

GENERAL INFORMATION

Applicant: Oak Management & Development Company (User)
Programmed Land, Inc. (Owner)

Location: 9100 West Bloomington Freeway

Request: 1) Conditional Use Permit for a self-storage facility; and
2) Final Site and Building Plans for a 550-unit self-storage facility.

Existing Land Use and Zoning: Vacant Office; zoned Limited Industrial (I-2)

Surrounding Land Use and Zoning: North – Place of assembly; zoned R-1
South and West – Office, manufacturing and warehouse; zoned I-2
East – Interstate Highway 35W right-of-way

Comprehensive Plan Designation: Industrial

HISTORY

City Council Action: 04/20/1970 – Approved the Final Plat of Hovland 1st Addition (Case #6820B-69).

CHRONOLOGY

Planning Commission 04/05/2018 – Public hearing scheduled

PROPOSAL

Oak Management & Development Company has applied for a Conditional Use Permit and Final Site and Building Plans to convert a vacant office building and construct additions for a 550-unit self-storage facility located at 9100 West Bloomington Freeway. The site, Freeway Office Park, is currently vacant. The renovation of the existing building and construction of the proposed building additions would occur in two phases according to the project description. The existing building would be renovated into an office and climate controlled storage units and three building additions are planned. One addition (Building B) will be utilized for additional climate controlled storage, whereas the other two additions (Building C and Building D) will be comprised of cold storage units accessed from the outside via enclosed corridors. The project is proposed in two phases of construction. Phase I would include the conversion of the existing office building to climate controlled storage and the construction of cold storage Building D. The proposed outdoor storage

area for recreational vehicles would be provided as part of Phase I, including the construction of a six to eight-foot precast wall for screening. Phase II would include the final two building additions, Building B and Building C.

The site is accessed from two existing locations along the frontage road and one existing location along West 92nd Street. The existing access points would be maintained. The southeastern access serves as the public entrance to the office area. The rest of the site is secured with gates. Exterior storage area for recreational vehicles is proposed north and northeast of the building. The exterior storage area would be screened by a pre-cast, opaque screen wall.

ANALYSIS

Land Use

Self-storage facilities are allowed as a conditional use in the I-2 Limited Industrial zoning district. As a result, the applicants are requesting a Conditional Use Permit in addition to the Final Site and Building Plans request. Self-storage facilities typically generate less traffic and disturbance than other permitted uses in the industrial zoning districts, such as office, warehouse, or manufacturing uses. Review of the requested Conditional Use Permit, according to the required findings of the City Code, is in the following sections.

Code Compliance

The review of the proposed self-storage facility is based on the performance standards for development in the I-2 zoning district and specific standards for self-storage facilities (City Code Section 19.61.01). Additional review related to other site characteristics is provided in the sections that follow. Table 1 provides an overview of the Code-compliance review according to general performance standards. Table 2 provides a review of the proposed facility according to standards specifically related to self-storage facilities.

Table 1: City Code Analysis for I-2 Development

Standard and Code Section	Proposed	Meets Standard?
Principal Building Setbacks (Sec. 19.41(c)) Front-yard setback: 35 feet Side/rear-yard adjoining a street: 35 feet Side-yard setback: 25 feet Rear-yard setback: 25 feet	Setbacks: Front-yard (east): 51.4 feet Side adjoining street (south): 57.2 feet Side-yard (north): 89.4 feet Rear-yard (west): 25 feet	Yes
Building Height (Sec. 21.301.10(b)) 4 stories/60 feet maximum	1 story/21.1 feet	Yes

