

GENERAL INFORMATION

Applicant: U-Haul of Southern Minnesota

Location: 8901 Lyndale Avenue South
515 Halsey Lane

Request: 1) Conditional Use Permit for a self-storage facility with 868 storage units
2) Final Site and Building Plans for a four-story, approximately 103,000 square-foot self-storage facility with accessory exterior RV storage

Existing Land Use and Zoning: Vacant; zoned General Industrial (I-3)

Surrounding Land Use and Zoning: North – Truck and trailer rental facility; zoned I-3
South – Large item retail sales; zoned I-3
East – Office, manufacturing, warehouse, and utility building; zoned I-3
West – Multiple-family residential dwelling; zoned RM-24

Comprehensive Plan Designation: Industrial

CHRONOLOGY

Planning Commission 03/19/2020 – Public hearing closed, item continued
04/09/2020 – Regular PC Agenda

DEADLINE FOR AGENCY ACTION

Application Date: 02/03/2020
60 Days: 04/03/2020
120 Days: 06/02/2020
Applicable Deadline: 06/02/2020 (Extended by City)
Newspaper Notification: Confirmed (03/05/2020 Sun Current – 10 day notice)
Direct Mail Notification: Confirmed (500-foot buffer – 10 day notice)

STAFF CONTACT

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PROPOSAL

U-Haul of Southern Minnesota requests approval to construct a four-story, approximately 103,000 square-foot self-storage facility located at 8901 Lyndale Avenue South and 515 Halsey Lane. The 868 individual storage unit facility would be accessed via overhead drive-in doors on the northern building elevation. Surface parking is proposed on the north and east sides of the building, and an outdoor storage yard for recreational vehicles is proposed in the southeast corner of the site. The property owner is preparing a preliminary and final plat application to combine the two sites into one larger property, which would not require Planning Commission review. The subject properties are presently vacant, as two buildings were recently demolished. The applicant operates a truck and trailer rental business located at 8845 Lyndale Avenue South, across Halsey Lane to the north of the subject properties.

ANALYSIS

Land Use

Self-storage facilities are conditional uses in the I-3 General Industrial zoning district. The applicant requests a Conditional Use Permit. 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. A review of the requested Conditional Use Permit according to the required City Code findings is in the following sections. Staff is recommending a condition the facility comply with the operational requirements for self-storage facilities (Sec. 21.302.16(e)) on an ongoing basis.

The applicant operates a truck and trailer rental business (U-Haul) across Halsey Lane at 8845 Lyndale Avenue South. Given the same business entity will operate both businesses, the truck and trailer rental and self-storage facility, some office related activities for the truck rental business may occur within the office space in the self-storage facility. Office is a permitted use in the I-3 zoning district, whereas truck or trailer rental is a conditional use. The applicant is not seeking a Conditional Use Permit for truck or trailer rental located at 8901 Lyndale Avenue South or 515 Halsey Lane.

As a result, no activities related to the truck and trailer rental use other than typical office activities may occur on the proposed self-storage properties. Truck and trailers available for rent must not be stored, picked up, or dropped off for customer rental at the subject site. Rental trucks that are being utilized by customers to move personal possessions into the self-storage facility can be located on-site temporarily. Still, the truck or trailer rental business may not be operated on-site except for the ancillary office use. If a customer were to drop-off or leave a rental truck at the self-storage facility after business hours, the truck would need to be moved back to the truck rental site upon the commencement of office hours the next business day. Staff recommends a condition of approval to

memorialize this condition on an ongoing basis. It should be noted that the applicant has communicated future plans to redevelop the truck and trailer rental business located at 8845 Lyndale Avenue South. Staff is not certain when this redevelopment effort would occur.

Preliminary and Final Plat

In order for the development to proceed as proposed, with a building crossing internal lot boundaries between 8901 Lyndale Avenue South and 515 Halsey Lane, a plat must be approved and recorded combining the two properties. U-Haul applied for Preliminary and Final Plat (Type II) on March 4th, 2020. Staff anticipates that the plat will be considered by the City Council on April 6th. Staff recommends a condition that the plat be recorded prior to the issuance of a building permit.

