

Originator
Community Development

Item
Interim Use Permit for Remote Airport Parking

Agenda Section

Date
10/13/2014

Description

GENERAL INFORMATION

Applicant: Airport Construction of Minnesota, Inc. (Park 'N Go)
Location: 7901 International Drive
Request: Five-year Interim Use Permit for a Remote Airport Parking Facility

DEADLINE FOR AGENCY ACTION

Application Date: 08/20/14
60 Days: **10/18/14**
Extension Letter Mailed: No
120 Days: 12/17/14

STAFF CONTACT

Dennis Fields, Planner
(952) 563-8925
dfields@BloomingtonMN.gov

Requested Action

Planning Commission and Staff recommend the following motion:

In Case 8962B-14, having been able to make the required findings, move to approve a five-year Interim Use Permit for a remote airport parking facility located at 7901 International Drive subject to the conditions listed in the staff report.

Attachments:

Staff Report
Notification Map
Narrative
Plan Submitted
Planning Commission Minutes 09/25/14

GENERAL INFORMATION

Applicant: Airport Construction of Minnesota, Inc. (Park 'N Go)

Location: 7901 International Drive

Request: Five-year Interim Use Permit for a Remote Airport Parking Facility

Existing Land Use and Zoning: Remote Airport Parking; zoned HX-R High Intensity Mixed Use with Residential

Surrounding Land Use and Zoning: North – I-494 and MSP Airport
South – BCS Hotel (under construction); zoned HX-R (PD)
West – Office; zoned CS-1
East – Hotel; zoned HX-R

Comprehensive Plan: The Comprehensive Land Use Plan recommends South Loop Mixed Use for the property.

HISTORY

City Council Action: 10/19/09 – Approved a five-year Interim Use Permit for a Remote Airport Parking Facility. (Case 8962A-09)

City Council Action: 04/25/05 – Approved rezoning from CS-1 to HX-R. (Case 10000B-05)

City Council Action: 04/07/03 – Approved a temporary conditional use permit for a Remote Airport Parking Facility. (Case 8962B-03)

City Council Action: 05/16/94 – Approved a temporary conditional use permit for a Remote Airport Parking Facility. (Case 8962A-94)

City Council Action: 04/15/91 – Approved a temporary conditional use permit for a Remote Airport Parking Facility. (Case 8962A-91)

CHRONOLOGY

Planning Commission Action: 09/25/14 – The Planning Commission recommended approval of a five-year Interim Use Permit for a Remote Airport Parking Facility

City Council Agenda: 10/13/14 – Development Business Item

APPLICABLE REGULATIONS

Section 21.501.05(e)(1-6) Interim Use Permits

PROPOSAL

The applicant requests approval of a five-year Interim Use Permit (IUP) in order to continue the remote airport parking use that has been in operation at this location since 1991 under a series of Temporary Conditional Use Permits (TCUPs) and one IUP. The current five-year IUP was approved with conditions by the City Council on October 19, 2009 and is will expire this year. Following that approval, lighting and landscaping upgrades were made as required by the conditions. The use is proposed to continue without any identified physical or operational changes during the requested period of the Interim Use Permit.

ANALYSIS

The business continues to operate within the limits established by approved plans and conditions of approval during the current permit period. The number of parking spaces provided by the facility is 1,355 spaces. No physical changes are proposed with this application.

A City Code stated purpose for an IUP is to “Ensure that temporary uses remain temporary in nature”. The applicant is aware of the requirement that any application for renewal must meet all previous conditions of approval and the use must meet all code requirements or apply for the appropriate variances. The remote airport parking facility continues to serve a need, as a temporary rather than permanent land use. While demand for redevelopment of the site to allowed permanent uses appears to be strengthening, significant property available for development remains in the immediate area. Therefore, staff supports the approval of the interim use permit for a five-year period subject to recommended conditions. At such time that redevelopment sites are limited in the area and demand for redevelopment exists, the use should discontinue in whole or in part to facilitate use of the site in the manner envisioned in the South Loop District Plan.