Standard and Code Section	Proposed	Meets Standard?
Exterior Building Materials (Sec. 19.63.08(d)) Glass, stucco, natural stone, brick, architectural concrete, ACMUs, or metals in accordance with City policies	ACMUs	Yes
Parking Required (Sec. 21.301.06) 20 spaces (see analysis below)	19 spaces	No – see further discussion
Parking Stall Size (Sec. 21.301.06) 9 feet by 18 feet	9 feet by 18 feet	Yes
Drive Aisles (Sec. 21.301.06) Adjacent to 90 degree parking: 24 feet All other drive aisles (Fire Code): 20 feet	17.4 feet adjacent to outdoor storage area	No – see further discussion
Sidewalks (Sec. 21.301.04) Connection to building from the public sidewalk network is required	No public sidewalks network present, no sidewalk connection proposed	See further discussion
Sidewalk Width (Sec. 21.301. 04) Private sidewalks minimum 5 feet wide	7.7 feet	Yes
Trash and Recycling Collection Area (Section 19.51 and MN State Bldg. Code) 192 square feet minimum	Trash area not identified	No – see further discussion
Trees (Section 19.52(c)) One tree per 2,500 square feet of developable landscape area – 69 trees	68 trees	No – see further discussion
Shrubs (Section 19.52(c)) One shrub per 1,000 square feet of developable landscape area – 174 shrubs	226 shrubs	Yes
Landscape Yards (Sec. 19.52(c)(4)) Adjacent to public streets – 20 feet Interior lot lines – 5 feet	Adjacent to streets – 20.4 feet Interior lot lines – 5.2 feet	Yes
Screening of Parking (Sec. 19.52(d)) Required between parking areas of 5 stalls or more and the public street	Northern portion of eastern angled parking within 40 feet of street and not screened	No – see further discussion
Exterior lighting (Sec. 21.301.07) Parking Area – 1.5 FC required Sidewalk Entrance – 2.0 FC required Primary Entrance – 7.0 FC required	Parking Area – 3.0 FC Sidewalk Entrance – 1.5 FC Primary Entrance – 11.4 FC	No – see further discussion
Free-Standing Sign Setback (Sec 19.113(a)(3)) – 20 feet	25 feet	Yes

Table 2: Self-Storage Facility Performance Standards

Standard and Code Section	Proposed	Meets Standard?
Secure Access (Sec. 19.61.01(c)(1)(B)) Access controlled by security system with gates or other devices	Four power operated gates	Yes
On-Site Circulation (Sec. 19.61.01(c)(1)(B)) - One-way driveways serving storage spaces must have 10-foot parking lane and 15-foot driving lane	25 total feet provided along east and south circulation lanes	Yes
RV Open Storage Area (Sec. 19.61.01(c)(4)) 10% of land area must be dedicated to open storage – 17,225 sq. ft.	16,980 sq. ft.	No – see further discussion
Open Storage Area Location and Screening (Sec. 19.61.01(c)(4)) Open storage area may not abut public street and must be screened in manner consistent with materials utilized for principal building	Storage area screened by precast opaque wall	Yes
Storage Unit Facing Public Street (Sec. 19.61.01(d)(1)) No individual storage unit entrance door shall front on any public street	No individual storage unit entrance doors front on a public street	Yes
Building Materials (Sec. 19.61.01(d)(2)) Buildings be faced with face brick, stone, architectural concrete masonry units, cast-in-place or precast concrete panels, or equivalent or better	Architectural concrete masonry units	Yes
Visual Relief of Building Mass (Sec. 19.61.01(d)(3)) No wall facing public street shall exceed 100 feet in length without visual relief by means of vertical reveal	Buildings C and D face public streets and exceed 100 feet without visual relief	No – see further discussion

City Code Section 19.61.01 includes operational requirements for self-storage facilities. Should the construction of the self-storage facility proceed, the applicant must observe these operational requirements on an ongoing basis.

Building Design

Three building additions are proposed to the existing office building, which is constructed of brick and stucco. The existing building is 44,380 square feet in size. The building additions (Building B – 10, 431 sq. ft., Building C – 6,000 sq. ft., and Building D – 11,250 sq. ft.) would add 27,681 square feet of floor area to the overall building, increasing the total floor area to 72,061 square feet.

