

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, December 18, 2018 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR NOVEMBER 7, 2018 AND NOVEMBER 20, 2018**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 SHAWN BRIGGS - CASE NO. 18-60C

Consider the following requests for the property located at 9725 Robert Trail South:

- a) a **conditional use permit** to allow a ministorage facility and outdoor vehicle storage

Planning Commission Action _____

- b) a **variance** to allow a fence height of eight feet whereas seven feet is the maximum height allowed

Planning Commission Action _____

- c) a **variance** to allow a reduction in required landscape planting

Planning Commission Action _____

3.02 CITY OF INVER GROVE HEIGHTS - CASE NO. 17-33ZA

Consider an **ordinance amendment** to allow transient lodging (short-term rentals) as an Interim Use in residential zoning districts.

Planning Commission Action _____

- 4. ADJOURN**

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, November 7, 2018 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Brett Kramer
 Armando Lissarrague
 Elizabeth Niemioja
 Joan Robertson
 Tony Scales
 Jonathan Weber
 Dennis Wippermann
 Pat Simon
 Annette Maggi

Commissioners Absent:

Others Present: Allan Hunting, City Planner
 Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the October 16, 2018 Planning Commission meeting were approved as submitted.

SANDRA PEREZ – CASE NO. 18-58C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow a daycare facility to operate in the lower level of River Heights Vineyard Church, for the property located at 6070 Cahill Avenue. 35 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is proposing to operate a daycare facility for preschool age children in the lower level of the church. Daycare is a permitted conditional use in the Institutional zoning district. No changes or additions are proposed to the exterior of the building or property. Peak hours for the daycare will be during the morning drop-off and the afternoon pick-up of children. The center will be open Monday-Friday, so staff does not believe there would be any conflict with the church operation and/or peak times for traffic. Staff recommends approval of the request with the five conditions listed in the report. Staff did not hear from any of the abutting property owners.

Commissioner Robertson asked if there were other criteria in place for the oversight of daycare centers.

Ms. Botten replied in the affirmative, stating daycare centers must be licensed by the State and abide by their rules.

Commissioner Robertson questioned whether there would be any traffic impacts on Cahill Avenue during drop-off or pick-up times.

Ms. Botten replied they do not anticipate any traffic issues, adding that the traffic generated from the daycare center would be less than the normal traffic for a Sunday church service.

Opening of Public Hearing

Sandra Perez, 108 – 4th Ave S, South St. Paul, advised she was available to answer any questions.

Chair Maggi asked Ms. Perez if she read and understood the report.

Ms. Perez replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Wippermann, to approve the request for a conditional use permit to allow a daycare facility to operate in the lower level of River Heights Vineyard Church, for the property located at 6070 Cahill Avenue, with the five conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on November 26, 2018.

CITY OF INVER GROVE HEIGHTS – 2040 COMPREHENSIVE PLAN

Reading of Notice

Commissioner Simon read the public hearing notice for the Planning Commission to receive comments from the public on the Draft 2040 Comprehensive Plan.

Presentation of Request

Allan Hunting, City Planner, explained that the Planning Commission is to hold a public hearing and then make a recommendation to the City Council to submit the draft comprehensive plan to the Metropolitan Council for their action and review. The City Council will then be updated on the comprehensive plan at their December 3 work session, and on December 10 they will take action to submit the plan to the Metropolitan Council. After Met Council review, City Council will hopefully adopt the plan in Spring 2019.

Brad Scheib, Hoisington Koegler, gave a brief presentation highlighting the process, why a comprehensive plan is necessary, the Metropolitan Council's role, and key proposed changes. He explained that the process began in early 2017 and included public engagement, as well as meetings with the Planning Commission, Park and Recreation Commission, Housing Committee, and the Economic Development Authority. City Council authorized distribution of the plan to adjacent communities and effected agencies in May 2018.

There are seven components of the comprehensive plan including vision/guiding principles, land use, community development, parks and recreation, transportation, water resources, and implementation.

He discussed the areas of change from the last comprehensive plan, including the Northwest Area, Pine Bluffs Area, Arbor Pointe and Concord, Cahill and 65th Street, 'Pinkville' in the southwest area of the City, the west side of Robert Trail, and I-494/Highway 52.

Commissioner Weber noted that a portion of Argenta Hills had been rezoned.

Mr. Hunting replied that the City Council conditionally approved a comprehensive plan amendment for a portion of Argenta Hills to allow an apartment building. That will not become effective; however, until a plan is approved.

Mr. Scheib explained that the area known as 'Pinkville' is an awkwardly platted small lot area that does not have sewer, water, or access. The ownership of these lots is hodgepodge, with the City owning a number of lots that they received through tax forfeiture. The 2030 comprehensive plan guided this area as Park; however, it is not a park and there are no plans to make it a park. Because there is no public use for these properties, they re-guided this area from Park to Rural Residential.

The draft plan includes strategies for developing and maintaining housing diversity. In order to have more retail in the City, we need people that can work at those jobs and afford to live in the City.

An option for the City is to do a small area study. One possibility would be to do a small area study of 'Pinkville' to try to determine a resolution.

Chair Maggi asked Mr. Scheib if the proposed change in density moved mildly or significantly towards higher density across the City.

Mr. Scheib replied it would be mildly increased towards higher density because of the higher density assumptions within the mixed-use nodes.

Chair Maggi asked what the smallest ownership was of the 'Pinkville' lots acre-wise.

Mr. Hunting replied that all the lots were extremely small, perhaps 6,000-7,000 square feet in size.

Chair Maggi asked if the City could change the designation if the current lot structure does not fall within that designation.

Mr. Hunting replied in the affirmative.

Chair Maggi stated the question may be whether it made sense to.

Commissioner Robertson asked if the 'Pinkville' lots had owners on record that were still actively engaged in the ownership of those properties.

Mr. Hunting replied in the affirmative, stating they were owned individually by people on the tax rolls. The City acquired their lots through tax forfeiture.

Commissioner Robertson asked about the impact of the growth projections on the school district.

Mr. Scheib replied that they share the development projections with the school district so they can plan for enrollment projections.

Commissioner Robertson noted that portions of the City were served by the Eagan school district and questioned whether there were discussions about how they would maintain high-quality educational opportunities to keep the students in Inver Grove.

Mr. Scheib replied they can support quality education with guiding principles, including collaborating and working with the school district to help them achieve a great educational team, making sure that the park, trail, and roadway systems function well, and providing a diversity of

land uses where people can live and grow in the community throughout their life cycle.

Opening of Public Hearing

Jeff Mains, 11676 Aileron Court, advised that he lived just west of 'Pinkville' and would like to see some deliberation by the Planning Commission as to why the property should be changed to Rural Residential rather than retaining its Park designation. He recommended that a small area study be done of this area and that they consider not changing the land use designation until there was a strategy for this area. He added that he would be happy to be involved with the study.

Paul Mandell, 8320 Cleadis Avenue, advised that all the changes recommended by the Housing Committee have been incorporated into the draft comprehensive plan and therefore they recommend approval of the Housing Chapter of the 2040 Comprehensive Plan.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja agreed that a study of the 'Pinkville' area would be helpful, but she believed they could still move forward with changing the plan. She questioned how leaving the property guided as Park would affect the Parks Department.

Mr. Hunting replied that the proposed land use change would not have any impact on the Parks Department since it is not proposed as a park.

Chair Maggi asked what the benefit was of changing the land use designation to Rural Residential.

Mr. Hunting stated that changing the designation would make the property consistent with the park plan which does not envision a city park and therefore would allow for residential development. The current designation of Public Open Space does not allow for residential development.

Chair Maggi asked how long the properties had been under their current designation of Park Open Space.

Mr. Hunting replied he was not sure, but at least since the 2030 Comprehensive Plan.

Commissioner Weber asked what the minimum lot size was in Rural Density Residential.

Mr. Hunting replied 2.5 acres.

Commissioner Weber replied there was one landowner who had at least ten lots and could potentially qualify for a buildable lot if he were to get an easement agreement from the southern landowner.

Mr. Hunting replied that if someone were able to consolidate enough lots they would still have to deal with the issues of sewer, water, and road access. City review and action would also have to take place for any project in that location.

Commissioner Wippermann advised he would prefer to maintain the property as Park Open Space, stating it would be consistent with the guiding principles of the comprehensive plan regarding protecting and enhancing open space and natural features as a reflection of the communities' rural heritage. There is no cost consideration for the City to maintain these lots as is.

Chair Maggi asked if it would be unusual to have individual owners of Park designated land.

Mr. Hunting replied that typically open space park property is owned by a government agency as it would be for public purpose.

Commissioner Weber asked if the City could get in trouble with the landowners by not changing the designation to something that would allow them to develop and use their property.

Mr. Hunting gave the history of the lots, explaining that in the early 1970's a developer came to the City with this plat. The City denied the plat, but they got it recorded at the County anyway. If someone came forward with a plan to build on their lot, the City's argument would be that they never approved the plat in the first place.

Commissioner Weber asked if the City should contact the County and request that they contact the landowners and clear this up.

Chair Maggi stated Commissioner Weber's suggestion is something that would be done as part of a small area study.

Commissioner Wippermann did not see this as being different from somebody coming to the City with a request to change the land use designation for any other property in the City and he did not believe the City would incur any liability by leaving it designated as Park Open Space.

Chair Maggi questioned whether they should 1) leave the designation as is and request a study be done, 2) change the designation to Rural Residential and request a study be done, or 3) do one of those two things and not request a study.

Commissioner Lissarrague preferred to leave it as is and request a study.

Commissioner Niemioja was not opposed to changing the land use as recommended, but did not think it made sense to have multiple ownership.

Commissioner Robertson asked if the City as a property owner would be liable should someone get hurt on the land while riding a recreational vehicle, horse, etc.

Mr. Hunting replied he was not sure as that was beyond his expertise.

According to a hand vote, the majority of commissioners felt the property should remain as Park Open Space (5/4).

Commissioner Scales stated the property had limited use as a park as no one but the private land owners around that space had access to it. He would prefer changing the land use to Rural Density Residential; hopefully people familiar with developing could put together a plan if given the ability and tools to do so.

