



STAFF MEMORANDUM

DATE: April 9, 2020

TO: Planning Commission

FROM: Nick Johnson, Planner

RE: Update on Case PL2020-26 – U-Haul Self-Storage Facility

The Planning Commission held a public hearing on March 19, 2020, to consider a Conditional Use Permit (CUP) and Final Site and Building Plans submitted by U-Haul of Southern Minnesota for a four-story, 868-unit self-storage facility located at 8901 Lyndale Avenue South and 515 Halsey Lane. After closing the public portion of the hearing, the Planning Commission discussed several aspects of the plans that do not currently meet City Code. To ensure that the facility is not injurious to the surrounding neighborhood, a required finding for a CUP (Sec. 21.501.04(e)(5)), the Planning Commission directed the applicant to submit revised plans addressing the areas of noncompliance identified in the staff report. As a result, the Planning Commission continued the agenda item to the April 9, 2020, for reconsideration of the revised civil and architectural plans. The draft minutes from the March 19, 2020, Planning Commission meeting and the staff report are attached to this memorandum for reference.

The applicant submitted revised plans and documents on March 26 and 31, 2020. This memorandum provides a review of the revised plans and response to the specific plan revision requests and updates by the Planning Commission. It should be noted that as part of the architectural revisions to the building, the number of proposed self-storage units was increased from 868 to 903. From a City Code standpoint, an increase in the number of storage units does trigger an updated parking analysis, which is provided in a subsequent section of this memo. The site parking provided was found to still be in compliance with City Code.

To respond to the Planning Commission, the applicant submitted a response memo dated 03/26/2020. The response memo outlines staff and Planning Commission review comments and conditions with a specific response or update. In addition to the plan review response, the applicants submitted revised civil, architectural, landscaping, lighting and stormwater management plans. Staff reviewed these plans to ensure that the specific revision or update requests submitted by the Planning Commission were addressed.

At the meeting on 03/19/2020, the Planning Commission requested revision or an update pertaining to the following conditions and discussion items:

- 3) *Prior to Permit* *Access, circulation and parking plans must be approved by the City Engineer. All parking areas must include code-compliant parking lot islands (Sec. 21.301.06(c)(2)(H)).*

Staff Response: Two parking lot islands were added adjacent to the exterior RV storage area, and two other nonconforming islands were revised to meet the minimum width requirement. All parking islands shown on the revised civil plans comply with City Code. As a result, Condition #3 has been revised to simply require approval of the access, circulation and parking plans by the City Engineer, removing the specific reference to parking islands.

- 10) *Prior to Permit* *A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.*

Staff Response: The applicant has obtained conditional approval from the Nine Mile Creek Watershed District, which is attached to the staff memorandum for reference. The applicant must enter into a maintenance agreement and provide a surety to receive the full watershed district permit. As a result, the condition requiring the full watershed district permit to be submitted to the Engineering Division must remain. Nevertheless, receiving conditional approval is a strong indication that the stormwater management plan is likely to comply with watershed district rules.

- 16) *Prior to Permit* *Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).*

Staff Response: Glass windows were added to the first floor of the northern and western elevations of the building, as reflected in the revised architectural plans. The exterior materials proposed comply with City Code. As a result, Condition #16 has been removed from the recommended list of conditions.

- 17) *Prior to Permit* *Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).*

Staff Response: A revised landscape plan has been submitted. Plan revisions include adding missing parking islands trees, removing landscape material from the right-of-way and drainage/utility easements, adding foundation plantings to the western building foundation, and providing greater separation of plantings from the sidewalk along Lyndale Avenue South. The revised landscape plan is compliant with City Code. Condition #17 in the list of recommended conditions has been

revised to simply require a landscape surety be submitted prior to building permit.

19) *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.*

Staff Response: A revised lighting plan has been submitted. All parking areas comply with the minimum illumination requirements (1.5 foot-candles in the interior and 0.75 foot-candles along the exterior of the lot). Illumination for primary building entrances was also increased to comply with Code. The lighting fixtures proposed comply with MN State Energy Code. As a result of submitting a code-compliant lighting plan, staff has removed Condition #19 from the list of recommended conditions.

