



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #: RES 20-05 **Version:** 1 **Name:** CUP - Public Storage (19-0044)
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Title: GRANTING A CONDITIONAL USE PERMIT FOR TWO PROPOSED PUBLIC STORAGE BUILDINGS ON ONE LOT AND SHARED ACCESS IN A CC (COMMUNITY COMMERCIAL) ZONING DISTRICT, LOCATED AT 11421 ULYSSES AVENUE NE, 11452 CENTRAL AVENUE NE, AND OUTLOT C, MEADOW PLACE. PUBLIC STORAGE (CASE FILE NO. 19-0044/LSJ)
Sponsors: Lori Johnson
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Date	Ver.	Action By	Action	Result
1/6/2020	1	City Council	Adopted	Pass

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT FOR TWO PROPOSED PUBLIC STORAGE BUILDINGS ON ONE LOT AND SHARED ACCESS IN A CC (COMMUNITY COMMERCIAL) ZONING DISTRICT, LOCATED AT 11421 ULYSSES AVENUE NE, 11452 CENTRAL AVENUE NE, AND OUTLOT C, MEADOW PLACE. PUBLIC STORAGE (CASE FILE NO. 19-0044/LSJ)

Planning Commission (Public Hearing)	12/10/19
City Council (Conditional Use Permit)	01/06/20
Action Deadline	01/18/20

The Planning Commission approved this item unanimously. There were no public comments on the proposal.

Public Storage currently operates a self-storage facility at 11421 Ulysses Street NE. This facility is older and utilizes drive-up, non-climate controlled units. There are 363 units in the existing facility. Public Storage has decided to purchase two lots that are adjacent to their current facility to construct two new climate controlled, single story buildings with units accessible from inside the building only. The two new buildings will have 1,120 units between them. A preliminary and final plat are required in order to combine the two lots to be used for construction. In order to proceed with this expansion, Public Storage must obtain the approval of a conditional use permit in the B-2 (Community Commercial) zoning district.

Preliminary Plat

The applicant has proposed a one lot preliminary plat that combines two parcels to be used as one lot. The preliminary plat must occur due to the fact that one of the two parcels is currently an outlot, and no construction can occur on an outlot.

Park dedication will be required for the two lots that are being combined. Commercial park dedication is based on acreage and the rate for this commercial use is \$8,704 per acre. The new site is 7.41 acres so a total park dedication payment of \$64,497 is due prior to the release of the final plat mylars for recording purposes at Anoka County.

The driveway access to the existing building is currently owned by the city. It was purchased as a part of the Ulysses Street project to provide access to the site. The city will deed the parcel that the access is on to the applicant via ordinance.

Conditional Use Permit

A conditional use permit is required for the mini-storage use, two buildings on one lot and a shared access with the existing Public Storage facility.

The proposed new storage buildings are equal to 120,408 square feet. The applicant has provided a floor plan that indicates how the 1,120 units will be laid out within the buildings. The property will be staffed with 2-4 employees and security measures will consist of video cameras, fencing, gates and controlled access to enter the site and buildings. The fencing and gate details are located on the site plan and building elevations.

The building and the landscaping on site are subject to the requirements of the Highway 65 Overlay District.

The exterior of the building will contain EIFS, brick and glass. These materials are compatible with what is required in the Highway 65 Overlay District.

The landscape plan that has been submitted meets the requirements of the Zoning Ordinance, including the Highway 65 Overlay District. Since the date of the Planning Commission meeting, staff has added a condition that instructs the applicant to spread some of the proposed landscaping for the site out to the front of the existing Public Storage facility to provide additional screening along Highway 65. This will be worked out through the site plan approval process.

Parking is sufficient for this low traffic volume use with 15 stalls provided on site. The new buildings will share an access with the existing Public Storage facility so a shared access agreement between the two sites must be submitted prior to issuance of site plan approval.

All lighting on site must be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. A lighting plan must be submitted that meets the requirements of the Zoning Ordinance.

Absolutely no outside storage of any materials or vehicles is allowed on site at any time.

All signage is issued under a separate permit process. This includes temporary signage.

By motion, approve the Resolution.

Attachments

See Preliminary Plat report.

WHEREAS, an application has been filed by Secure Mini Storage LP, Selmer James W and Accent Enterprises Inc. as Conditional Use Permit Case File No. 19-0044; and

WHEREAS, said case involves the land described as follows:

THE SOUTH ½ OF LOT 9, CENTRAL AVENUE ACRES
AND
LOT 1, BLOCK 1, NAUMAN ACRES
AND
OUTLOT C, MEADOW PLACE

WHEREAS, a public hearing has been held by the Blaine Planning Commission on December 10, 2019; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on January 6, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.14(r) of the Zoning Ordinance for two proposed Public Storage buildings on one lot and shared access based on the following conditions:

1. The buildings, landscaping and fencing must be constructed and landscaped as shown on the submittal for this conditional use permit and they must meet the requirements of the Highway 65 Overlay District.
2. Underground irrigation will be required for all landscaping on site.
3. No outside storage of any materials or vehicles is allowed on site at any time.

4. All signage is issued under a separate permit process. This includes temporary signage.
5. All lighting on site must be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. A lighting plan must be submitted that meets the requirements of the Zoning Ordinance.
6. Any major changes or additions to the site plan, landscape plan or building will require a conditional use permit amendment.
7. Site plan approval is required prior to any work onsite or issuance of a building permit.
8. Trash disposal and dumpster enclosure details will need to be provided.
9. A Coon Creek Watershed permit is required prior to any site work or issuance of a building permit.
10. The property must be final platted before a building permit can be issued for the buildings.
11. A shared access agreement must be submitted prior to issuance of site plan approval.
12. The applicant is required to spread some of the proposed landscaping for the site out to the front of the existing Public Storage facility to provide additional screening along Highway 65. This will be worked out through the site plan approval process.

PASSED by the City Council of the City of Blaine this 6th day of January, 2020.