Commissioner Niemioja stated in her opinion changing the land use to Rural Density Residential would still comply with the guiding principles of open space.

Chair Maggi noted that according to Mr. Scheib the City is only slightly increasing the density of the City long-term. A concern is that the lack of density has been an issue in our city for the economic development that residents want. She felt that as a Commission they should acknowledge that they are recommending a plan to the City Council that is not truly addressing the density issue.

Commissioner Weber advised that in his opinion changing the property to Rural Density Residential provided more protection for the neighbors as it would kind of force a developer to

come in through the south rather than through their neighborhood. Rural Density Residential required a 2.5 acre minimum, and currently there was only one individual that appeared as if they owned enough land to meet that requirement.

Commissioner Wippermann recommended that the two requests be voted on separately.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Lissarrague, to leave the area known as 'Pinkville' in its current designation as Park Open Space in the 2040 Comprehensive Plan.

Motion failed (3/6 – Weber, Niemioja, Robertson, Kramer, Scales, and Maggi)

Motion by Commissioner Niemioja, second by Commissioner Robertson, to recommend approval of the Draft 2040 Comprehensive Plan as presented with a recommendation that there be a study done for the 'Pinkville' area.

Commissioner Kramer asked what Commissioners were hoping to conclude from the study.

Commissioner Robertson replied that they are recommending a broad study to look at the current challenges and potential opportunities.

Mr. Scheib added that the study can also look at what the public benefit would be and whether the City would have any liability. The landowners can also be part of the process since they are stakeholders. He noted that any development proposal would include some type of City approval.

Commissioner Weber stated that doing a study would give the City the benefit of being able to notify the landowners that there is going to be a discussion about this property.

Chair Maggi stated it seemed to her that it would be irresponsible to not address the 'Pinkville' issue.

Motion carried (9/0). This item will go to the City Council on December 10, 2018.

The meeting was unanimously adjourned at 8:23 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, November 20, 2018 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Brett Kramer
 Armando Lissarrague
 Elizabeth Niemioja
 Joan Robertson
 Tony Scales
 Dennis Wippermann
 Pat Simon
 Annette Maggi

Commissioners Absent: Jonathan Weber

Others Present: Allan Hunting, City Planner
 Heather Botten, Associate Planner

INVER GROVE STORAGE – CASE NO. 18-59CA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to allow outdoor vehicle storage in the front parking lot and a variance from the front yard parking setback, for the property located at 10125 Courthouse Boulevard. 11 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant would like to expand the outdoor storage area of the space currently designated for U-Hauls. The expansion would add approximately 20 additional outdoor storage spaces and would be located on the existing hard surface. The applicants will continue with U-Haul rental as an accessory use but are seeing a higher demand for storage space. The current storage area is screened with a solid fence with a secured gate. City code requires outdoor storage areas be screened from view. The applicants are proposing a four-foot solid fence along the front property line to screen the additional outdoor storage. Staff is recommending that the new fence be the same height as the existing solid fence. The applicants are requesting a variance to allow the outside storage to be allowed up to the front property line whereas 10 feet is the required front parking setback. Staff recommends denial of the variance request as they believe it is more of a convenience to the applicant and there is lack of a practical difficulty. With the recommendation of denial, staff would add a condition requiring that the property owner either install the fence at the 10-foot setback line or install bollards to maintain a 10-foot parking setback. Staff recommends approval of the conditional use permit amendment with the six conditions listed in the report. Staff did not hear from any of the surrounding property owners.

Commissioner Robertson asked for clarification of the property line location.

Ms. Botten showed that the property line was located at the edge of the existing hard surface with the green area in front of it being public right-of-way. City Code requires the parking of vehicles be at least 10 feet inside the property line.

Chair Maggi asked if it was unusual for the pavement to go right up to the property line.

Ms. Botten replied in the affirmative. She advised that the pavement has been in place since at least 1990; the City now has policies and procedures in place to prevent that from happening.

Opening of Public Hearing

Jerry Kotzenmacher, 9387 Tyne Lane, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Kotzenmacher replied in the affirmative. He stated he would prefer a four-foot fence, or no fence at all, as anything higher than four feet would create a security risk for his employees who work in the office building. They are requesting a variance to allow their U-Haul trucks more room for maneuvering, especially when there is a trailer attached.

Commissioner Kramer asked the applicant if he would be installing a new gate.

Mr. Kotzenmacher replied he would not. Rather, they would be keeping the existing gate in its current location.

Commissioner Robertson asked if the trailer could be taken off a truck to allow for better maneuverability within the proposed expansion area.

Mr. Kotzenmacher replied in the affirmative but stated it would be beneficial to have the additional 10 feet.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja stated she was conflicted on staff's recommendation on the variance as she understood why the applicant would want a four-foot fence for safety reasons.

Ms. Botten advised that outdoor storage areas are required to be screened from view but there is no minimum height requirement for screening in the I-1 district. Other zoning districts require a minimum fence height of 5-6 feet. Staff is recommending the new fence be the same height as the existing solid fence.

Commissioner Robertson stated that approving the variance would set a precedent; however, she believes there is some rationale for wanting the four-foot fence for security reasons.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Niemioja, to approve the request for a conditional use permit amendment to allow outdoor vehicle storage in the front parking lot, for the property located at 10125 Courthouse Boulevard.

Motion carried (8/0).

Chair Maggi stated the challenge with approving the variance is identifying a practical difficulty.

Commissioner Scales stated he could not come up with a practical difficulty, but he supported the variance request.

Commissioner Robertson was reluctant to approve the variance because of the precedent it would

set, especially considering the many existing and proposed storage areas in the City.

Chair Maggi noted that the Planning Commission often denies variance requests for lack of practical difficulty, knowing that City Council has a greater purview and can look at multiple factors.

Motion by Commissioner Robertson, second by Commissioner Wippermann, to deny the request for a variance from the front yard parking setback, for the property located at 10125 Courthouse Boulevard, with the condition listed in Alternative B of the staff report.

Motion carried (8/0). This item goes to the City Council on November 26, 2018.

DISCOUNT STORAGE – CASE NO. 18-55CAZ

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from A, Agriculture to I-1, Light Industry and a comprehensive plan amendment from RDR, Rural Density Residential to LI, Light Industrial, for the property located at 10805 Rich Valley Boulevard. 12 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to change the land use designation from Rural Density Residential to LI, Light Industrial and rezoning from A, Agricultural to I-1, Limited Industry, for a future open mini-storage facility. Staff laid out rationale both for and against in the staff report. Mr. Hunting advised that the property is surrounded and guided for large lot residential, with the closest industrial type use being south of Cliff Road. Approving this change would be a departure from the past, present, and proposed comprehensive plan. Staff does not believe a change of land use to industrial would be in the best interest to the surrounding neighborhood and City and therefore staff recommends denial of both requests.

Opening of Public Hearing

Paul Saver, 7845 Boyd Court, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Saver replied in the affirmative. He advised that his family has lived in Inver Grove Heights since 1870 and currently he is the Director of Development for TSA Holdings (the property owner), as well as the CEO of Action Construction and Johnson Excavating, which have operated from 10805 Rich Valley Boulevard continuously since 1972. Approximately 10 acres of that property are being taxed as Commercial-Preferred. The properties north and south of them are paying approximately \$115 per acre whereas they are paying \$340 per acre. Over the last several years Flint Hills Refinery has purchased over 3,000 acres within a mile of the refinery and the closest lot in which a home could be constructed is nearly a mile away. He believes the comprehensive plan designation of RDR for this lot is outdated. In recent years the City has purchased, and removed from the tax rolls, several industrial commercial properties along Concord Boulevard, Doffing Avenue, and Dickman Trail, further limiting where industrial uses can be conducted in the City. Between the years of 2000 and 2010 the medium income per household in IGH dropped by \$10,000, all while the cities of Eagan, Apple Valley, and Rosemount saw gains. Between TSA Holdings and himself they own six businesses that employ many people from this community and pay better than average wages. Mr. Saver said the subject property is ideally suited for industrial use considering its proximity to Pine Bend Landfill, SKB Landfill, and Flint Hills Refinery. Because the property is only 19.9 acres in size using it for agricultural purposes would be severely limited

and TSA Holdings believes the City would be better served by rezoning this property to I-1.

Commissioner Robertson asked Mr. Saver to explain what Wallet Hub was, noting that he referred to a study done by them in his narrative.

Mr. Saver advised that Wallet Hub is an organization that studies small cities across the country and rates them regarding starting small businesses. He advised that Inver Grove Heights recently dropped to 154th, likely because of the vacant commercial spaces.

Commissioner Robertson advised that she was able to find the most recent study done by Wallet Hub and Inver Grove Heights came in at 49 points out of 50 for having the best business environment.

Mr. Saver asked Commissioner Robertson if she noticed that the ranking went from 6 to 154 in one year.

Commissioner Robertson replied that she believed Inver Grove Heights was still ranked 6th out of 1,261 small cities in business environment. Although she has heard people say that Inver Grove Heights has a difficult business environment for retail, the Wallet Hub study seems to indicate otherwise.

Mr. Saver stated the last study he saw ranked Inver Grove Heights overall as 154th.

Commissioner Robertson agreed, stating IGH was ranked 154 out of 1,261, which means they are in the top 11%. She thanked Mr. Saver for the additional information he provided Commissioners.

Mr. Saver replied that they do their due diligence wherever they do business so they don't set themselves up for failure.

Chair Maggi asked the applicant why he believed a house could not be built within one mile.

Mr. Saver replied because Flint Hills owns 3,000 acres within a mile of the subject property.

Chair Maggi noted that the subject property is 20 acres in size.

Mr. Saver stated regardless of its size, no one wants to build a home less than 1,000 feet from a landfill.

Chair Maggi asked Mr. Hunting to point out on a map which properties were owned by Flint Hills.

Mr. Hunting pointed out several nearby properties but was unsure of all the ownership.

Chair Maggi asked if the properties pointed out by Mr. Hunting were still guided for RDR even though they were owned by Flint Hills.

Mr. Hunting replied in the affirmative.

