);
- 7) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C);
- 8) Food service plans be approved by the Environmental Services Division (Sec. 14.360);
- 9) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code and as presented at the July 20, 1998 City Council meeting;
 - A) Reduce all pole heights to a 20 foot maximum;
 - B) All pole fixtures shall be up to a maximum of 400 watts;
 - C) All fixtures shall contain flat lenses;
 - D) All fixtures shall be 90 degree cut-off luminaries;
 - E) Electronic control system to be installed to turn fixtures off at 9:30 p.m. on weekdays and 6:30 p.m. on Saturdays. Only lighting as directed by Bloomington Police Department for security reasons shall be on during non-business hours, holidays and Sundays;
 - F) House side shields shall be used on all luminaries adjacent to residential properties; and
- 10) Signs be conformance with the requirements of Chapter 19, Article X of the City Code.

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Mr. Peterson
December 10, 1998

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Should you have any questions regarding this action, please contact Galen Doyle, Associate Planner at 612-948-8924. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at 612-948-8930 to discuss the requirements for building permit application.

Sincerely,



Clark Arneson
Planning Manager

cc: Linda Fisher, Larkin, Hoffman, Daly and Lindgren, Ltd.

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