Code Compliance

The proposed self-storage facility review is based on the performance standards for development in the I-3 zoning district and specific standards for self-storage facilities (Sec. 21.302.16). 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-3 Development

| Standard and Code Section | Proposed | Meets Standard? |
|--|--|------------------------|
| Minimum Site Area – N/A (Sec. 21.301.01(d)) | 81,161 square feet (combined area of two sites) | Yes |
| Minimum Site Width – 100 feet (Sec. 21.301.01(d)) | 194 feet | Yes |
| Principal Building Setbacks Along Public Street: 30 feet Rear: 25 feet (east) Side: 10 feet (south) (Sec. 21.301.02(e)) | Along Public Street: 30 feet (Lyndale) and 41 feet (Halsey) Rear (east): 51 feet Side (south): 25 feet | Yes |
| Minimum Building Floor Area 3,000 square feet (Sec. 21.301.01(d)) | 102,912 square feet | Yes |
| Maximum Building Height Four stories/60 feet (Sec. 21.301.10(b)(1)(A)) | Four stories/52.7 feet | Yes |
| Exterior Building Materials – Glass, stucco, natural stone, brick, architectural concrete, ACMUs, or metal in accordance with City policies (Section 19.63.08(d)) | Architectural concrete | Yes |

| Standard and Code Section | Proposed | Meets Standard? |
|--|--|-----------------------------|
| Parking Quantity - 43 parking stalls (9 stalls near manager's office) (Section 21.301.06(d)) | 44 parking stalls with 14 stalls near manager's office | Yes |
| Parking Stall Size – 9 feet by 18 feet (Section 21.301.06(c)(2)(C)(i)) | 9 feet by 18 feet | Yes |
| Drive Aisles (adjacent to parking) – 24 feet (Section 21.301.06(c)(2)(C)(ii)) | 24 feet | Yes |
| Parking Islands Width – Eight feet (Section 21.301.06(c)(2)(H)(iv)) | 6.7 feet | No – see further discussion |
| Sidewalks – Connection to building from the public sidewalk network is required (Sec. 21.301.04(b)(2)(A)) | Sidewalk connection provided to Lyndale Avenue South | Yes |
| Sidewalk Width Public sidewalks - 6 feet (local) or 8 feet (arterial/collector) Private sidewalks – 5 feet or 7 feet when perpendicular to surface parking (Sec. 21.301.04(d)(1)) | Public sidewalks – 8 feet along Lyndale Avenue - no Halsey Lane sidewalk Private sidewalks – 7 feet | No – see further discussion |
| Landscaping Quantities – 32 trees and 81 shrubs (Section 19.52(c)(2)(A and B)) | 31 trees 109 shrubs | No – see further discussion |
| Landscape Yards (Sec. 19.52(c)(4)) Adjacent to public streets – 20 feet Interior lot lines – 5 feet | Adjacent to streets – 20 feet Interior lot lines – 5 feet | Yes |
| Screening of Parking Areas – Required between parking area of five stalls or more and the public street (Sec. 19.52(d)(3)(A)) | Northern parking area screened, eastern parking area not screened | No – see further discussion |
| Refuse and Recycling Storage Area 204 square feet (Section 21.301.17(e)) | 96 square feet | No – see further discussion |

