



City of Inver Grove Heights

City Council Work Session

This meeting is being held remotely

Monday, May 4, 2020 at 6:00 p.m.

NOTICE TO RESIDENTS: If you are interested in participating, please contact Rebecca Kiernan prior to this meeting via telephone (651) 450-2513 or email (rkiernan@invergroveheights.org) to inform her - your name, address and to what you wish to speak on. Individuals may submit written public comments in advance of the meeting by emailing comments to Rebecca Kiernan (rkiernan@invergroveheights.org). Comments received prior to 4:00 p.m. on Monday, May 4, 2020, will be provided to the Council at or before the May 4, 2020 Work Session.

A G E N D A

A. Call to Order - Mayor Tourville

1. Mini-Storage Ordinance Revision Discussion.
2. Federal Fire Grant Application.

B. Adjourn



**City of Inver Grove Heights
City Council Chambers**

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INVER GROVE HEIGHTS**REQUEST FOR COUNCIL ACTION**

MINI-STORAGE ORDINANCE REVISION DISCUSSION

Meeting Date: May 4, 2020
 Item Type: Work Session
 Contact: Allan Hunting 651.450.2554
 Prepared by: Allan Hunting, City Planner
 Reviewed by:

PURPOSE/ACTION REQUESTED

Council is to provide further direction on possible amendments for mini-storage operations.

BACKGROUND

Mini-Storage. Both the Planning Commission and City Council have concerns regarding the number of mini-storage or self-service storage facilities that have been approved and operating in the city over the years. Currently there are 12 storage operations scattered throughout the City. There is a mix of types from all open storage, all indoor storage and some with both. A map is provided showing the locations. A spreadsheet has also been provided showing the name of the operation, type of storage and in what zoning district. I have also included the land and building valuation that is determined by Dakota County.

Mini-Storage with Outdoor Storage is a conditional use in the B-3, General Business District and I-1, Limited Industry District and is a permitted use in the I-2, General Industry District. There are no specific performance standards for this use listed in the zoning ordinance.

There may be two directions the Council could go if they want to further regulate mini-storage operations. One relates to the districts where they are allowed and the other relates to the type of mini-storage allowed.

Since the Council has been concerned about retail expansion being lost to these uses, some options to regulate include:

1. Remove mini-storage use from all zoning districts.
2. Remove mini storage use from the B-3 zoning district

As shown in the matrix, the city has mini-storage operations that are either all inside, all outdoor storage or a combination of both. If there are some concerns with aesthetics, the ordinance could be modified to allow only indoor storage operations

ACTIONS

Depending upon the goal of the council, there are some options to control/restrict future mini-storage:

1. Change code to eliminate mini-storage as a use and allow no more.
2. Change code to eliminate mini-storage in the B-3 District. This would keep the use out of commercial areas and allow only in industrial areas. Most industrial zones are located along major arterials at the periphery of the City and not in central neighborhoods or along commercial oriented streets.

There are currently 3 storage operations located in the B-3 district. Two are located next to each other along Concord and these two businesses are primarily outdoor storage. These two sites have potential for redevelopment. The other is located along 80th Street and Hwy 3. This site is also a candidate for redevelopment once 80th Street is re-routed and connects to the round-a-bout. Removing mini-storage from the B-3 district would result in the three operations becoming legal non-conforming. The businesses can continue to operate but would have limited expansion possibilities.