The total facility could host a maximum of 550 storage units according to preliminary estimates. The plans submitted do not include a detailed floor plan of the storage units, as final layout will be determined according to market demand and accommodating other necessary facilities within the building, such as trash and recycling facilities. The existing building and Building B would include climate-controlled storage units, whereas Buildings C and D would host individual cold storage units. The storage units within Buildings C and D would be accessed via open corridors (12 total) that are 7.5 feet in width.

The primary building material proposed for the building additions is architectural concrete masonry units (ACMUs) (rockface and smoothface block). ACMUs are a permitted building material in the I-2 zoning district. The color selected for the material is intended to complement the existing brick of the office building. It should be noted that no information has been submitted on the exterior building material within the access corridors of the cold storage buildings (C and D). These corridors are open and not enclosed and the exterior materials would need to meet the City Code requirements for a primary material. The applicant has verbally communicated that these walls will be constructed of metal, in addition to the metal access doors themselves. The metal wall system surrounding the storage units proposed would likely not meet primary material standards. Staff is seeking additional information on the material proposed. As an alternative, these corridors could be enclosed via overhead or some other type of access doors. The corridors would then no longer be considered as exterior walls. Staff is recommending a condition of approval that the building materials be approved by the Planning Manager prior to the issuance of the building permit.

Regarding the building design, City Code Section 19.61.01 has specific architectural design requirements for self-storage facilities. No building wall visible to a public street or abutting property can exceed 100 feet in length without visual relief by means of a vertical reveal. The reveal must be at least one foot in depth and 10 feet in length to allow for a perceptible change in wall angle. The intent of this Code requirement is to break up building mass. The eastern and southern building elevations of Buildings C and D respectively face public streets and exceed 100 feet in length. The proposed design of the eastern and southern elevations of Buildings C and D do not presently meet this Code requirement. A visual reveal in the façades of these elevations must be provided. The architectural plans must be revised to comply with the architectural performance standards for self-storage facilities.

Outdoor Storage Area

City Code Section 19.61.01 requires that 10% of developable land area be dedicated to outdoor storage for recreational vehicles at self-storage facilities. The developable land area for the subject property is reduced to 172,256 square feet due to the planned widened right-of-way along West 92nd Street. As a result, the self-storage facility must provide 17,225 square feet of outdoor storage area. The proposed site plan designates outdoor storage area in the northern portion of the site and immediately east of the northern portion of the building. Staff calculated the outdoor storage area provided to be 16,980 square feet, slightly below the Code-required area. The quantity of outdoor storage provided must be enlarged to comply with the performance standards for self-storage facilities in the City Code.

The proposed access drive for the 50 foot deep recreational vehicle storage spaces may not be adequate to allow the spaced to be used as designed. Staff has requested the applicant submit auto-turn calculations showing that larger recreational vehicles can adequately access the storage area at the 90 degree angle shown on the plans. If the area is not accessible for a larger recreational vehicle use, it would reduce the required RV storage area below the City Code requirement. The additional space may be provided by a reduction in Building C.

It should be noted the outdoor storage area adjacent to the drive-aisle immediately south of the northern site access to West Bloomington Freeway restricts the width of the aisle to 17.4 feet. The minimum dimension of a drive aisle according to the Fire Code is 20 feet. It is likely that curb line of this drive aisle can be adjusted eastward, thereby providing the necessary width to provide a Code-compliant drive aisle. In order to accommodate a compliant drive aisles and allow adequate access, the outdoor storage area and Building C may need to be slightly adjusted. After reviewing the site, staff believes a Code-compliant quantity of outdoor storage area can be provided by making subtle adjustments to the drive aisles serving the outdoor storage areas and a possible reduction of Building C.

Landscaping, Screening and Lighting

The site has a developable land area of 173,575 square feet. As a result, the site must have a minimum of 69 trees and 174 shrubs installed. The landscape plan includes 68 trees (includes nine existing trees) and 226 shrubs (when factoring shrub equivalency for perennial grasses) on-site. One additional tree must be provided to meet the landscape requirements. Planting of new trees is not allowed within easements, but existing trees, shrubs, and grasses are allowed to be located within easements. All plantings must meet the clearview triangle requirements of City Code Sections 17.31 and 19.126.6.