28) *Ongoing* *Exterior outdoor storage for recreational vehicles and trailers must be provided in ten percent of the site area.*

Staff Response: The revised site plan includes approximately 8,400 square feet of outdoor storage for recreational vehicles, exceeding the minimum requirement of ten percent of site area (8,116 square feet). Staff has removed Condition #28 from the list of recommended conditions as a result.

30) *Ongoing* *Three foot high parking lot screening must be provided as approved by the Planning Manager (Sec. 19.52).*

Staff Response: Three-foot shrubs have been added along the north edge of the north-south tier of surface parking immediately east of the building, satisfying the Code requirement. All parking areas are now screened according to the standards of the City Code. Staff recommend keeping the condition in place to ensure that screening is provided in an ongoing timeframe. Condition #30 remains on the list of conditions recommended by staff.

32) *Ongoing* *Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.*

Staff Response: Signage has not been included about the signage proposed for the facility. The property must comply with requirements of the Class IV Sign District (Sec. 19.113). A Uniform Sign Design (USD) is not required for this facility. As such, staff has revised the recommended condition to ensure compliance with Chapter 19, Article X of the City Code.

Two additional topics of discussion were considered by the Planning Commission at their meeting on March 19, 2020. These topics are highlighted below with additional staff response incorporated. The applicant responded to both discussion topics with revised plans and response within their follow up memo.

Street Level Windows: To increase the security (“eyes on the street”) and street presence of the facility along Lyndale Avenue South, the Planning Commission requested that U-Haul consider the installation of additional windows on the first floor of the northern and western portions of the building along the incidental retail area and the westernmost storage corridor. The revised architectural plans include additional windows on both the northern and western building elevations as requested by the Planning Commission.

Interior Lighting: Since the proposed facility faces a multi-family residential use across Lyndale Avenue South to the west, the Planning Commission requested interior lighting in portions of the facility visible along the western elevation windows be programmed with motion sensor lights. In their response memo, U-Haul has committed to programming the lights with motion sensors so that they are extinguished between the hours of 10pm and 6am, unless there is a person present triggering lighting to turn on for safety purposes. To memorialize this condition, staff is recommending a new condition to reflect this operational plan.

Additionally, U-Haul requests the City consider alternative language for Condition #26 pertaining to the ongoing restriction or limitation of truck and trailer rental on the subject property. The applicant operates a truck rental facility on the north side of Halsey Lane located at 8845 Lyndale Avenue South and is not seeking a CUP for this use at the subject properties – 8901 Lyndale Avenue South and 515 Halsey Lane. To ensure that any activities related to the truck rental facility at the subject properties were limited to office use only, staff recommended the following language for Condition #26:

26) *Ongoing Use of the property related to truck or trailer rental is limited to office use only. Any other activity related to truck or trailer rental, including the storage and pick-up of rentable trucks and trailers, is not permitted on-site.*

The applicant is requesting that the City consider the following revised language for this recommended ongoing condition:

26) *Ongoing Use of the property related to truck or trailer rental is limited to office use only. The parking or storage of rentable trucks or trailers is not permitted on the self-storage site. In the event of incidental rental*

activities or inadvertent drop-offs, rented trucks and trailer must be removed within two hours after business opens.

Staff has reviewed the requested condition language and finds it acceptable. The purpose of the ongoing operational condition is to ensure the subject properties are not utilized to park or store rentable trucks and trailers, thereby reducing the surface parking available for self-storage customers and employees.

In addition to the discussion topics and follow-up items requested by the Planning Commission and applicant, it should be noted that the revised civil and other plans address a variety of other review comments submitted by staff. A code-compliant sidewalk has been added along the south side of Halsey Lane. Condition #4 from the original staff report related to sidewalks has been removed from the revised list of recommended conditions as a result. Staff also received confirmation that a Minnesota Pollution Control Agency (MPCA) sanitary sewer modification permit will not be required for this project. Condition #12 from the original staff report has been removed from the revised list of recommended conditions as well.