Mr. Saver advised that Flint Hills purchased those properties to ensure that nothing was ever built on them.

Loren Scherff, 1320 – 105th Street E, stated there were lots within a mile of the subject property on which a house could built, this was spot zoning, and he questioned what other uses were allowed in I-1.

Mr. Hunting replied light service, manufacturing, auto-related uses, etc. would be allowed should it be rezoned to I-1.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi agreed that changing this to I-1 would be spot zoning.

Commissioner Wippermann asked for clarification of the right-of-way designated to the east of this property.

Mr. Hunting explained it was right-of-way that was designated years ago for the extension of Cliff Road. That plan has since been abandoned and there will be no streets built there.

Commissioner Kramer asked Mr. Hunting to elaborate on the property's current tax designation.

Mr. Hunting advised that the zoning and tax designation can be two different things. The County looks at the use of the property and taxes accordingly.

Commissioner Niemioja did not believe that changing the zoning to I-1 would fit with the guiding principles of the comprehensive plan or the overall needs of the city.

Planning Commission Recommendation

Motion by Commissioner Niemioja, second by Commissioner Scales, to deny the request for a rezoning of the property from A, Agriculture to I-1, Light Industry and a comprehensive plan amendment from RDR, Rural Density Residential to LI, Light Industrial, for the property located at 10805 Rich Valley Boulevard, due to the rationale listed in the report, this being spot zoning, and non-compliance with the guiding principles of the comprehensive plan.

Motion carried (8/0). This item will go to the City Council on November 26, 2018.

OTHER

Mr. Hunting advised that the December 4, 2018 Planning Commission has been cancelled.

The meeting was unanimously adjourned at 7:39 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

CASE NO.:	18-60C	
APPLICANT:	Shawn Briggs	
PROPERTY OWNER:	PKM Properties, LLC	
REQUEST:	Conditional Use Permit for Mini-Storage with outdoor storage. Variances from fence height and landscaping standards.	
LOCATION:	9725 South Robert Trail	
HEARING DATE:	December 18, 2018	
COMPREHENSIVE PLAN:	LI, Light Industrial	
ZONING:	I-1, Limited Industry District	
REVIEWING DIVISIONS:	Planning Engineering	PREPARED BY: Allan Hunting City Planner

BACKGROUND

The applicant is requesting a conditional use permit for a mini-storage operation with an outdoor storage component. The applicant is proposing to remodel the existing building and construct additional buildings for a mini-storage facility. The property contains a 54,700 square foot structure that was originally constructed for a medical equipment manufacturer in the 1970's. The property has been vacant for several years and is in a state of disrepair from vandalism and non-use. The applicant would remodel the building inside and out for the mini-storage operation.

The plan also includes construction of 7 new cold-storage buildings with garage doors for access to the individual units. There would also be 42 spaces for outdoor storage along the west and northwest boundaries of the site. A new office building would be located at the bottom of the hill that would be used as the rental office space. Parking for new guests would be provided by the office building. Security would be provided by a gate near the office building. The storage complex at the top of the hill would be surrounded by an eight (8) foot chain link and solid fence. A seconded security gate would be located at the entrance to the fenced area. An eight (8) foot tall solid fence would be constructed to screen the outdoor storage from the residents to the north and to the west. A portion of the entry road would be reconstructed to provide proper turning for larger trucks.

The applicant is requesting a variance to allow the fence height of eight feet. The zoning ordinance limits maximum fence height to seven feet.

The applicant is also requesting a variance from landscape standards to reduce the number of plantings required.

SURROUNDING USES

The subject property is surrounded by:

North - Residential; zoned R-1C, Single-family; guided LDR, Low Density Residential

East - Mini-storage, contractors' yard; zoned I-1, Limited Industrial; guided LI, Light Industry

West - Residential; City of Eagan

South - Mini-storage and liquor store; zoned I-1, Limited Industrial and B-3 General Business; guided LI, Light Industry and CC, Community Commercial

EVALUATION OF REQUEST

Conditional Use Permit Review (performance standards)

Bulk Standards. The charts below list the required setback and bulk standards for the I-1 zoning district and provides project status with these standards.

Setback/Bulk Standards For the I-1 District			
Standard	Required Standard	Proposed	Status
Front Yard Setback - Building	40 ft	60 ft	Compliant
Side Yard Setback - Building	40 ft	40+ ft	Compliant
Rear Yard Setback - Building	40 ft	40+ ft	Compliant
Setback abutting E or R districts	100 ft	100 ft	Compliant
Building Coverage (max)	30%	10%	Compliant
Building Height	35 ft.	21 ft	Compliant
Impervious Surface (max)	No maximum	27%	

Exterior Building Materials. The exiting building would be modified changing the front entry and adding access garage doors. The building would be repainted to match all new buildings. The new office building would consist of rockface block and wood looking paneling on all four sides. The 7 new cold storage buildings would be prefinished metal panels, brick and siding. There would be garage doors on the entry side of each building. All materials comply with exterior standards.

Access. The project would utilize the existing access onto Robert Trail. The entrance would be modified to change some of the turning radiuses to fit larger trucks.

MnDOT Review. The plans have been sent to MnDOT for their review. MnDOT responded with a comment letter dated 11/21/18. Most notable in the letter is that due to the expected number of trips to/from the site and traffic volume on Hwy 3, the construction of a westbound right turn lane on Hwy 3 is required. This same issue arose when the private school Athlos Academy was proposed for this site a few years ago.

If project is approved, this comment must be part of the conditions of approval.

Lighting. A lighting plan with illumination and cut sheets of the light fixtures have been submitted. The lighting complies with the flat lens recessed bulb standards and meets maximum illumination allowed along the residential properties.

Parking. The applicant is proposing 4 parking at the front of the building. There would be 19 additional spaces around the existing building. Total parking space requirement has been met.

The standards for off-street parking setbacks are listed below.

Parking Setbacks in I-1 Zoning District			
Setback	Required Standard	Proposed	Status
Front	10 ft	50+ ft	Compliant
Side	10 ft	30+ ft	Compliant
Rear	10 ft abutting residential	30+ ft	Compliant

Signage. Preliminary signage plans have been submitted with signage on the new office building along Hwy 3. A free-standing sign is also planned. A sign permit is required for all signage and conformance with ordinances would be reviewed at that time.

Mechanical Units. The ordinance requires any mechanical units to be screened from view. If there are any roof top units proposed, they would need to be substantially screened from view.

Grading, Drainage, & Utilities. Engineering has reviewed the plans and provided comments back to the developer in a memo dated 11/28/18. In general, the plans meet standards but will require some refinements before final plan approval is given by the City Engineer. Perimeter easements will be required. They have also noted that all conditions of the MnDOT review letter dated 11/21/18 must be addressed.

Landscape Standards. The code requires a total of 86 overstory trees to be planted. At least 50% of the required overstory trees can consist of ornamental and shrub plantings. The plans indicated plantings around the new office building but no additional plantings around the

existing building and new cold storage buildings. An equivalent planting of 23 overstory trees are proposed, leaving the site 63 overstory trees short.

The site is not visible from Hwy 3 and is heavily wooded. There are some existing trees at the perimeter of the site on top of the hill screening some of the existing homes. There would be some removal of voluntary overgrowth and some trees around the stormwater pond on the east side of the site. Most of the trees that screen the site would remain. The applicant originally proposed some landscape screening for the outdoor storage, but staff recommended solid fencing to better screen the storage year-round and it would provide full screening at start of the project. In order to meet the landscaping requirement, either the applicant is required to plant the remaining 63 overstory trees, or a variance from this standard is required. Some additional landscaping could be placed along the outside perimeter of the screen fence to break up the visual appearance.

Development Agreement. A development contract will be required to address site improvements and storm ponds. The developer is required to enter into a contract with the City addressing the improvements and construction on site. A letter of credit equal to 125% of the cost of these improvements is required before permits are issued. This requirement assures the City that these improvements will be constructed to the satisfaction of the City.

General conditional use permit criteria review

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Light Industrial, mini-storage is consistent with the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The applicant's property is zoned I-1, Limited Industry District. The land use of mini-storage is consistent with the intent of this industrial district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The use would be low intensity and would not generate noise, odors, etc. that would have an impact on existing or planned properties.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed improvements do not appear to have any negative effects on City facilities or services. Engineering, Fire, and Inspection Departments would review and approve plans for code compliance prior to any improvements being done on the property.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*
 - i. *Aesthetics/exterior appearance*
The proposed building materials comply with code requirements.
 - ii. *Noise*
The proposed addition would not generate noises that are inconsistent with I-1 zoning.
 - iii. *Fencing, landscaping and buffering*
The applicant is providing solid screen fencing to minimize any impacts to neighboring residential properties.
6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The low intensity of the use would appear to be a good use next to residential on the north and west sides. MnDOT is requiring a right-turn lane for traffic entering from the east. The entrance is being modified to provide safer access for larger trucks.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment. The applicant is working with the City Engineering Department creating a stormwater treatment plan, reducing the amount of runoff on the property.

Variance

The applicant is proposing to construct an eight foot tall fence. This would require a variance from 10-15-12.B which limits fence height to seven feet, and 10-15-9.C which sets solid screen fencing between five feet and six feet.

The applicant would like to provide additional height for security due to the secluded nature of the site. The eight foot tall solid fencing would screen taller trailers or RV's as much as possible from site of the residential properties.

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The property abuts single family residential on the north and west sides. The ordinance requires solid screen fencing but establishes heights between five and six feet. Allowing eight feet would provide as much screening as possible which would minimize as many visual impacts as possible.

Allowing the perimeter security fencing at eight foot would give an extra amount of security due to the secluded nature of the site.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

The additional height would prove additional security and screening.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The topography of the lot dictated where the original building was constructed. It predated the single family that now abuts on the north and west. This created the secluded nature of the site and allowing the eight foot fence would provide additional security. There are enough unique characteristics that create unique practical difficulties.

