



DATE: April 26, 2021

TO:

FROM: Shawn James, Planner

RE: Self-Storage Facilities Moratorium and Proposed Code Amendments

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As a property owner of industrially zoned land in the I-1, I-2, or I-3 zoning districts where self-storage facilities are currently allowed with a conditional use permit, this letter is to update you about potential Zoning Code amendments related to self-storage facilities.

At its April 5<sup>th</sup> meeting, the City Council continued discussion on the proposed ordinance related to self-storage facility standards to its **May 3<sup>rd</sup>** meeting. The proposed ordinance included staff's recommendation to prohibit self-storage facilities in transit station areas, properties identified as protected industrial, properties abutting Lyndale Avenue, and areas within 500 feet of residential properties. At this time, the existing moratorium on self-storage facilities remains.

The City Council is concerned about the recent proliferation of self-storage facilities in the City, and directed staff to provide additional options to further address new development and expansion. These options include prohibiting the use outright, implementing a per capita limit or cap on the number and size of facilities, and adopting additional standards beyond those mentioned in the previous paragraph. These options would relate with the previously proposed standards in regards to the conformity status of existing self-storage facilities and impact opportunities for future expansion.

At the upcoming May 3<sup>rd</sup> meeting, the City Council is scheduled to further discuss the options and may provide staff direction to prepare a new ordinance for consideration at a later date. The meeting on this item on May 3<sup>rd</sup> is not a public hearing, so public input is not planned to be taken. If the Council directs staff to draft a new ordinance, public hearings on the new ordinance would be held before the Planning Commission and City Council at later dates (tentatively May 13<sup>th</sup> and May 24<sup>th</sup>).

Project information and upcoming meetings can be found at the following webpage under *Self-Storage Moratorium*: [www.bloomingtonmn.gov/zoningupdates](http://www.bloomingtonmn.gov/zoningupdates). Public comment may be submitted in writing or provided in-person at the public hearings. Information about participating in the meetings will be posted on the City's webpage as the meeting date approaches.

If you have questions or concerns about the proposed amendments, participating in the meetings, or would like to provide public comment for the City Council to consider, please contact me at [sjames@bloomingtonmn.gov](mailto:sjames@bloomingtonmn.gov) or by phone: 952-563-8918.

Sincerely,

Shawn James, AICP  
Planner