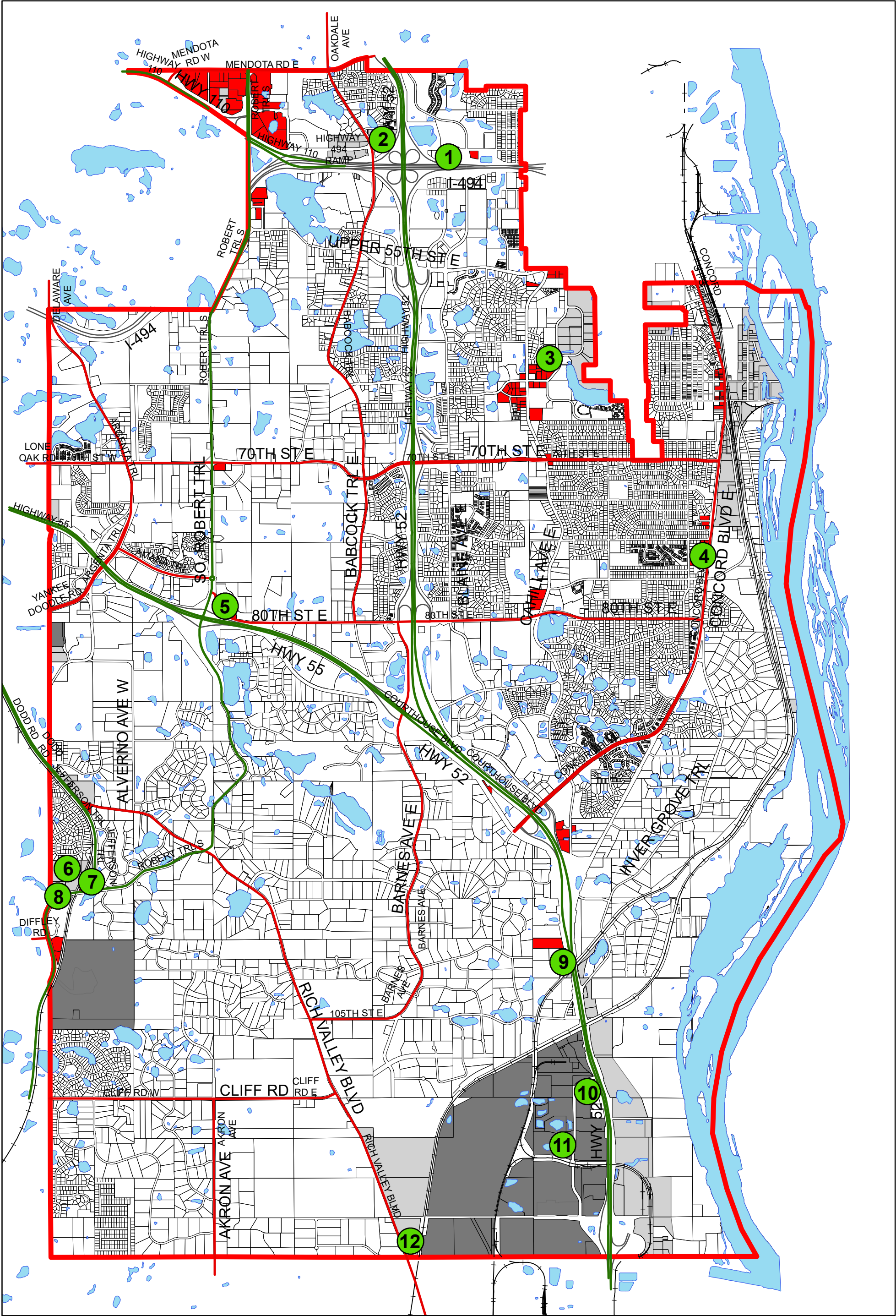
3. Change code to allow only indoor mini-storage in the appropriate zoning districts.

RECOMMENDATION

Staff would recommend the mini-storage with outdoor storage use be removed from the B-3 district and remain as is in the I-1 and I-2 districts.

Attachments: Map of mini-storage locations
 Mini-storage information spreadsheet
 Map of B-3, I-1 and I-2 zoning districts