4. *The variance will not alter the essential character of the locality.*

Allowing an eight foot fence would not appear to change the character of the area. This is an isolated industrial parcel and allowing the added fence height here could not be duplicated and have other impacts to the residential areas.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

Below is the variance criteria review for the landscape reduction request.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The intent of the code requirement is to provide some aesthetics to a site through color, shade and visual appearance to a newly constructed site. The subject site is existing and is surrounded by naturally occurring trees upon a hill and the site improvements are not visible from the street. The new building along the street would have new landscaping.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

Since the site is heavily wooded, the additional landscaping may not provide any additional benefit.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The site could accommodate the additional plantings due to its size.

4. *The variance will not alter the essential character of the locality.*

Reducing the amount of required planting would not appear to change the character of site.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis or a sole basis for this request.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. Approval If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- o Approving the **Conditional Use Permit** for a mini-storage facility with outdoor storage subject to the following conditions:

1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified herein:

Site Plan	dated 12/5/18
Site Grading Plan	dated 11/19/18
Erosion Control Plan	dated 11/19/18
Site Utility Plan	dated 11/19/18

Photometric Plan	dated 11/19/18
Exterior Elevations (5 sheets)	dated 11/19/18
Landscape Plan (2 sheets)	dated 12/5/18
Screening Cross Section Plan	dated 12/12/18

2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 3. All signage requires a separate sign permit and shall conform to the sign requirements of the I-1 zoning district.
 4. All parking lot and building lighting on site shall be a down cast, “shoe-box” style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.
 5. Any roof top and/or ground utility equipment shall be substantially screened on all sides from public view. Screening materials shall be compatible with the building’s overall design.
 6. All plans shall be subject to the review and approval of the City Fire Marshal.
 7. An improvement agreement, stormwater agreements, and other agreements related thereto, shall be required to be executed between the City and the developer. The contract will address specific site improvements and parties responsible for improvements and will require financial surety for the landscaping and any other public improvements that may be necessary.
 8. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
 9. The developer shall meet the conditions outlined in the City Engineers review memo dated 11/28/18 and any subsequent correspondence.
 10. The developer shall meet the conditions outlined in the letter from MnDOT dated 11/21/18.
- Approving the **Variance** for fence height subject to the following conditions:
 1. Fencing shall be constructed as shown on the Site Plan dated 12/5/18.

- Approving a **Variance** from minimum landscape standards subject to the following conditions:

1. Landscaping shall be installed as shown on the Landscaping Plan dated 12/5/18.

B. Denial If the Planning Commission does not favor the requests, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

The proposed plans comply with all performance standards except as noted. The use of the building for mini-storage appears to be a good low intensity use and compatible with the surrounding land uses. Staff recommends approval of the CUP for the use.

There appears to be some rationale to approve the fence variance. A practical difficulty can be found in the unique characteristics of the site and the need to provide higher screening. Staff would support the fence variance with a practical difficulty being:

The topography of the lot dictated where the original building was constructed. It predated the single family that now abuts on the north and west. This created the secluded nature of the site and allowing the eight foot fence would provide additional security. There are enough unique characteristics that create unique practical difficulties.

Staff suggests that if the variance from landscaping standards is acceptable, the following practical difficulty could be used:

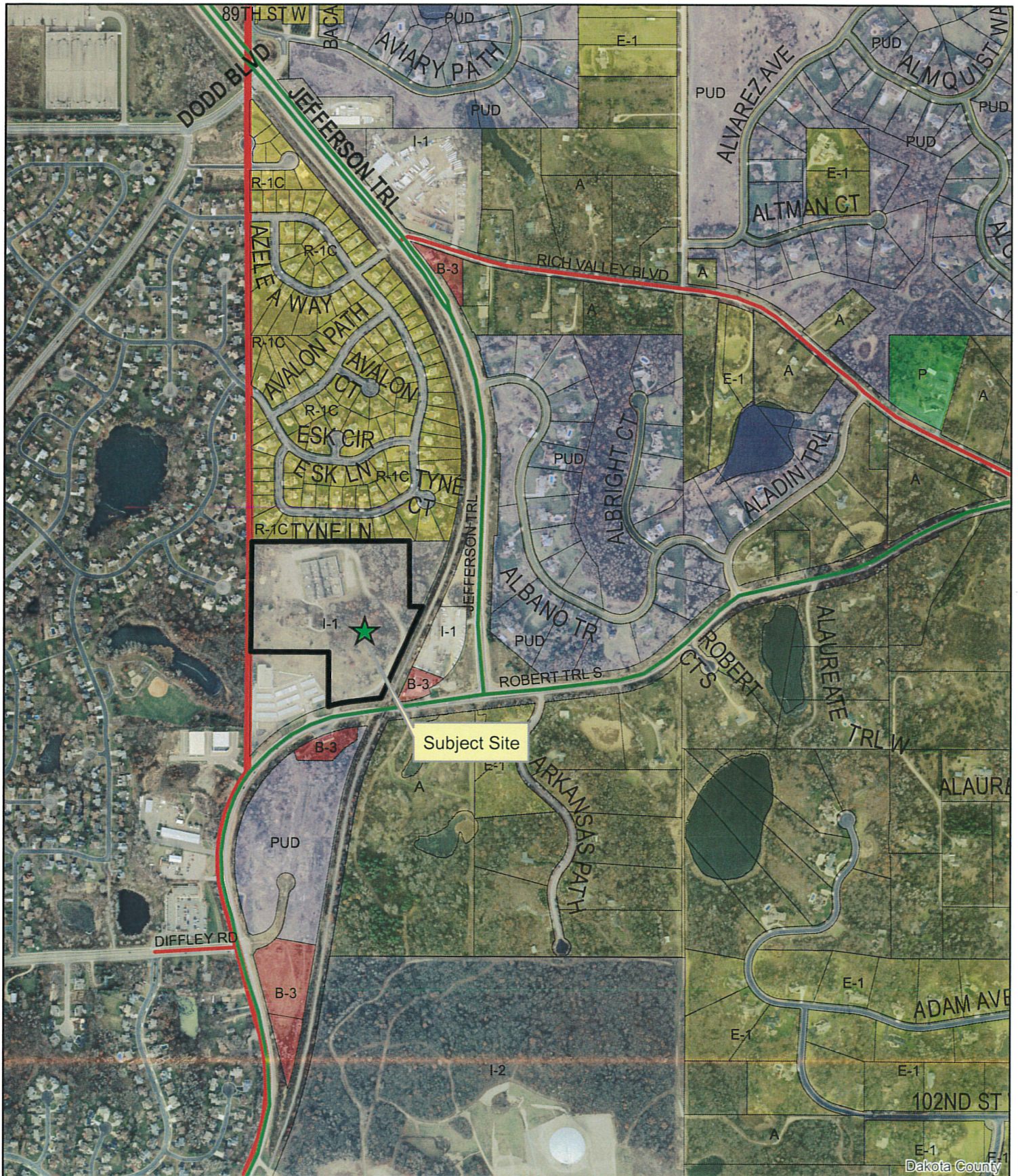
Since the site is heavily wooded, the additional landscaping would not provide any additional benefit and would not negatively impact the area. The new building along the street would have new landscaping.

Attachments: Location Map
Applicant Narrative
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Exterior Elevations (5 sheets)
Light Illumination Plan
Screening Cross Section Plan



Location Map

Case No. 18-60C



ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 tel. 612.436.4030
Minneapolis, MN 55401 fax. 612.692.9960

The existing former medical device building at South Robert Trail has been vacated and vandalized for years leading to a deteriorated state and unutilized potential. This proposal is applying for a conditional use permit to develop the site for STÖR a self-storage facility that includes exterior vehicle storage. Given the sites close proximity to multiple other storage facilities, and convenient access, the independent market studies confirm that there is great demand for this type of storage, with full occupancy anticipated in 2 years. Self-Storage facilities are very low traffic generators. The low traffic combined with low noise levels makes this use an ideal fit with the surrounding existing residential neighborhoods. The former office had over 300 employees daily visiting the site. The re-use of the existing building and parking areas will not have an impact to the neighborhood both visually and sound wise to the current condition. The addition of 8' fencing, landscaping, security gates and surveillance systems will further screen the facility and increase safety for the neighborhood. For maximum flexibility the facility is intended to be accessible to authorized patrons 24/7 via controlled access means for those who required it with most access commonly occurring between typical retail business hours.

Architecture

A new structure is proposed directly off of S Robert Trail for the self- storage office, retailing, storage unit model, restrooms and monitoring of customers at entry. Architecturally it provides a two story appearance with upper windows showcasing typical storage units. A combination of decorative rockface block and paneling that has a wood appearance is utilized on all four sides. Decorative light fixtures and metal canopies enhance the front façade creating a dynamic entry feature for the larger campus. The existing medical device building will be re-purposed for interior climate controlled self-storage. It will be painted to match the new building color pallet. Multiple new structures on top of the hill will be constructed for cold-storage. These buildings feature prefinished metal panels, brick and siding that are articulated in a manner to be visually interesting and break up the larger mass. The development meets the city code requirements for percentage of materials.

Hours of Operation

Typical Anticipated Entry Office hours will be:

- M-F: 9:30-6:00
- Sat: 8:30-4:00
- Sun: 9:00-3:00

The secured storage facility and exterior accessed restroom at the office will be available to customers 24 hours a day, 7 days a week for maximum convenience and flexibility. These hours will be routinely reviewed and would be subject to adjustment if needed based actual demand to balance actual customer needs in addition to consideration to impacts to others.

Lighting

Facility lighting will automatically dim after office hours but will utilize motion sensors to increase intensity when customers are present.

Landscaping and Screening

Screening of exterior storage areas will be provided by an 8' high solid fence set approximately 10' horizontally from the back of the curb. The grade at the fence will be raised where ever possible 18" above the top of curb to provide additional screening height. An eight foot high fence requires a variance from the code but given the benefit to the adjacent residential properties provided by the additional screening the variance is warranted. Where screening isn't required it is proposed to install an 8' high chain link fence for security purposes. This fence height also requires a variance which we believe is warranted based on the remoteness of the facility and the need to minimize climbing potential.

