

FEBRUARY 11, 2020

Londell Pease, Senior Planner
Planning Division
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431-3027
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CASE #PL2020-26



RE: INFORMAL DRC MEETING – PROJECT NARRATIVE
PLAN REVIEW #: PL202000026
PROJECT NAME: U-HAUL – 8901 LYNDALE AVE. S.
APPLICANT: U-HAUL
ADDRESS: 8901 LYNDALE AVENUE SOUTH AND 55 HALSEY LANE, BLOOMINGTON, MN 55420

Londell,

Thank you for reviewing the following project description for the proposed U-Haul project.

PROJECT OVERVIEW

U-Haul is proposing to redevelop the property located at 8901 Lyndale Avenue South in Bloomington, Minnesota to accommodate construction of a new, four-story self-storage building. The new self-storage building will be approximately 102,912 SF, housing approximately 868 individual self-storage units. Self-storage units of the following sizes are planned to be offered:

- 5'x5'
- 5'x10'
- 10'x10'
- 10'x15'

Prior to redevelopment, the existing building and parking area will be demolished. In addition, an existing utility easement is proposed to be vacated, platting will be required to combine two individual parcels, and a Conditional Use Permit (CUP) will be necessary. Survey work to facilitate Type II preliminary and final platting is in-progress and will be submitted under a separate case in the near future. The CUP request is being submitted in conjunction with this Final Site and Building Review package.

Site design will include an underground stormwater system, which is proposed to be located north of the self-storage building, to provide permanent stormwater management for the redeveloped site. In accordance with City Code 21.301.04, a new, six-foot public sidewalk is also to be constructed in the sidewalk/bikeway area along Halsey Lane.

The facility will have one access point from Lyndale Avenue South and three access points from Halsey Lane. Loading and unloading will be primarily facilitated within an interior loading dock. The proposed redevelopment meets the City of Bloomington's parking and RV storage requirements.

EXTERIOR FINISH OVERVIEW

In accordance with Bloomington City Code, exterior elevations will be comprised of thin brick, precast concrete panels, prefinished metal panels, manufactured stone, and prefinished metal flashing as shown by the attached elevations. The color of the exterior materials will be harmonious with the surrounding development. The color of masonry and concrete panels will be integral to the masonry material, and these surfaces will not be painted.



OFFICE HOURS

- Monday-Thursday: 7 a.m. to 7 p.m.
- Friday: 7 a.m. to 8 p.m.
- Saturday: 7 a.m. to 7 p.m.
- Sunday: 9 a.m. to 5 p.m.

CUSTOMER ACCESS HOURS

Customers will have access to their units 24-hour a day, seven days a week.

SECURITY

The facility will be equipped with 24-hour security with electronically controlled access and state-of-the-art digital video surveillance covering the interior and exterior of the building. There will be a security alarm system in the office and full-time, on-site managers seven days a week. Managers will perform a daily inspection of the building and premises as part of U-Haul's standard management protocol. Storage unit access will only be available from the inside of the facility.

MANAGEMENT AND STAFF

The facility will be branded and managed by U-Haul of Southern Minnesota. U-Haul offers nearly 632,000 rooms and 55.2 million square feet of self-storage space at owned and managed facilities in more than 21,000 locations across North America. Based in Phoenix, Arizona, and in operation since 1945, U-Haul is the only company in the industry that operates in all 50 states and 10 Canadian provinces.

The facility will have a full-time General Manager and an Assistant Manager who will oversee leasing, property cleanliness, enforcement of rules and regulations identified in lease agreements, and assuring compliance with any conditions of the Bloomington City Council approval. In addition to a management team, the store will have a comprehensive security system including cameras and access controls that will manage facility access during building hours when a manager is not present.

Please contact me at 952.426.0699 with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in black ink that reads "Ryan Anderson". The signature is fluid and cursive, with a long horizontal line extending from the end.

Ryan Anderson, PE
Civil Engineer
Ryan.Anderson@ISGInc.com