

GENERAL INFORMATION

Applicant: Amerco Real Estate Company

Location: 8901 Lyndale Avenue South and 515 Halsey Lane

Request: Approve the Type II Preliminary and Final Plat of U-HAUL 2ND ADDITION

Existing Land Use and Zoning: Office Building; zoned General Industrial (I-3)

Surrounding Land Use and Zoning: North – Halsey Lane and Retail; zoned General Industrial (I-3)
South – Retail; zoned General Industrial (I-3)
East – Office Building; zoned General Industrial (I-3)
West – Lyndale Avenue South and Residential; zoned Multiple Family Residential (RM-24)

Comprehensive Plan Designation: Industrial

CHRONOLOGY

City Council 04/06/2020 Public Hearing Scheduled

DEADLINE FOR AGENCY ACTION

Application Date: 03/04/2020
60 Days: 05/03/2020
Extension Letter Mailed: Yes
120 Days: 07/02/2020
Applicable Deadline: 07/02/2020
Newspaper Notification: Confirmed – (03/26/2020 Sun Current – 10 day notice)
Direct Mail Notification: Confirmed – (500' buffer – 10 day notice)

STAFF CONTACT

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PROPOSAL

The applicant requests preliminary and final plat approval to combine two separate parcels to a single parcel. This plat will prepare the site for the future construction of a new 4-story self-storage facility.

FINDINGS

Required Preliminary Plat Findings - Section 22.05(d)(1-8):

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the Comprehensive Plan.	Finding Made: The new plat is consistent with the intent and purpose of the Comprehensive Plan with regard to land use and function.
(2) The plat is not in conflict with any adopted District Plan for the area.	Finding Made: There is not an adopted District Plan for this area.
(3) The proposed plat is not in conflict with the City Code provisions.	Finding Made: The proposed plat is in conformance with City Code requirements.
(4) The proposed plat does not conflict with existing easements.	Finding Made: There are existing drainage, utility, sidewalk, and bikeway, easements that will be vacated and new drainage and utility easements will be dedicated on the new plat. There will also be a new sidewalk and bikeway easement along all street frontages conveyed by document.
(5) There is adequate public infrastructure to support the additional development potential by the proposed plat.	Finding Made: There will not be an excess burden on public infrastructure due to approving of this proposed plat.
(6) The proposed plat mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes, ponds, rivers, and streams; susceptibility of the site to erosion, sedimentation or flooding; drainage; and stormwater storage needs.	Finding Made: The proposed plat will not have a negative impact on the environment.
(7) The proposed plat will not be detrimental to the public health, safety and welfare.	Finding Made: The proposed plat will be compatible in character and function with the existing uses of the surrounding neighborhood. By reason of scale, access and location, it cannot be anticipated to be detrimental to the public health, safety and welfare.
(8) The proposed plat is not in conflict with an approved development plan or plat.	Finding Made: The proposed plat will not conflict with an approved development plan or plat.

Required Final Plat Findings - Section 22.06(d)(1):

Required Finding	Finding Outcome/Discussion
(1) The proposed plat is not in conflict with the approved preliminary plat or preliminary plat findings.	Finding Made: The proposed final plat is consistent with the preliminary plat or the preliminary plat findings.

RECOMMENDATION

Staff recommends the following motion:

In Case PL202000047, having been able to make the required findings, I move to approve the preliminary and final plat of U-HAUL 2ND ADDITION located at 8901 Lyndale Avenue South and 515 Halsey Lane, subject to the conditions and Code requirements attached to the staff report.