The proposed plan provides full landscaping of the proposed office area at the gateway to the facility. The number of trees being planted outside of the office area intentionally varies from the city's ordinance. The perimeter of the site is for the most part heavily wooded, as are significant interior portions of the site. The area surrounding the storage buildings is not visible from adjacent properties due to topography and the extended screening. Together these factors combine to justify the reduction in landscape materials near the storage buildings.

Stormwater Management

Runoff from impervious surfaces is collected by a typical storm sewer system and conveyed two stormwater basins that provide water quality treatment and flood control. These basins provide infiltration of the collected precipitation from the majority of rainfall events. Piped outlets are provided for higher intensity events. The runoff rate to downstream facilities is reduced from the existing for all modeled events. Runoff to the adjacent residential neighborhoods is unchanged from present conditions.

The north stormwater basin has been oversized in anticipation of further development in the future. Until that development occurs the existing natural depressions are retained to provide rate control and treatment for sections of the existing driveway.

It is not practical to treat runoff from the drive south of the proposed office. Instead, the south stormwater basin treats some of the existing driveway north and east of the basin. Overall the runoff rates to South Robert Trail (MN-3) are reduced from the existing condition.

The stormwater management system exceeds the City's and MPCA's requirements.

Traffic / Vehicular Movement

Through the reuse of the existing building and construction of new buildings the facility will provide approximately 86,000 gross square feet of storage. The facility will have extremely limited impact on the adjacent street system. The Institute of Transportation Engineers (ITE) predicts the following new trips based on the proposed use and gross area:

Period	Rate (trips per 1,000 sf)	New Trips
Peak a.m.	0.14	12
Peak p.m.	0.26	22
Peak Day (Saturday)	2.5	215

The entrance to the site will be reconstructed to facilitate the occasional movement of commercial tractor-trailer moving companies. Similarly the area around the storage buildings has been designed to facilitate access by these large trucks to the proposed loading docks. Since fire trucks are smaller than the over the road semis the will have no issue navigating the site.

The site is secured with an automatic gate near the office. A second automatic gate is provided at the top of the hill as part of the perimeter security fence.

Site Grading / Erosion and Sediment Control

The existing site has nearly 100 feet of relief. Construction of the office, stormwater basins require excavation into the hillside. The new slopes have been established at 3' horizontal to 1' vertical to minimize grading. Even with 3:1 slopes some modular block retaining walls will be necessary.

Within the developed areas of the site the minimum grade across bituminous pavement is 2% and the maximum driveway grade is approximately 7%. Valley gutters are proposed between the buildings where the slope is limited to 1%. The minimum slope along curb lines is 0.5%.

The plans include a full Stormwater Pollution Prevention Plan (SWPPP) and Sediment and Erosion Control (ESC) plans that comply with MPCA and City requirements. These plans identify the required sediment barriers, re-vegetation requirements, and best management practices (BMP) that in combination will minimize impacts to sensitive site and downstream resources.

Site Utilities

The plans provide a municipal water connection to the proposed climate controlled storage facility for the required fire protection. Sanitary sewer is not proposed to be extended to the facility since there will be no restrooms provided. The office area will have a 24 hour restroom accessible by customers through the use of their gate access device. Restrooms are not typically provided within storage facilities since they may encourage other non-storage use.

The existing power, natural gas and communications lines are available to serve the area on top of the hill. These services are all available within the South Robert Trail right of way and will be extended to the new office building.

Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9893

901 NORTH THIRD STREET
SUITE 220
MINNEAPOLIS, MN 55401
612-436-4030

SHEET INDEX

[illegible]

901 N 3rd STREET, SUITE 120
MINNEAPOLIS, MN 55401
p 612.250.7080 www.eiantab.com
f 612.250.7090

CERTIFICATION

I hereby certify that this work was prepared by me
or under my direct supervision and that I am a duly
licensed professional engineer in the State of
California.

**NOT FOR
CONSTRUCTION**

Signature: James H. Brown Date: 1/27/2018
Title: Professional Engineer License No.: 50620

SCALE: _____

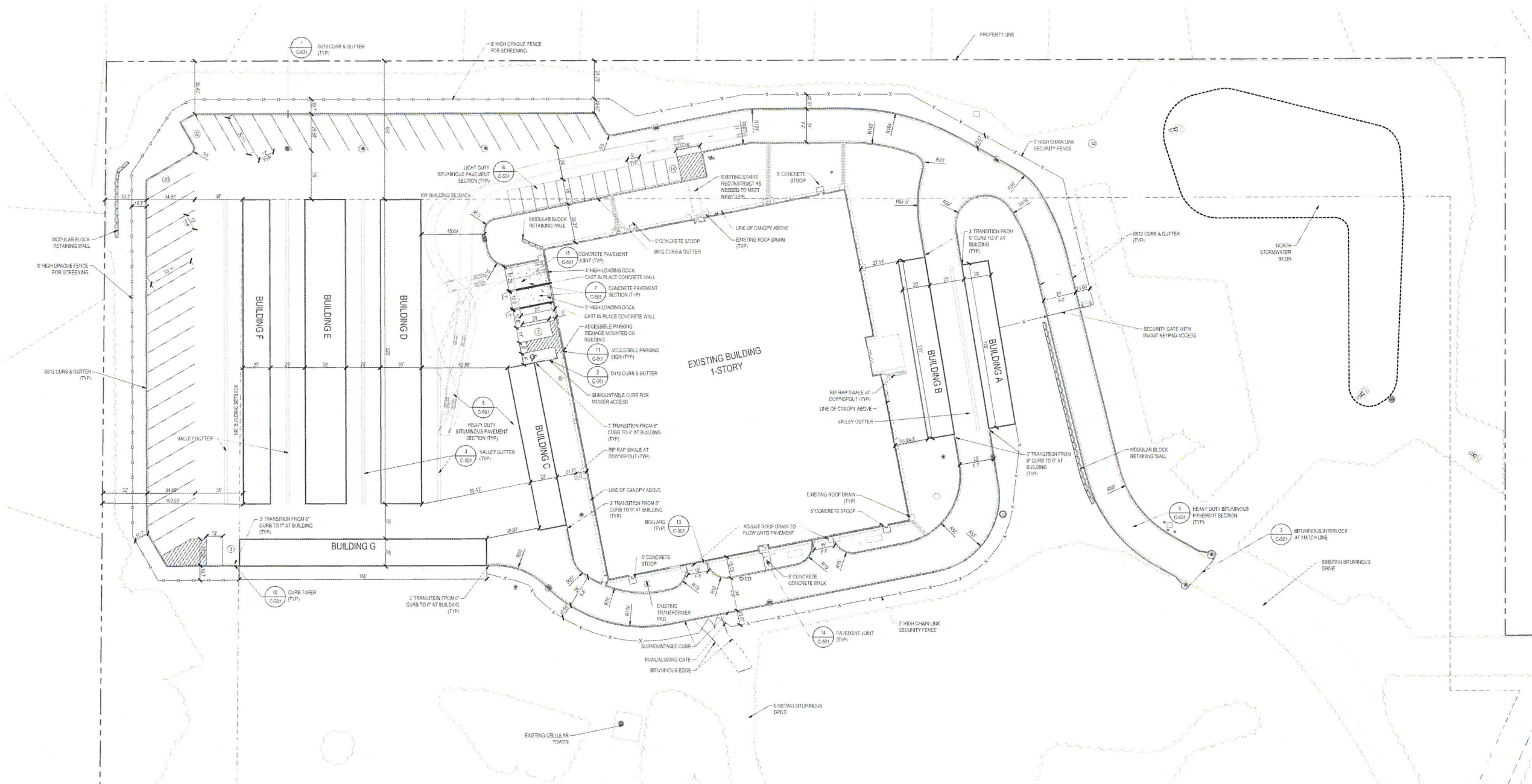
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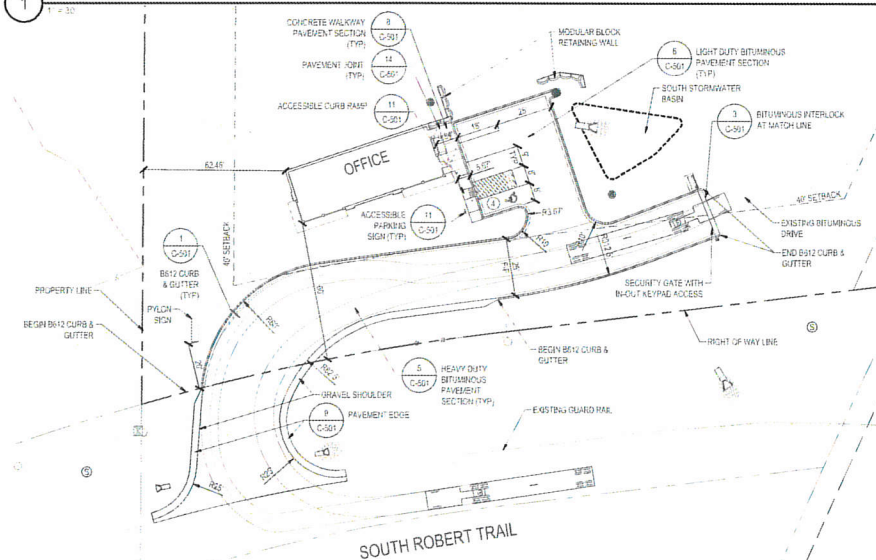
Know what's below.
Call before you dig.



A scale bar labeled "SCALE IN FEET" with markings at 30 and 60.