FINDINGS

Section 19.23.03(d)(1),(2),(3),(4),(5) and (6)

(d) Findings. An Interim Use Permit may be granted only if the City Council makes all of the following findings:

(1) The use will not delay permanent development of the site.

- There is a significant amount of undeveloped land in nearby approved developments. This property is not forecast to be needed to satisfy development and growth within the requested five year time frame.

(2) The use will not adversely impact implementation of the Comprehensive Plan.

- Given the large supply of available land for redevelopment in the immediate area for the types of uses envisioned by the Comprehensive Plan and South Loop District Plan for the site, the interim use of the property for remote airport parking is not anticipated to adversely impact the implementation of the Comprehensive Plan. Impacts on plan implementation on adjacent properties are not anticipated as the Park N’ Go site is isolated from those properties by public streets that would remain in place.

(3) The use will not be in conflict with any provisions of the City Code on an ongoing basis.

- The conflicts with City Codes that exist, such as lack of trees in parking islands, are not anticipated to continue on an ongoing basis given the interim nature of the use.

(4) The use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

- The use has not been shown to have an adverse impact on nearby properties through nuisance, noise, traffic, dust, or unsightliness nor on the health, safety, and welfare of the community over the past 18 years of operation. As no changes are proposed to the business or manner of operation for the next five years, there is no reason to anticipate any change.

(5) The date or event that will terminate the use has been identified with certainty.

- The use will terminate five years from the date of approval of the interim use permit by the City Council.

(6) The property on which the use is situated has no open enforcement orders and there are no nuisance characteristics associated with the property or its current use.

- There are no open enforcement orders or nuisance violations as of the date of this report.

RECOMMENDATION

The Planning Commission and staff recommend the following motion:

In Case 8962B-14, having been able to make the required findings, I move approval of a five-year Interim Use Permit for a remote airport parking facility located at 7901 International Drive subject to the conditions listed in the staff report.

Recommended Conditions of Approval

The Interim Use Permit for a remote airport parking facility located at 7901 International Drive (Case 8962B-14) is subject to the following conditions of approval:

