



PROPOSED SITE

Municipality:	City of Bloomington		
Project Address	8901 Lyndale Ave S		
Lot Size:	Lot 2 Parcel 1 =	48,729 sf or 1.12 acres	
	+Lot 2 Parcel 2 =	32,432 sf or 0.74 acres	
	Total Area =	81,161 sf or 1.86 acres	
Zone:	I-3 (General Industry)		
Adjacent Zoning:	N- I-3 E- I-3 S- I-3 W- B-2/RM-24		
Proposed Uses:	Self-Storage* (CUP) Retail (Permitted) * RV/Vehicle storage; must be a required component of self-storage facilities in the amount equal to at least 10% of land area available for development (area is parking spaces ONLY, NOT drive aisles)		
	81,161 x .10 = 8,116 sf min. required for RV/Vehicle stg 8,280 sf RV/Vehicle storage proposed		
Setbacks:	<u>Required</u>	<u>Provided</u>	
Front yard:	30ft	30'-0"	
Side yard:	10ft	14'-7"	
Rear yard:	25ft	201'-0"	
FAR:	min. required =	1.25 or 101,451 sf	
	max. allowed =	2.00 or 162,322 sf	
	Proposed FAR =	1.42 or 115,872 sf	
Height Limit:	4 Stories / 60ft		
Parking:	Self - storage = 1sp / 1,000 s.f. GFA 111,442 s.f. / 1,000 = 12 spaces required 12 spaces proposed (4 spaces are inside building) Retail = 1sp / 180 s.f. GFA 2,970 s.f. / 180 = 17 spaces required 17 spaces proposed		
Landscaping:	20ft Buffer on street and 5ft Buffer on all other property sides		

Parking for storage area is based on number of storage not square feet on the plans.

Parking for storage unit area is based on the number of storage units, not square feet, as listed on the plans.