1 SITE PLAN



2 SITE PLAN

SITE PLAN



	EXISTING	PROPOSED
DIFFERENCE		
BUILDING	0.02 ACRES	0.01 ACRES
PAVEMENT	3.32 ACRES	2.91 ACRES
TOTAL IMP.	3.34 ACRES	2.92 ACRES
PENALTY	4.51 ACRES	4.51 ACRES
TOTAL	8.20 ACRES	8.20 ACRES

[illegible]



STRUCTURE	INLET	INLET	INVERT	BUILD	SIZE	CASTING
STHUM A1-2	898.00	892.59	878.59	19.41	60"	R-1642
CBMH A1-3	910.33	903.09	903.09	7.24	60"	R-3067-V
CBMH A1-4	915.17	909.09	909.09	6.11	60"	R-3067-V
CBMH A1-5	917.70	912.11 (W) 912.31 (N)	911.21	4.89	48"	R-1752-FG
CBMH A1-6	917.40	913.16	913.16	4.24	48"	R-1752-FG
CB A2-1	917.40		914.14	3.28	27"	R-3067-VB
CB A2-2	917.48		914.10	3.38	3x4	R-1752-FG
CBMH B1-2	894.33	878.85	878.85	6.56	72"	R-1752-FG
CBMH B1-3	894.33	891.01	879.01	15.32	72"	R-1752-FG
STMH B1-4	910.50	912.31 (W) 912.31 (N)	912.31	5.19	48"	R-1642
CBMH B1-5	920.78	915.02	915.02	5.75	48"	R-3067-VB
CBMH B1-6	919.33	915.01 (N) 915.48 (W)	915.48	3.85	48"	R-3067-VB
CB B2-1	929.50		917.55	2.85	27"	R-1752-FG
CB B2-2	918.98	912.43	912.43	3.35	48"	R-3067-VB
CB B2-3	915.00		912.61	2.89	27"	R-1752-FG
CB B3-1	919.50		912.61	3.04	27"	R-1752-FG
CB C1-2	876.00		869.37	8.13	27"	R-1752-FG
CB C1-3	881.59		867.50	14.45	48"	Haula PSH-54H
OCSE-1	871.60		865.50	3.10	48"	Haula PSH-54H

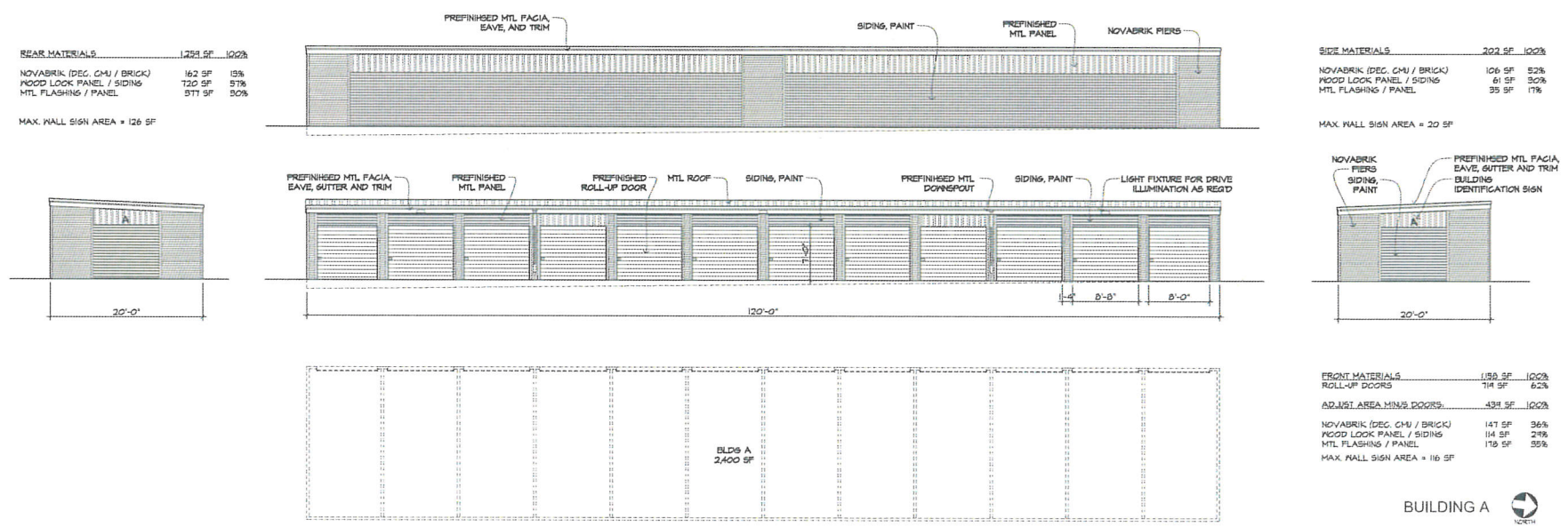
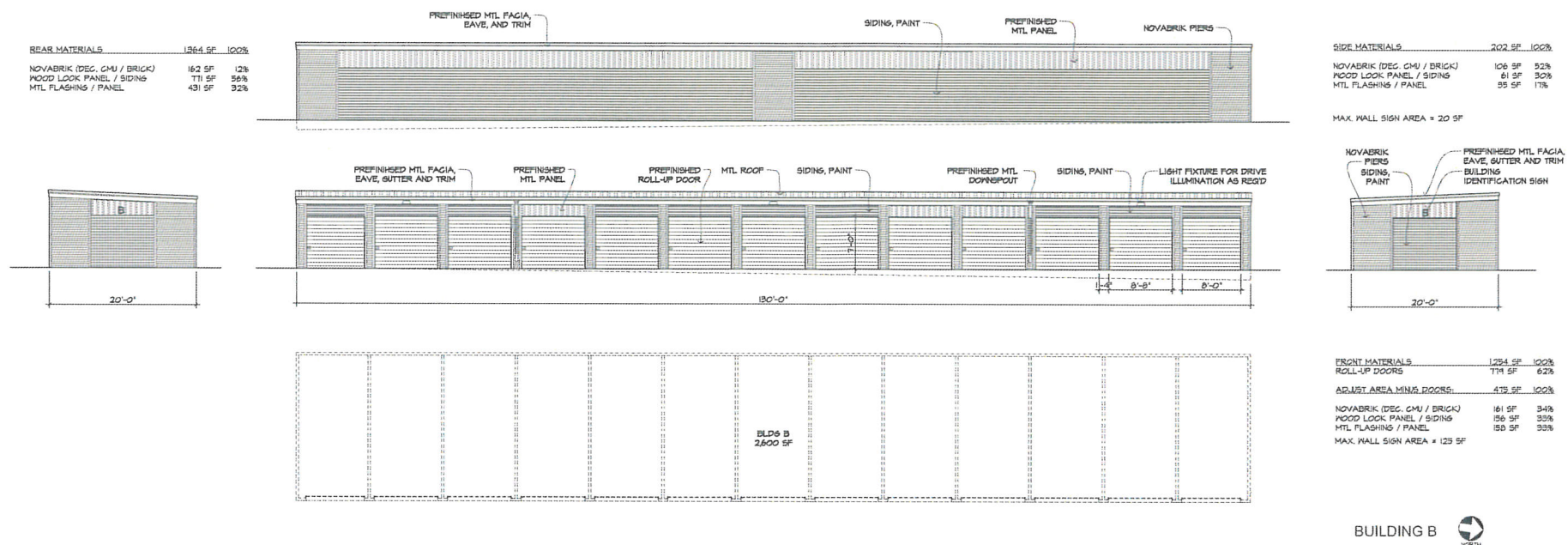
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REG-1117-1
GHP18001



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OVERALL
LANDSCAPE PLAN
L-100
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GHP18001



**ARCHITECTURAL
CONSORTIUM L.L.C.**

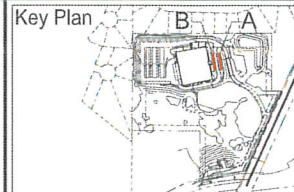
901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Prepared for:

STÖR
simple. self. storage

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: _____
Signature: _____
Date: _____ License #: _____

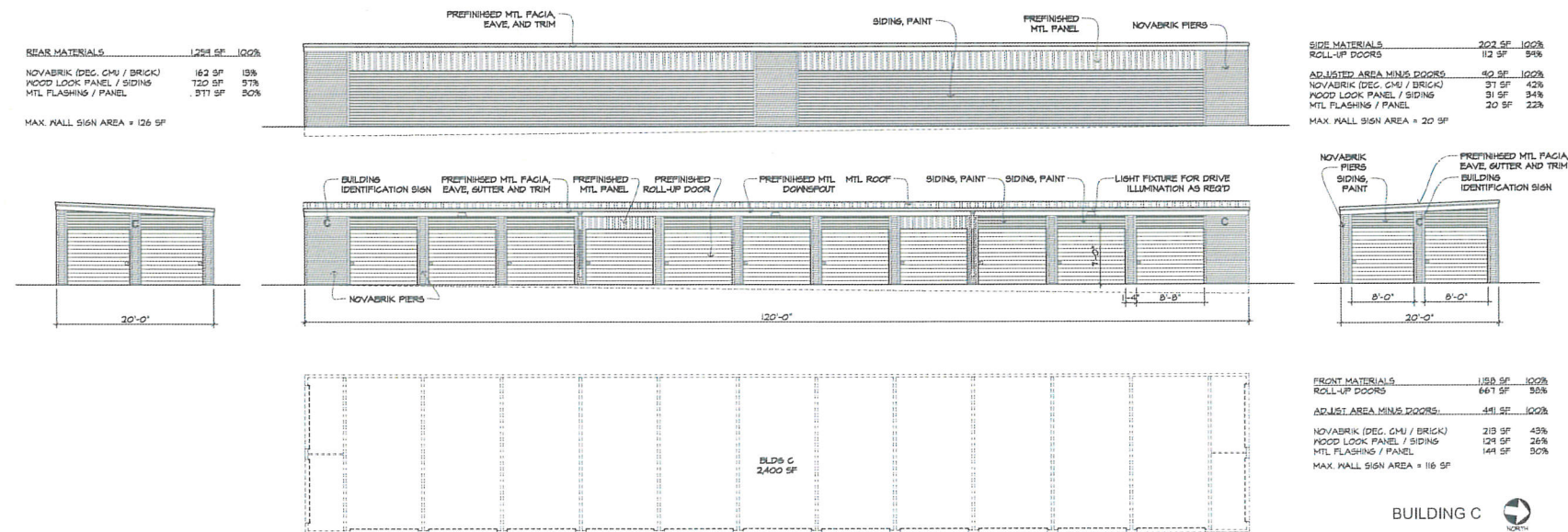
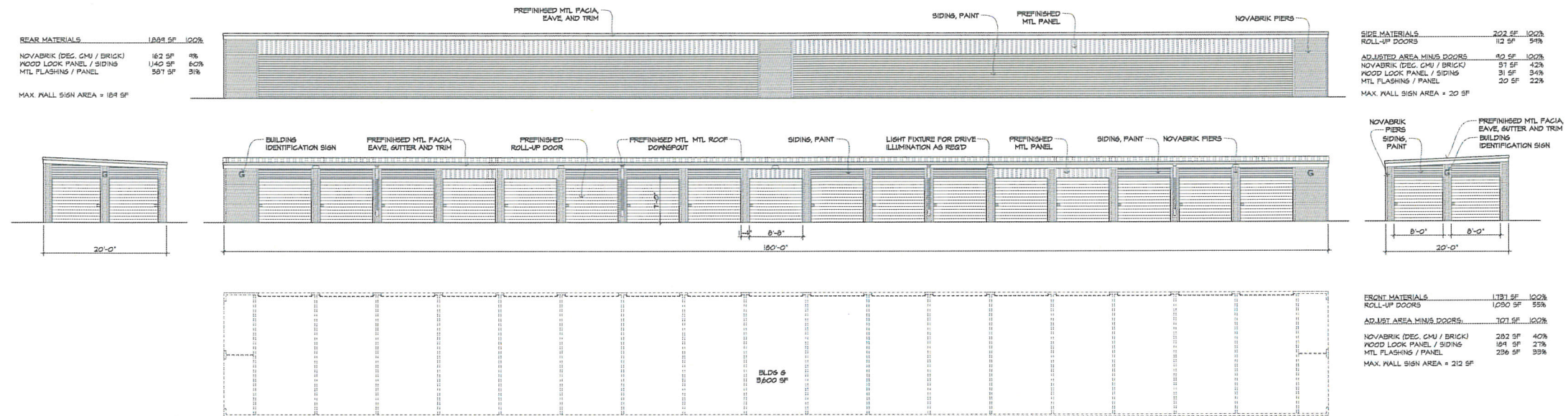