Table 2: Self-Storage Facility Performance Standards

| Standard and Code Section | Proposed | Meets Standard? |
|---|--|-----------------------------|
| Secure Access – Access to facility controlled by security system with gates or similar devices (Sec. 21.302.17(a)(1)(B)) | Facility access limited to lessees w/24-hour security, RV storage area secured with fence and gate | Yes |
| Exterior Recreational Vehicle Storage Area 10 percent of land area – 8,116 square feet (Sec. 21.302.17(a)(4)) | 7,972 square feet (area inside fence) | No – see further discussion |

| Standard and Code Section | Proposed | Meets Standard? |
|--|--|-----------------|
| RV Storage Location – Exterior storage area may not be located between the principal building and the street (Sec. 21.302.17(a)(6)) | RV storage area located in southeast corner of the site | Yes |
| Building Materials – Face brick, stone, architectural concrete masonry units, cast-in-place or precast concrete panels or equivalent or better (Sec. 21.302.16(b)(2)) | Precast concrete panels and glass | Yes |
| Visual Relief of Building Massing – No wall facing public street shall exceed 100 feet in length without visual relief by means of vertical reveal (Sec. 21.302.16(b)(3)) | North elevation facing Halsey Lane includes vertical reveals | Yes |
| Manager Present – On-site manager must be present during business hours (8AM-4:30PM) or resident manager required (Sec. 21.302.16(e)(1)) | Manager present during business hours | Yes |
| Floor Area Ratio – Minimum 1.25 and maximum 2.0 (Sec. 21.302.16(f)(1)) | 1.27 | Yes |

Building and Site Design

The proposed four-story self-storage facility is 52.7 feet in height with a gross building area of 102,912 square feet, housing 868 individual storage units between 25 and 150 square feet in size. The lobby and drive-in doors are located in the north-central portion of the building on the first floor. There is also office and incidental retail space, where storage patrons can procure boxes and other goods associated with moving and storage activities. The building architectural elevations show a flat roof. The City Code (Sec. 21.301.18) requires roof-top equipment be screened. Staff is recommending a condition requiring screening for all visible roof-mounted equipment.

The primary exterior building materials proposed are precast concrete panels and glass. Some of the concrete panels are faced with stone and brick veneer. These exterior materials are permitted as primary materials. Prefinished metal panels are proposed as a secondary material, which is also permitted according to Code (Sec. 19.63.08(d)). Staff must review final exterior building materials prior to the issuance of a building permit.

The site plan includes an east-west building orientation fronting on Halsey Lane with circulation lanes and parking areas in the north, south, and eastern portions of the site. The performance standards for self-storage facilities require that ten percent of the land area of the property be set aside as dedicated recreational vehicle (RV) and trailer storage. The proposed exterior storage yard is in the southeast corner of the site and is secured with a fence and gate. The portion of the storage yard within the fence is 7,972 square feet in size, falling slightly below the required area of 8,116 square feet. The fence could be moved westward to encapsulate the full exterior storage requirement. Staff has included a condition of approval that a code-compliant amount of exterior storage be provided.

Access, Circulation, Sidewalks and Parking

Site access is provided at four locations, with one restricted (right-in/right-out) driveway to Lyndale Avenue South and three full driveways to Halsey Lane. Lyndale Avenue South is a reliever arterial according to the City's functional roadway classifications. Site circulation is provided around the facility with Code-compliant drive aisles along the north, south and east sides of the building.

Both public and private sidewalks are proposed in conjunction with the redevelopment. A Code complying eight-foot public sidewalk would be constructed along Lyndale Avenue South within a sidewalk/bikeway easement. No sidewalk is currently proposed along Halsey Lane, whereas Code would require a six-foot walk along a local street. Staff is recommending a condition of approval the site conform to the sidewalk requirements in City Code Section 21.301.04. A private sidewalk along the north side of the building, seven feet in width, is proposed to connect the main entrance of the facility to the Lyndale Avenue public sidewalk. The private sidewalks shown on the site plan comply with City Code.

Table 3: 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 | 868 storage units | 26.1 stalls (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 | 2,790 square feet | 15.5 stalls |
| Total Parking Requirement per City Code | | | 43 parking stalls |
| Parking Proposed | | | 44 parking stalls (5 inside the building) |

Surface parking is provided on the north and east sides of the facility. Table 3 provide an analysis of the required quantity of parking for the self-storage facility. The 868-unit storage facility with accessory office and retail (incidental) space requires 43 parking spaces. The applicant is proposing 44 parking spaces, five of which are inside the building when vehicles are unloading possessions or goods. The total parking quantity provided exceeds the amount required by City Code.

