



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 20-04, Version: 2

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### DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

#### **GRANTING PRELIMINARY PLAT APPROVAL TO RE-PLAT TWO EXISTING PARCELS INTO ONE PARCEL 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 (Preliminary Plat)	01/06/20
City Council (Final Plat)	TBD
Action Deadline	01/18/20

The Planning Commission voted unanimously to approve the preliminary plat. There were no comments at the public hearing.

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. Staff has added a condition since the date of the Planning Commission meeting that instructs the applicant to spread some of this landscaping 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.

Zoning and Location Map  
Narrative

Preliminary Plat  
Site Plan  
Grading Plan  
Utility Plan  
Landscape Plan  
Building Elevations and Floor Plan

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

**WHEREAS**, said case involves the division of 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**, the Blaine Planning Commission has reviewed said case file on December 10, 2019; and

**WHEREAS**, the Blaine Planning Commission has recommended subdivision Case File No. 19-044 be approved subject to certain stipulations; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for Public Storage permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. 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.
2. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Public Storage.

**PASSED** by City Council of the City of Blaine this 6<sup>th</sup> day of January, 2020.