SELF-STORAGE
9725 SOUTH ROBERT TRAIL
INVER GROVE HEIGHTS, MN 55077

**BLDG A & B
CONCEPT PLAN AND
ELEVATIONS**
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 18-1063-01
ISSUED DATE: 11/19/2018
DRAWN BY: ES
CHECKED BY: KA

A2.2



**ARCHITECTURAL
CONSORTIUM L.L.C.**

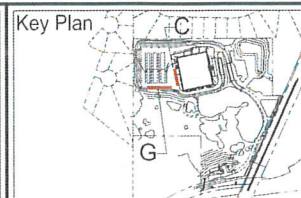
901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Prepared for:

STÖR
simple. self. storage

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Printed Name: _____
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Date: _____ License #: _____

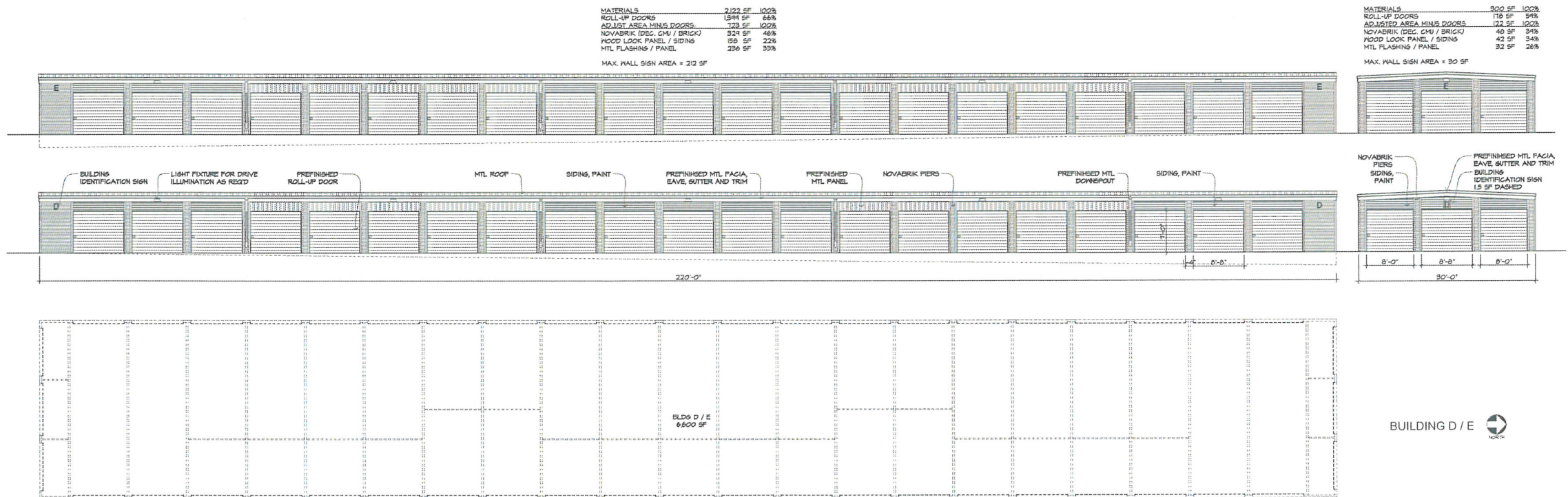
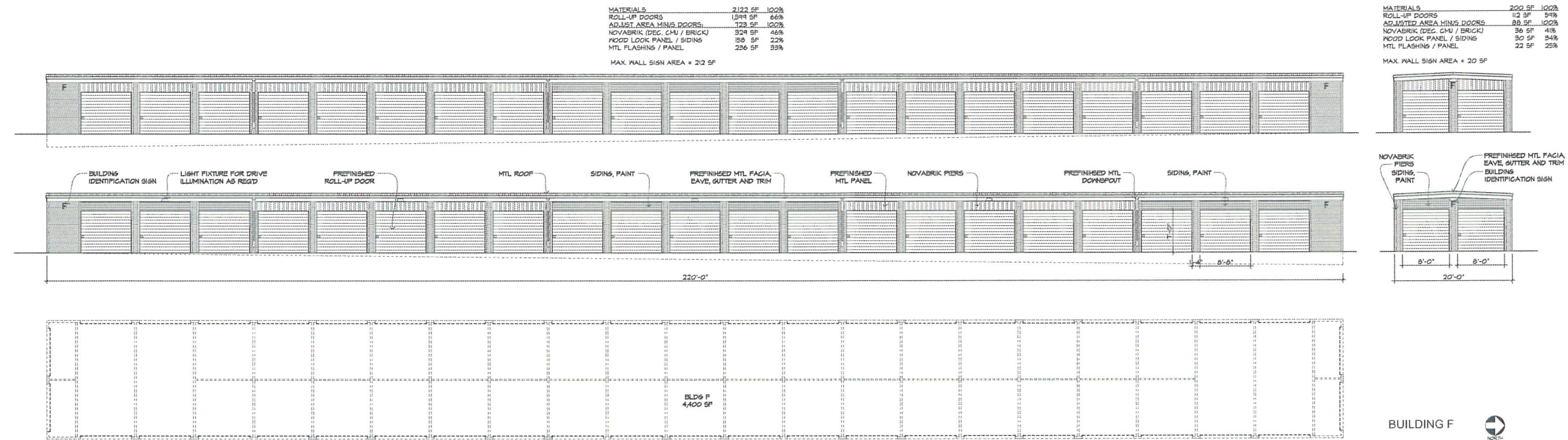


SELF-STORAGE
9725 SOUTH ROBERT TRAIL
INVER GROVE HEIGHTS, MN 55077

**BLDG C & G
CONCEPT PLAN AND
ELEVATIONS**
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 18-1063-01
ISSUED DATE: 11/19/2018
DRAWN BY: ES
CHECKED BY: KA

A2.3



**ARCHITECTURAL
CONSORTIUM L.L.C.**

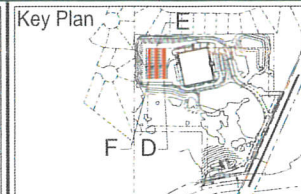
901 North Third Street, Suite 220
Minneapolis, MN 55401

Prepared for:

STÖR
simple. self. storage

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: _____
Signature: _____
Date: _____ License #: _____