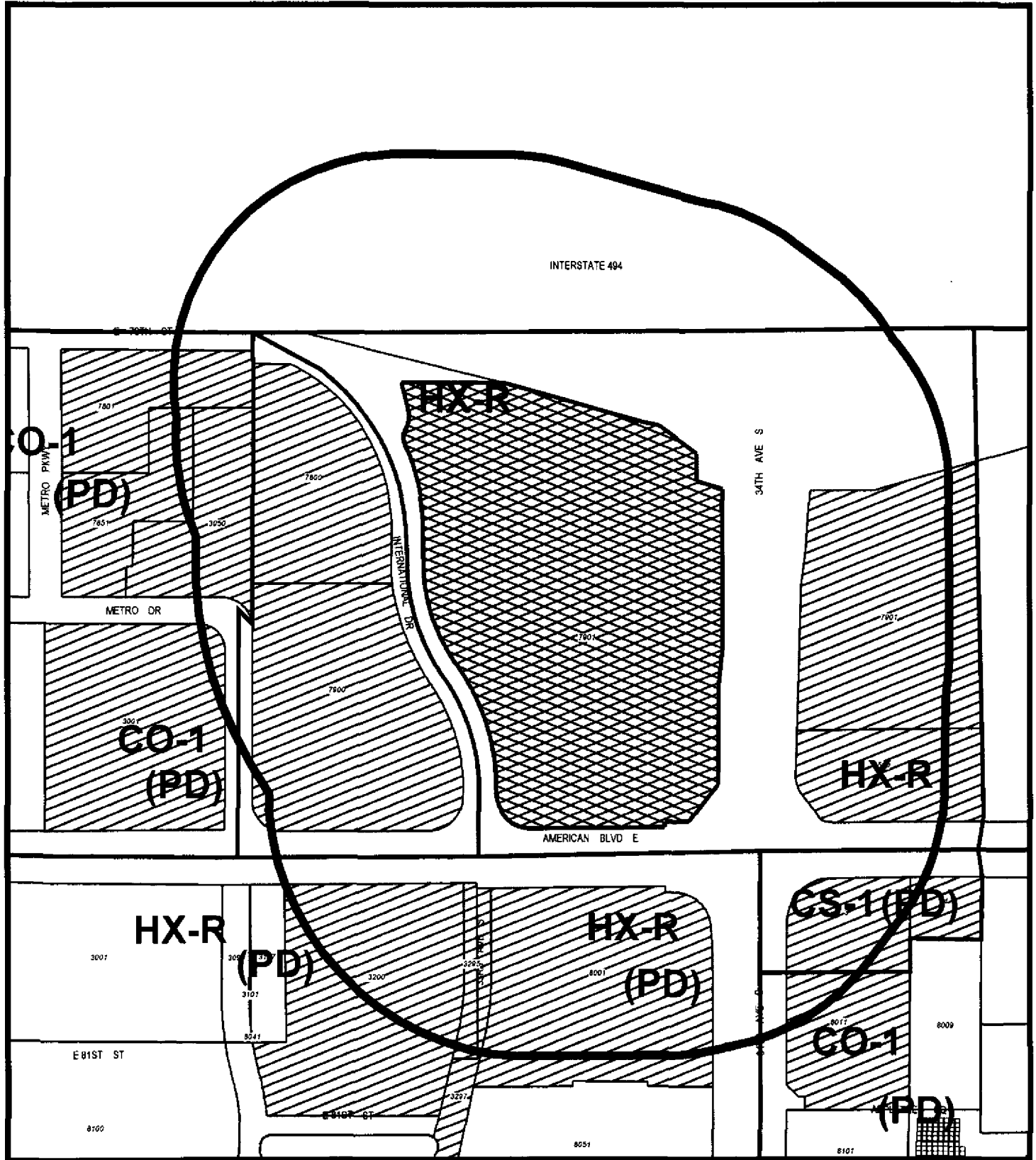
- 1) The applicant must sign a new Site Development Agreement relating to the remote airport parking use with the City that incorporates all conditions of approval attached to Case 8962B-14 and confirms the interim nature of the use.
- 2) Motor vehicles must be parked at all times in a manner that allows Fire Department access.
- 3) The remote airport parking facility access is limited to a single location along International Drive.
- 4) Landscaping and required screening must be maintained during the term of the interim use permit.
- 5) The number of on-site parking spaces shall not exceed 1,281 spaces as approved in Case 8962B-14.




- 6) Vehicle maintenance is limited to minor service (oil changes and fluid replacement) and cleaning of vehicles used in conduct of the business.
- 7) No maintenance or cleaning of customer or employee vehicles is allowed.
- 8) The building must be removed when the use ceases.
- 9) Utility services must be properly abandoned when the use ceases.

While the use and improvements must comply with all applicable local, state and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) All trash and recyclable materials be stored inside the principal building. (Sec. 19.51).
- 2) Fire lanes be posted as approved by the Fire Marshal (Uniform Fire Code Sec. 901.4).

City of Bloomington Notification Map



-  Notification Boundary
-  Applicant Property
-  Notified Properties

Zoning District Boundary (Labels Refer to Zoning District)

CASE 8962B-14

(A notice of this application was sent to the registered owner of these properties)



Scale: 1:3600

Plot time: 08/20/2014 15:37:12



7901 International Drive
Bloomington, MN 55425

Telephone: 952 854 3386

Fax: 952 854 3086

August 19, 2014

Attn: Glen D. Markegard
Sr. Planner, Planning and Economic Development
1800 W. Old Shakopee Road
Bloomington, MN 55431-3027

Dear Mr. Markegard,

Thank you Glen, Larry Lee, Director, Community Development and Amy Schmidt, Assistant City Attorney, for taking the time to visit with Gary Ganderud, Park N Go Legal representation and myself regarding the Park 'N Go Interim Use extension. As we discussed and all parties agreed parking is a good temporary use for the property until at some future date a higher and better use is made available.