The City's supplemental landscaping policy requires that foundation plantings be provided along 50 percent of buildings that are visible to the public street. Buildings C and D would both be visible from the public right-of-way. Foundation plantings must be provided to meet the policy requirement. The applicant suggested a living wall as an alternative to meet this requirement. This could be an acceptable alternative subject to approval of the Planning Manager. Regarding landscape yards, City Code requires the site to have 20-foot yards along public streets (eastern and southern boundaries) and five foot yards along rear or interior lot lines (western and northern boundaries). The submitted site and landscape plans show compliant landscape yards in all areas. Staff is recommending a condition that the Landscape Plan be revised and approved by the Planning Manager prior to the issuance of the building permit to address the deficiencies noted above.

City Code requires screening in multiple locations on the property. Surface parking stalls along the eastern boundary within 40 feet of the public street must be screened from the public right-of-way (West Bloomington Freeway). Shrubs may be provided to achieve Code-compliant parking area screening. With regards to the open storage area on the northern portion of the site, the self-storage performance standards require screening to the north and east. City Code requires the screening for

the storage area be constructed in a manner consistent with the building materials utilized for the principal building. A precast opaque wall, ranging from six to eight feet in height, is proposed to meet the requirement. Staff recommends as a condition of approval the required screening be provided. Finally, Section 19.52.01 requires that roof-mounted equipment be screened as well.

The applicant submitted a photometric lighting plan for review. The plan appears to provide Code-compliant lighting levels in most areas. The sidewalk that serves the office area must be a minimum of 2.0 foot-candles within 30 feet of the entrance, whereas only 1.5 foot-candles is provided in one area. Staff is recommending a condition that the lighting plan be approved prior to the issuance of a building permit for the site.

Access, Circulation, and Parking

Site access is provided from two existing driveways along the frontage road, West Bloomington Freeway, and one existing driveway along West 92nd Street. Existing site access drives are proposed to be maintained. The southern driveway along West Bloomington Freeway is designed to serve as the primary self-storage facility access for visitors, as it provides direct access to the office location. The northern driveway along West Bloomington Freeway and driveway to West 92nd Street are designed for one-way egress only. Circulation around the site is restricted by four security gates, securing the required recreational vehicle open storage area and cold storage units. The applicant has provided an autoturn exhibit. However, the exhibit does not model the appropriate vehicle for emergency response. In addition, the drive aisles adjacent to the outdoor storage area must be widened to meet the Fire Code as noted earlier in the report. The applicant must provide access as approved by the Fire Marshal.

City Code (Section 21.301.06(d)) establishes the number of off-street parking spaces required to be provided according to the use of the property. Table 3 provides a parking analysis for the proposed self-storage facility. The 550-unit facility requires 20 parking spaces. The applicant is proposing to construct 19 parking spaces. The total quantity of parking provided is short by one parking stall. However, reducing the number of self-storage units proposed by a minimal number would decrease the parking requirement to 19 total stalls. The applicant must either decrease the number of storage units or construct one additional parking stall to comply with City Code. Staff is confident either approach is possible given the site plan or ability to reduce the quantity of storage units.

Staff also reviewed the minimum dimensional standards for parking spaces. The site plan submitted complies with this minimum design standard, as documented in the City Code analysis provided in Table 1. As long as the number of storage units are slightly reduced or one parking stall added, the proposed development complies with all parking-related performance standards.