Parking lot design is deficient as there are two locations adjacent to the exterior RV storage area where end-of-row parking islands are not provided. These areas are currently striped as no-parking areas, whereas Code (Sec. 21.301.06(c)(2)(H)) would require eight-foot wide curbed parking islands with a deciduous tree. In addition, two parking lot islands located near the southeast corner

of the self-storage facility do not meet the minimum internal width required – eight feet. The parking lot design, including drive aisles and parking space dimensions, is otherwise code-compliant. A condition of approval is recommended that the City Engineer approve access, circulation and parking plans prior to the issuance of a building permit. All parking lot islands must comply with City Code prior to parking plans being approved.

Landscaping, Screening and Lighting

The site has a developable landscaping area of 81,161 square feet. As a result, the site must have a minimum of 32 trees and 81 shrubs installed. A Code-compliant amount of landscaping is proposed for the project. However, one tree proposed is located in the public right-of-way and multiple trees along the northern boundary are located within or in close proximity to drainage and utility easements. These trees must be moved southward slightly to reduce future conflict with maintenance activities in the easement. One parking island located on the eastern end of the northern parking area is missing a deciduous tree. The proposed landscape plan concentrates all of the proposed evergreen trees along the western boundary of the site. The City's supplemental landscaping policy limits the amount of perimeter evergreens to 25 percent of the total perimeter trees. More deciduous trees, as opposed to evergreens, are required along site perimeters, particularly the western perimeter.

The supplemental landscaping policy also requires building foundations facing a public street to be landscaped with foundation plantings. The western building elevation needs foundation plantings to comply with this requirement. The northern building elevation is exempt due to the high frequency of overhead doors and other entries. Regarding material maintenance, there are number of plantings located in close proximity to the public sidewalk along Lyndale Avenue South. As this material grows, it could encroach into the sidewalk area, necessitating maintenance activities on the part of the City to cut back plantings. Greater clearance between landscaping and public sidewalks must be provided equal to the anticipated growth of the plant material used.

Regarding screening, the majority of the surface parking areas in close proximity to the public right-of-way are properly screened with shrubs. However, the parking areas immediately east of the northeast corner of the building must be screened with shrubs, as it is within 40 feet of the right-of-way. Staff is recommending a condition that the Landscape Plan be revised with the changes noted and approved by the Planning Manager prior to the issuance of the building permit.

The applicant submitted a photometric lighting plan for review. The plan provides code-compliant lighting levels in most areas. Minimum light levels for surface parking areas is 1.5 foot-candles, which can be reduced by 50 percent to 0.75 foot-candles along the perimeter of parking areas. There are a few locations where the minimum light level for parking areas is not met. In addition, primary building entrances, including overhead doors, must have an illumination level of 7.0 foot-candles within ten feet of the entrance. All proposed light fixtures must be reviewed for compliance with State Energy Code. Staff is recommending a condition that a revised lighting plan be approved prior to the issuance of a building permit.

Stormwater Management

Stormwater must be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume. The Stormwater Management Plan calculations and narrative are under review for compliance with the Bloomington Comprehensive Surface Water Management Plan. A maintenance plan will be required to be signed and filed at Hennepin County. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

Utilities

The proposed facility would be served by City sanitary sewer and water service. Connections are proposed to sewer and water mains in Halsey Lane. Public right-of-way permits must be obtained for utility connections. Looping of the water system is proposed to the private property to the south. If water service looping to provide redundancy is achieved through this method and route, a private utility agreement/easement must be provided with the associated property owner. Fire hydrants must be provided throughout the site to satisfy the fire protection requirements. Utility plans must be approved by the City Engineer prior to building permit issuance.