We currently provide 1355 parking spaces per the current permitted design. We completed the lighting and landscaping upgrades as required by the Interim Use Permit dated October 29, 2009. We perform minor maintenance and cleaning on Park N Go equipment and shuttles with limited assistance to customer's vehicles such as air to tires or jump starting a dead battery, as outlined in the Interim Use Permit.

We acknowledge the off airport parking as a temporary use and at some time in the future this temporary use may be modified in the event of future development. At that time a comprehensive plan will be submitted to the city planning department for review and approval.

We continually market the property and find the current markets for property development weak with no comprehensive prospects. For this reason we are submitting our application for a five year extension of the Interim Use Permit.

We look forward to the success of the long term sustainable development for the Airport South District. Park N Go anticipates a strong partnership and team effort with the City of Bloomington and staff for many years into the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel R Williamson", with a long horizontal line extending to the right.

Daniel R Williamson
General Manager
Bloomington Park N' Go



PLANNING COMMISSION SYNOPSIS

September 25, 2014

CALL TO ORDER

Chairperson Nordstrom called the Planning Commission meeting to order at 6:00 p.m. in the City Council Chambers of the Bloomington Civic Plaza.

COMMISSIONERS PRESENT: Nordstrom, Willette, Fischer, Batterson, Goodrum

COMMISSIONERS ABSENT: Spiess, Bennett

STAFF PRESENT: Markegard, Fields, Schmidt, Farnham, Hiller

Chairperson Nordstrom led the attendees in the reciting of *The Pledge of Allegiance*.

ITEM 1

6:03 p.m.

CASE:	8962B-14
APPLICANT:	Airport Construction of Minnesota Inc. (Park 'N Go)
LOCATION:	7901 International Drive
REQUEST:	Five-year Interim Use Permit (IUP) for a remote airport parking facility

SPEAKING FOR THE APPLICANT:

Dan Williamson, Park 'No Go

PUBLIC HEARING DISCUSSION:

Fields identified the location of the site and the surrounding land uses. He displayed a site plan showing the number of parking spaces and the configuration of the lot. He explained the current IUP expires on October 19, 2014 and that the applicant is requesting a five-year Interim Use Permit and is not applying for any physical or operational changes.

Fields explained that although remote airport parking is not the City's long-term vision for the use of this parcel or the immediate area, the use serves as a good holding use, providing revenue for the land owner, while other sites in the district develop and the market demand builds. The site is directly adjacent to the LRT Station on 34th Avenue and the freeway interchange and has excellent potential for redevelopment in the future.

Fields stated staff is recommending approval of the five-year IUP request subject to the conditions of approval listed in the staff report with a minor change to condition number five (changing the number of on-site parking spaces to 1,281 to match existing conditions). Fields stated the applicant is aware of the condition change and is in support. Fields stated he is available for questions from the Commission.

Williamson introduced himself and stated he is available for questions or comments from the Commission.

The public hearing was closed via a motion.

Nordstrom stated this item will be heard at the October 13, 2014 City Council meeting.

ACTIONS OF THE COMMISSION:

M/Willette, S/Fischer: To close the public hearing. Motion carried 5-0.

M/Batterson, S/Fischer: Having been able to make the required findings, in Case 8962B-14, I move the Planning Commission recommend approval of a five-year Interim Use Permit for remote airport parking at 7901 International Drive subject to the conditions of approval listed in the staff report with the minor revision as noted by staff. Motion carried 5-0.

CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:

The Interim Use Permit for a remote airport parking facility located at 7901 International Drive (Case 8962B-14) is subject to the following conditions of approval:

- 1) The applicant must sign a new Site Development Agreement relating to the remote airport parking use with the City that incorporates all conditions of approval attached to Case 8962B-14 and confirms the interim nature of the use.
- 2) Motor vehicles must be parked at all times in a manner that allows Fire Department access.
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Park N' GO