Table 3: Parking Analysis for Self-Storage Facility

Use Description	Standard	Proposed	Required Parking (stalls)
Self-Storage Facility	One space for each 50 storage units throughout the site and one space per 100 units near the manager's office.	550 storage units	16.5
Office	One space per 285 sq. ft.	855 sq. ft.	3
Total Parking Requirement per City Code			20
Parking Proposed			19

Regarding sidewalks, all private sidewalks meet the dimensional requirements required by City Code. No sidewalk connection to the public right-of-way is currently provided because there is no public sidewalk network that serves the subject property. City Code Section 21.301.04(b)(1) requires all new development or significant redevelopment to construct public sidewalks and provide sidewalk easements unless the proposed sidewalks would not connect to an existing network of sidewalks, as is the case for this site. The City Council may defer the construction of public sidewalks as long as the landowner signs an agreement that his filed with the County agreeing to and accepting a future assessment for the costs of future sidewalk construction. A condition has been added requiring the easement and agreement be provided. Should a public sidewalk be constructed on Bloomington Freeway or West 92nd Street in the future, a connection to the public network would need to be provided for Code-compliance.

Miscellaneous

The self-storage development must have trash and recycling facilities inside the building. Based on the requirements of City Code and the MN State Building Code, the facility would need a facility that is 192 square feet in size. Staff is recommending a condition that the development comply with the trash and recycling requirements.

Regarding signage, the site and building plans identify both a pylon and wall signage. All signs must be reviewed for compliance to the City Code (Article X – Sign Regulations, Chapter 19). Sign permits must be obtained prior to installation. Staff recommends an ongoing condition that all signage comply with the requirements of City Code.

Stormwater Management

Stormwater must be managed to meet the City's and Nine Mile Creek Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume. Infiltration basins are proposed within the eastern and southern landscape yards along the public rights-of-way. The Stormwater Management plan calculations and narrative and maintenance plan have not yet been provided and will be required to be approved prior to the issuance of permits. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

Utilities

Adequate public water and sewer are provided for the site. It is recommended that the developer loop the water service either by connecting to the private water service on the site to the west or to the south. If a loop is not established, the building will be out of water service if there is main break or repair on the public water main in the street. If the developer makes that private watermain loop by connecting to the west, a private utility easement/agreement will be needed with the neighboring property. A single water service should connect directly to the fire and domestic water meters within 10 feet of the building exterior and disconnected service should be abandoned at the main. Additional hydrants may be needed to provide fire protection for the entire building.

Traffic Analysis

No significant impacts to the adjacent traffic patterns due to the proposed self-storage facility have been identified. The property is served by the frontage road south of West 90th Street. The roadway has adequate capacity to serve the facility. The self-storage use is not anticipated to generate a significant volume of traffic in comparison to other industrial uses, such as an office or manufacturing facility.

Transit and Transportation Demand Management (TDM)

This development will require a Tier 2 TDM plan, which allows the property owner to choose from a menu of TDM options. The owner has not yet submitted a Tier 2 TDM checklist.

Fire Preventions and Public Safety

The proposed development currently has limited emergency vehicle access and circulation. This project will further restrict access. The access that is available must provide a minimum 20-foot wide access through the new parking area and turning radius to accommodate Ladder 1. The access and circulation design must meet or exceed the minimum standards for fire prevention and be maintained in accordance to the approved plan including a surface to provide all weather driving capabilities. Apparatus access roads shall be asphalt or concrete and support a minimum of 80,000 pounds.

The applicant must ensure the proposed landscaping plans don't interfere with access to the building. Hydrants will be approved by the Utilities and Fire Prevention Divisions. The vehicle storage arrangement must allow for adequate Fire Department vehicle access around the property. Gate locking system must be accessible to emergency responders. A Knox box will be required at the main entrance(s) and other areas as designated by the Fire Prevention Division. The applicant proposes adequate water supply with a hydrant within 50 feet of the fire department connection and within 150 feet of any exterior wall.

The existing building and new structures shall be protected by a fire sprinkler system per the MN Building Code Chapter 1306 and meet the requirements of the 2015 MN State Fire Code and 2010 edition of NFPA 13. The building must be addressed plainly and visible from the street or road using numbers that contrast with the background. The numbers must be a minimum of four inches, be Arabic numbers or alphabetic letters with a minimum stroke width of 0.5 inches. Emergency responder radio coverage must be provided throughout the complex and in all structures per the requirements of Appendix L in the 2015 Minnesota State Fire Code.