Traffic Analysis

No significant impacts to the adjacent traffic patterns due to the proposed self-storage facility have been identified. The property is adjacent to an arterial roadway (Lyndale Avenue South) that 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 site plans meet a majority if the fire prevention requirements. The proposed development is consistent with the Emergency Vehicle Access and Circulation requirements and provides the minimum 20-foot wide access around the building. 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. Ensure the vehicle storage arrangement allows adequate Fire Department vehicle access around the property. The applicant is not proposing any gated security for the property. The Fire Prevention Division shall approve any obstructions to emergency vehicle access.

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. The applicant shall ensure the proposed landscaping plans do not interfere with access to the building.

A looped water supply feeding a single, combined water service into the building is required for the domestic and sprinkler system water demand. Hydrant coverage shall be provided within 150 feet of any exterior walls and within 50 feet of the fire department connection. Hydrant locations will be approved by the Utilities and Fire Prevention Divisions.

All stairwells shall have an access door to the interior on all floors including the first floor. The Fire Code requires standpipe hose valves within 200 feet of all areas within the structure. A Knox Box will be required at the main entrances and other areas as designated by the Fire Prevention Division. Provide for emergency responder radio coverage 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 insure continued compliance with the fire code.

Miscellaneous

Regarding trash and recycling storage, City Code requires a storage area at a minimum of 204 square feet in size. The floor plan for the facility includes a refuse storage area of 96 square feet, which is 47 percent of the minimum requirement. Through the installation of a trash compacting device or implementation of a waste management plan, the solid waste storage area can be reduced by 60 percent. Through this provision, the recycling and refuse storage area could be reduced to 142 square feet. The proposed facility does include an area where patrons can claim or leave possessions for reuse, an informal recycling program. The facility must comply with the refuse and recycling storage requirements of City Code (Sec. 21.301.17).

Regarding signage, the site is subject to the regulations of the Class IV Sign District (Sec. 19.113). Other restrictions on directional or incidental signs are found in Article X – Sign Regulations in Chapter 19 of the City Code. A condition of approval is included to reflect future sign compliance. Sign permits must be obtained prior to the erection or installation of signage.

Status of Enforcement Orders

The properties are not subject to 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 properties are guided industrial. Self-storage facilities are allowed in the I-3 zoning district as a conditional use. The proposed use does not conflict with the Comprehensive Plan. |
| (2) The proposed use is not in conflict with any adopted District Plan for the area. | Finding Made – The subject properties are not located within 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 complies 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 – The subject properties are served by Lyndale Avenue South, an arterial roadway with adequate capacity to serve the proposed use. The self-storage use should not increase traffic demand sufficient to have a noticeable impact on adjacent streets. Self-storage facilities generate relatively little demand on water and sanitary sewer infrastructure. The proposed use is not of a nature, scale or intensity to create an excessive burden on parks, schools, streets and other public facilities and utilities. |
| (5) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare. | Finding Made – The proposed self-storage facility is consistent in use and scale with the surrounding industrial area to the north, south and east of the subject property. The level of traffic generated by the proposed use is anticipated to be less than other land uses typically located in industrial zoning districts. The proposed use 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 properties are guided industrial. Self-storage facilities are allowed in the I-3 zoning district as a conditional use. The proposed development does not conflict with the Comprehensive Plan. |
| (2) The proposed development is not in conflict with any adopted District Plan for the area. | Finding Made – The subject properties are not located within an area with an adopted district plan. |

| Required Finding | Finding Outcome/Discussion |
|---|---|
| (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 complies 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 proposed self-storage facility is consistent in use and scale with the surrounding industrial area to the north, south and east of the subject property. The level of traffic generated by the proposed development is anticipated to be less than other land uses typically located in industrial zoning districts. The proposed development 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 Conditional Use Permit and Final Site and Building Plans application unless an appeal to the City Council is received by 4:30 p.m. on March 24th.

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 self-storage facility located at 8901 Lyndale Avenue South and 515 Halsey Lane, subject to the conditions and Code requirements listed in the 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, 868 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 report.

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.