7901 International Drive

Interim Use Permit for a

Remote Airport Parking Facility

Interstate 494

INTERSTATE 494

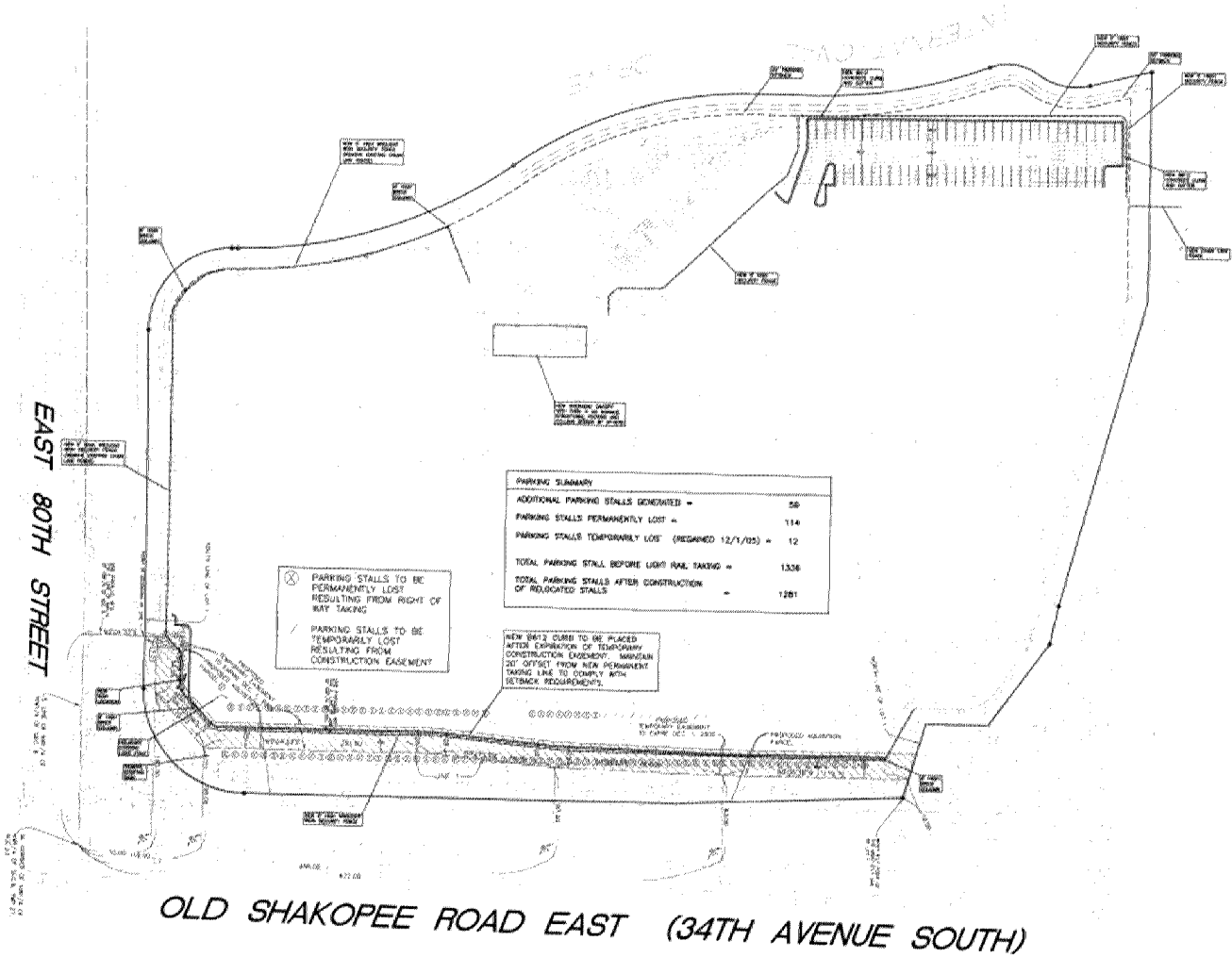
34th Avenue

American Boulevard



Site Plan

- Current IUP expires 10-19-14
- Requesting 5 year IUP
- No physical or operational changes



Recommendation

- Planning Commission and Staff recommend approval of the 5 year Interim Use Permit for a remote airport parking facility, subject to the conditions listed in the staff report.