Any changes made to the current plans, including building location, access roads, water supply and addressing shall be reviewed by the Fire Marshal to ensure continued compliance with the Fire Code.

Status of Enforcement Orders

The property is not subject to any open enforcement orders.

FINDINGS

Required Conditional Use Permit Findings - Section 21.501.04(c)(1)-(5)

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made – The subject property is guided Industrial. A self-storage facility is allowed in the I-2 Limited Industrial zoning district as a conditional use. The proposed use is not in conflict with the Comprehensive Plan.
(2) The proposed use is not in conflict with any adopted District Plan for the area.	Finding Made – The proposed use is not in an area with an adopted District Plan.
(3) The proposed use is not in conflict with City Code provisions.	Finding Made – Subject to compliance with the conditions of approval, the proposed use is not in conflict with City Code provisions.
(4) The proposed use will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding Made – Self-storage uses do not generate high levels of automobile traffic or strain public utilities. A self-storage facility in a predominantly industrial area is not anticipated to create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve the planned development.
(5) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The subject property is bordered by industrial uses to the west and south and by an interstate highway on the east. A self-storage facility in a predominantly industrial area is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

Required Final Site and Building Plan Findings - Section 21.501.01(d)(1-4):

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan.	Finding Made – The subject property is guided Industrial. A self-storage facility is allowed in the I-2 Limited Industrial zoning district as a conditional use. The proposed development is not in conflict with the Comprehensive Plan.
(2) The proposed development is not in conflict with any adopted District Plan for the area.	Finding Made – The proposed development is not in an area with an adopted district plan.
(3) The proposed development is not in conflict with City Code provisions.	Finding Made – Subject to compliance with the conditions of approval, the proposed development is not in conflict with City Code provisions.
(4) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The subject property is bordered by industrial uses to the west and south and by an interstate highway on the east. A self-storage facility in a predominantly industrial area is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

RECOMMENDATION

Note the Planning Commission has final approval authority on this Final Site and Building Plans and Conditional Use Permit application unless an appeal to the City Council is received by 4:30 p.m. on April 10th.

Staff recommends approval of the 550-unit self-storage facility through the following motions:

In Case PL2018-67, having been able to make the required findings, I move to adopt a resolution approving a Conditional Use Permit for a self-storage facility located at 9100 West Bloomington Freeway, subject to the conditions and Code requirements attached to the staff report.

In Case PL2018-67, having been able to make the required findings, I move to approve Final Site and Building Plans for a 550-unit self-storage facility located at 9100 West Bloomington Freeway, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2018-67

Project Description: Conditional Use Permit and Final Site and Building Plans for a 550-unit self-storage facility.

Address: 9100 West Bloomington Freeway

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
6. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
7. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
8. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
9. Prior to Permit An erosion control surety must be provided (16.08(b)).
10. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
11. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
12. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
13. Prior to Permit Storage area and parking lot screening must be provided as approved by the Planning Manager (Sec 19.52).
14. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
15. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.

16. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
17. Prior to Permit Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
18. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
19. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
20. Prior to Permit 17,225 square feet of recreational vehicle outdoor storage area must be provided.
21. Prior to Permit A 10-foot sidewalk/bikeway easement must be provided along Bloomington Freeway and West 92nd Street and an agreement for acceptance of a future special assessment for the costs associated with sidewalk construction along Bloomington Freeway and/or West 92nd Street must be recorded with Hennepin County (Section 21.301.04(b)(1)(C)).
22. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
23. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
24. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
25. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL2018-67.
26. Ongoing Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
27. Ongoing Alterations to utilities must be at the developer's expense.
28. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
29. Ongoing The self-storage facility must comply with the operational requirements of Section 19.61.01(f) of the City Code.
30. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
31. Ongoing All construction related pickup, drop-off, loading, unloading, staging, stockpiling and parking must occur on site and off public streets.
32. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).