Mini-Storage Locations



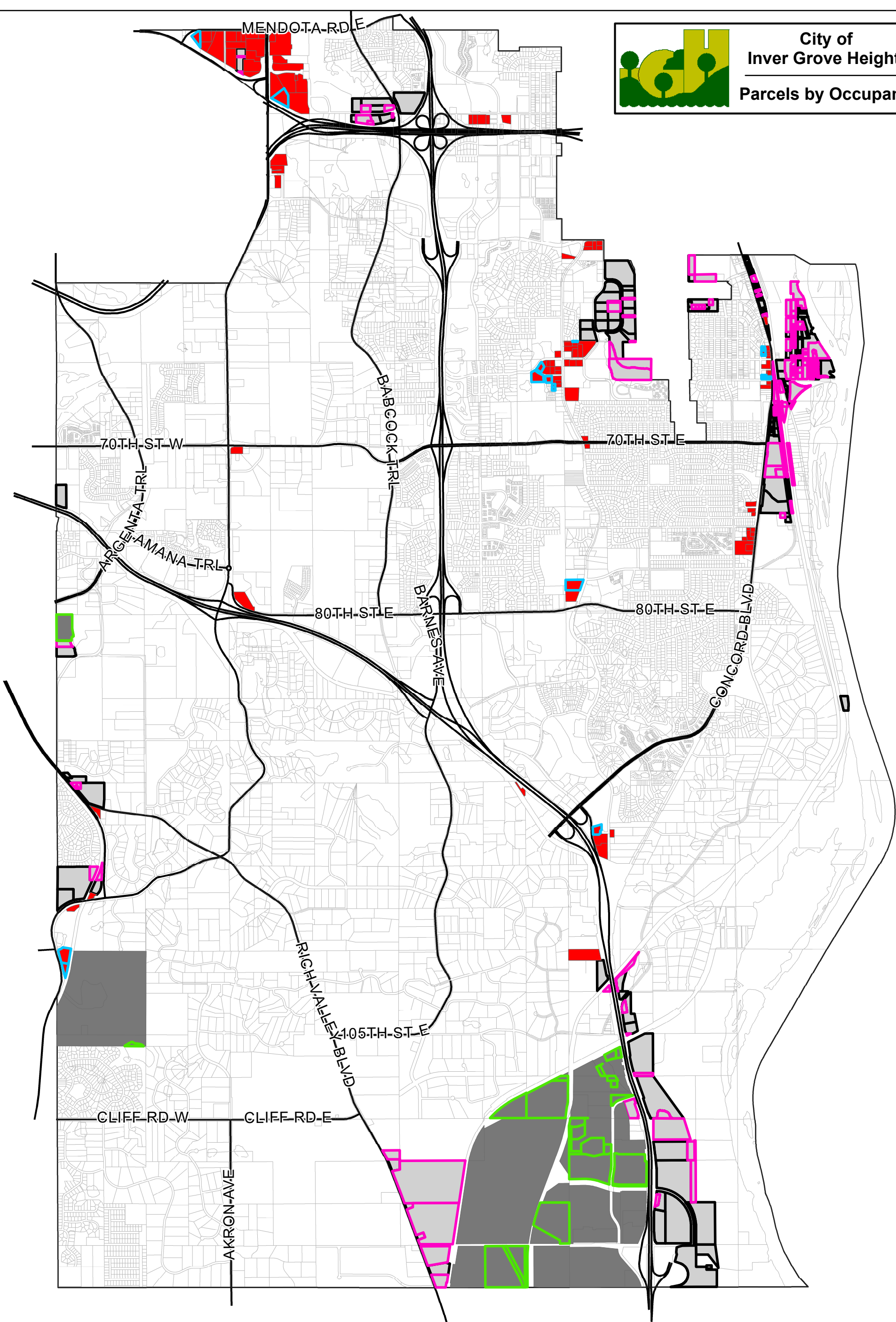
	Storage Facility Name	Address	Total Acres	Zoning	Indoor Only	Outdoor Only	Indoor & Outdoor	Building Valuation*	Total Valuation
1	US Storage Centers	2500 50th Street East	4.5	B-3			Yes	\$966,400	\$1,409,600
2	Acorn Mini Storage	5000 Babcock Trail	11.12	I-1			Yes	\$3,071,800	\$4,162,000
3	Greenwood Mini-Storage	6311 Carmen Ave	4	I-1	Yes			\$1,685,100	\$2,247,700
4	Stagecoach Storage	7565,7649 Concord Blvd	7	B-3			Yes	\$227,800	\$1,392,000
5	Sure Lock Storage	1181 80th Street	4.6	B-3		Yes		-	\$7,229,900
6	STOR Self Storage	9725 Robert Trail	19.31	I-1			Yes	\$187,300**	\$1,529,000**
7	River Heights Landscape & Storage	9601 Jefferson Trail	3.24	I-1		Yes		-	\$317,400
8	Inver Grove Storage	9735 South Robert Trail	5.4	I-1			Yes	\$2,373,000	\$2,824,100
9	Inver Grove Storage & Rental	10125 Courthouse Blvd	5.5	I-1		Yes		-	\$485,100
10	Sure Lock RV Storage	10900 Clark Road	8.1	I-1/I-2		Yes		-	\$660,000
11	Clark Road Storage	11305 Clark Road	12.3	I-2		Yes		-	\$1,100,200
12	Hilton Self Storage	11900 Rich Valley Blvd	4.8	I-1			Yes	\$430,000	\$850,100

* Values per Dakota County

**Project not yet complete



**City of
Inver Grove Heights**
Parcels by Occupancy



Occupied and Vacant Parcels

- B-3 - Vacant - 21 Parcels
- B-3 - Actively Occupied - 96 Parcels
- I-2 - Vacant - 25 Parcels
- I-2 - Actively Occupied - 34 Parcels
- I-1 - Vacant - 126 Parcels
- I-1 - Actively Occupied - 122 Parcels



0 0.3 0.6 0.9 1.2
Miles

Date: 4/27/2020

THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED

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