



April 16, 2020

U-Haul of Southern Minnesota  
ATTN: Christopher Bohlman  
8845 Lyndale Avenue South  
Bloomington, MN 55420

RE: Case # PL202000026 – CUP and FSBP for a four-story self-storage facility  
8901 Lyndale Avenue South and 515 Halsey Lane

Mr. Bohlman:

At its regular meeting of April 9, 2020, the Planning Commission approved a Conditional Use Permit and Final Site and Building Plans for a four-story, 903-unit self-storage facility located at 8901 Lyndale Avenue and 515 Halsey Lane (Case #PL202000026).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

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

30. Ongoing and public right-of-way.  
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.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP  
Planning Manager

C: Stephanie Merdan, ISG, Inc.  
Ryan Anderson, ISG, Inc.