In response to the revised plans and documents review submitted by request of the Planning Commission, a revised list of recommended conditions has been prepared and attached. All of the condition changes discussed above are incorporated into the revised list of recommended conditions. Due to the fact that multiple conditions have been removed, **the recommended conditions have been renumbered.**

Parking

Table 1: Parking Quantity Analysis

Use Description	Standard	Proposed	Parking Stalls Required
Self-Storage Facility	One space for each 50 storage units throughout the site and one space per 100 units near the manager's office	903 storage units	27.1 (9 stalls by manager's office)
Office	One space per 285 square feet	250 square feet	0.9 stalls
Retail Sales (Incidental)	One space per 180 square feet	2,550 square feet	14.2
Total Parking Requirement per City Code			42 parking stalls
Parking Proposed			43 parking stalls (4 inside the building)

As noted in the introduction of the staff memo, the proposed quantity of storage units within the facility has been increased from 868 to 903. As a result, staff is providing an updated parking analysis in Table 1 to reflect the new proposed condition. By adding some storage units, the area of the incidental retail space was slightly reduced. The quantity of parking proposed is compliant with City Code (Sec. 21.301.06(d)).

RECOMMENDATION

Staff is recommending approval of the Conditional Use Permit and Final Site and Building Plan applications. In addition to the revised conditions, staff is also enclosing a revised resolution of approval with the revised conditions should the Planning Commission approve the project.

Note that the Planning Commission has final approval authority on this Conditional Use Permit and Final Site and Building Plans application unless and appeal to the City Council is received by 4:30 p.m. on April 14th.

Staff recommends approval through the following motions:

In Case #PL2020-26, having been able to make the required findings, I move to adopt a resolution approving a Conditional Use Permit for a four-story, 903-unit self-storage facility located at 8901 Lyndale Avenue South and 515 Halsey Lane, subject to the conditions and Code requirements listed in the revised resolution.

In Case #PL2020-26, having been able to make the required findings, I move to approve Final Site and Building Plans for a four-story, 903-unit self-storage facility located at 8901 Lyndale Avenue South and 515 Halsey Lane, subject to the conditions and Code requirements attached to the staff memorandum dated April 9, 2020.

Please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@bloomingtonmn.gov for questions.

RECOMMENDED CONDITIONS OF APPROVAL (REVISED 04/09/2020)

Case PL2020-26

Project Description: Conditional Use Permit and Final Site and Building Plans for a four-story, 903-unit self-storage facility.

Address: 8901 Lyndale Avenue South and 515 Halsey Lane

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 Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
5. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
6. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
7. Prior to Permit An erosion control surety must be provided (16.08(b)).
8. 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.
9. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
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 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).
12. 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).
13. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).
14. Prior to Permit Landscape surety must be filed (Sec 19.52).
15. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).

16. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
17. 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.
18. Prior to C/O 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).
19. Prior to C/O 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.
20. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
21. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL2020-26.
22. Ongoing Use of the property related to truck or trailer rental is limited to office use only. The parking or storage of rentable trucks or trailers is not permitted on the self-storage site. In the event of incidental rental activities or inadvertent drop-offs, rented trucks and trailers must be removed within two hours after business opens.
23. Ongoing The self-storage facility must comply with the operational requirements of Section 21.302.16(e) of the City Code.
24. Ongoing Alterations to utilities must be at the developer's expense.
25. Ongoing Three foot high parking lot screening must be provided as approved by the Planning Manager (Sec. 19.52).
26. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
27. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
28. Ongoing Development must comply with the Minnesota State Accessibility Code.
29. Ongoing All construction related loading, unloading, drop-off, pick-up, stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
30. Ongoing To minimize the impact on residential neighbors of the display windows on the western building elevation, interior lighting visible in the western display windows must be extinguished between 10:00 p.m. and 6:00 a.m., except when turned on via motion sensor for safety and security purposes.