



CONCEPT 3

ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING

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Would prefer to see driveway access off Halsey Lane only, no driveway on Lyndale.



Municipality:	City of Bloomington	
Project Address	8901 Lyndale Ave S	
Lot Size:	Lot 2 Parcel 1 =	48,729 sf or 1.12 acres
	+Lot 2 Parcel 2 =	<u>32,432 sf or 0.74 acres</u>
	Total Area =	<u>81,161 sf or 1.86 acres</u>

Zone: I-3 (General Industry)

Adjacent Zoning: M

Proposed Usage: Self Storage (CUB)

* RV/Vehicle storage; must be a required component of self-storage facilities in the amount equal to at least 10% of land area available for development (area is parking spaces ONLY, NOT drive aisles)

81,161 x .10 = 8,116 sf min. required for RV/Vehicle stg
8,280 sf RV/Vehicle storage proposed

Setbacks:	<u>Required</u>	<u>Provided</u>
Front yard:	30ft	30'-0"
Side yard:	10ft	14'-7"
Rear yard:	25ft	201'-0"

FAR: min. required = 1.25 or 101,451 sf
 max. allowed = 2.00 or 162,322 sf
 Proposed FAR = 1.42 or 115,872 sf

Height Limit: 4 Stories / 60ft

Parking:
Self-storage = 1sp / 1,000 s.f. GFA
111,442 s.f. / 1,000 = 12 spaces required
12 spaces proposed (4 spaces are inside building)

Retail = 1sp / 180 s.f. GFA
2,970 s.f. / 180 = 17 spaces required
17 spaces proposed

Landscaping:
20ft Buffer on street and 5ft Buffer on all other property sides

Storage area is based on the number of storage units, not square feet, as listed in the plans.



U-HAUL
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