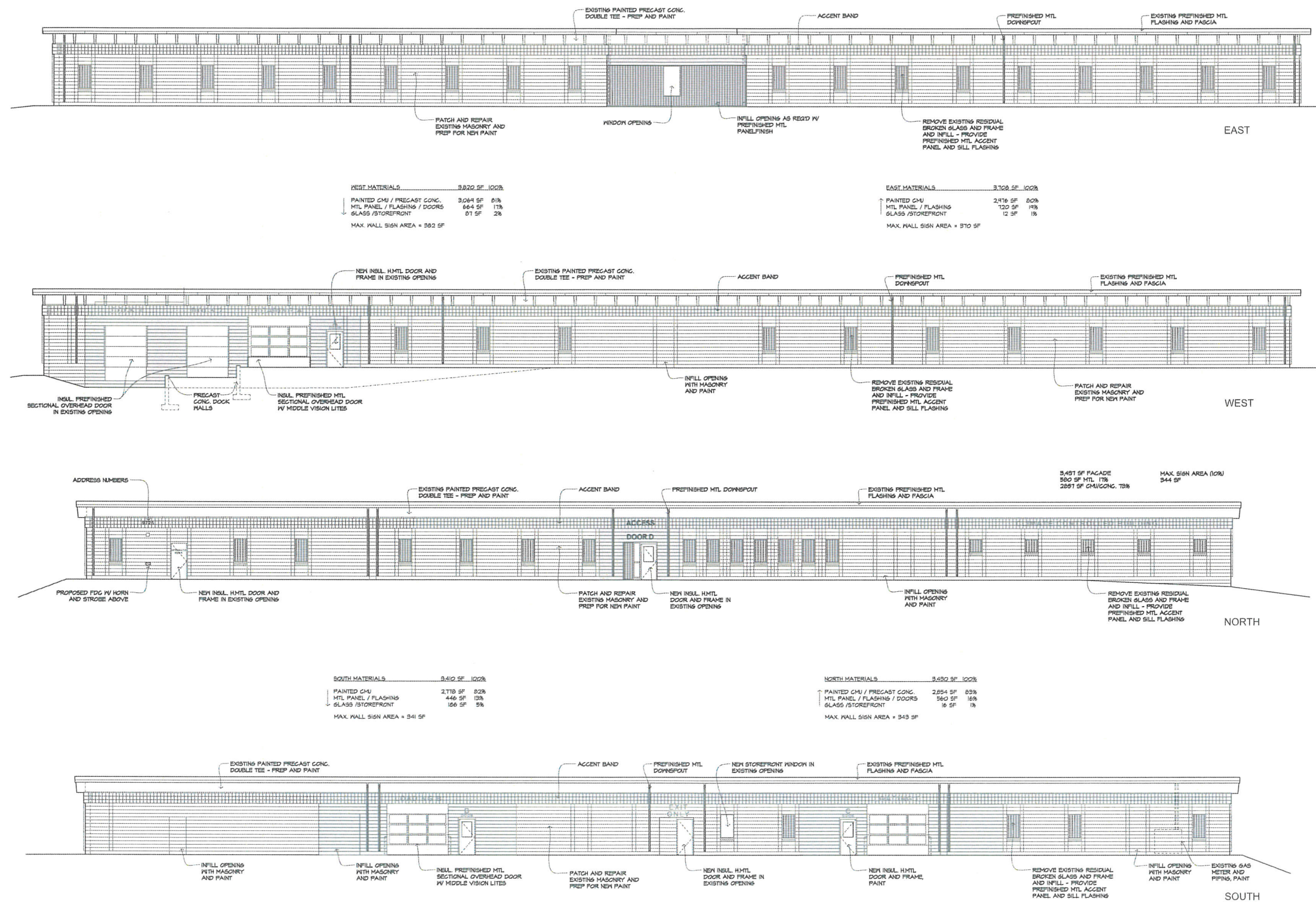


SELF-STORAGE
9725 SOUTH ROBERT TRAIL
INVER GROVE HEIGHTS, MN 55077

**BLDG D / E AND F
CONCEPT PLAN AND
ELEVATIONS**
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 18-1063-01
ISSUED DATE: 11/19/2018
DRAWN BY: ES
CHECKED BY: KA

A2.4



**ARCHITECTURAL
CONSORTIUM L.L.C.**

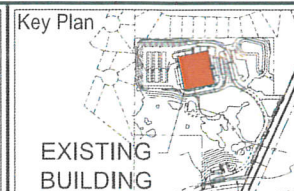
901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Prepared for:

STÖR
simple. self. storage

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: _____
Signature: _____
Date: _____ License #: _____



SELF-STORAGE

9725 SOUTH ROBERT TRAIL
INVER GROVE HEIGHTS, MN 55077

**EXISTING BUILDING
CONVERSION
CONCEPT ELEVATIONS**
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 18-1063-01
ISSUED DATE: 11/19/2018
DRAWN BY: ES
CHECKED BY: KA

A2.5

Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9892

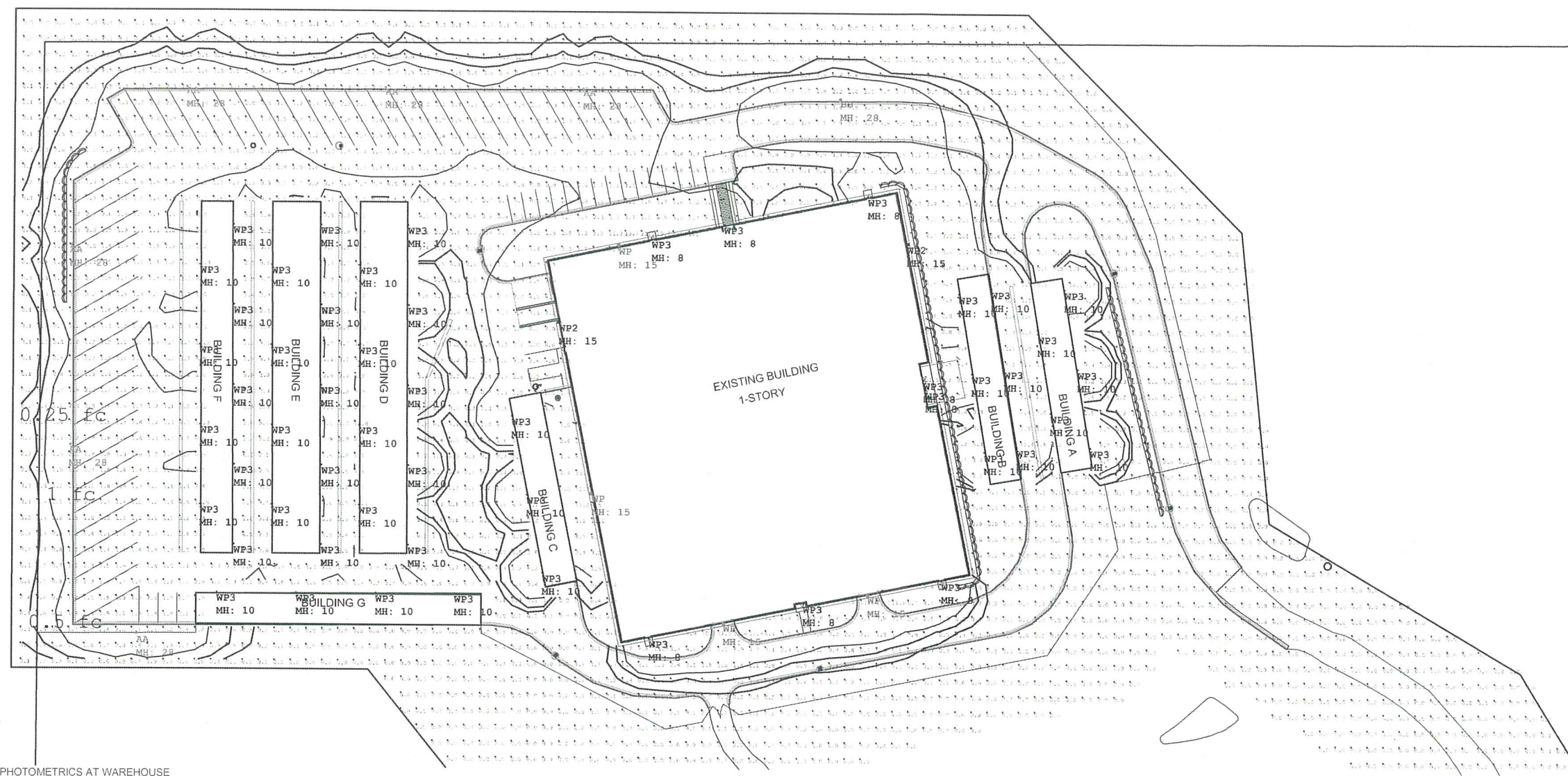
**ARCHITECTURAL
CONSORTIUM L.L.C.**
901 NORTH THIRD STREET,
SUITE 220
MINNEAPOLIS, MN 55401
612-436-4030

PROJECT

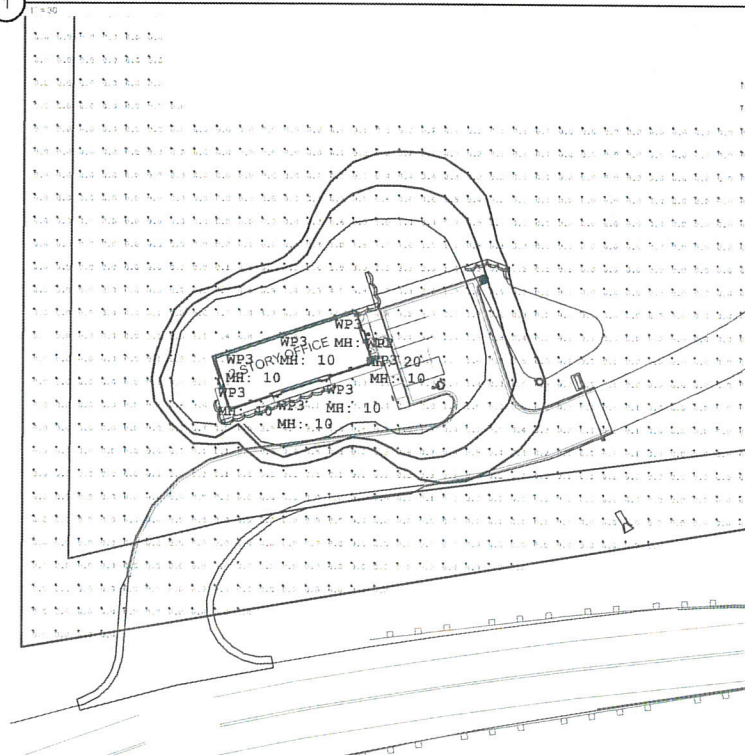
STÖR
simple. self. storage
9725 S ROBERT TRAIL
INVER GROVE HEIGHTS,
MINNESOTA

5. **NAME** _____

SITE PLAN
REVIEW
11/19/18

[illegible]

1 PHOTOMETRICS AT WAREHOUSE



PHOTOMETRICS AT OFFICE BUILDING

Calculation Summary									
Label			CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground Planar			Illuminanc	Fc	0.81	21.5	0.0	N.A.	N.A.
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description				Lum. Lumens
	6	AA	SINGLE	0.910	PRV-A60-D-UNV-T4-BZ				18935
	1	BB	SINGLE	0.910	PRV-A60-D-UNV-T2-BZ				18930
	4	WP	SINGLE	0.910	PRV-A60-D-UNV-T2-BZ-WM				18930
	3	WP2	SINGLE	0.910	PRV-A60-D-UNV-T4-BZ-WM				18935
	60	WP3	SINGLE	0.910	XTOR4B				4269

Inv Grov Heights

Storage

John B. De Bode
Drawing 2
Date: 11/05/2024

Scale:

Sheet: 1 of 1

Project: 1000

Revision:

Elan
DESIGN LAB

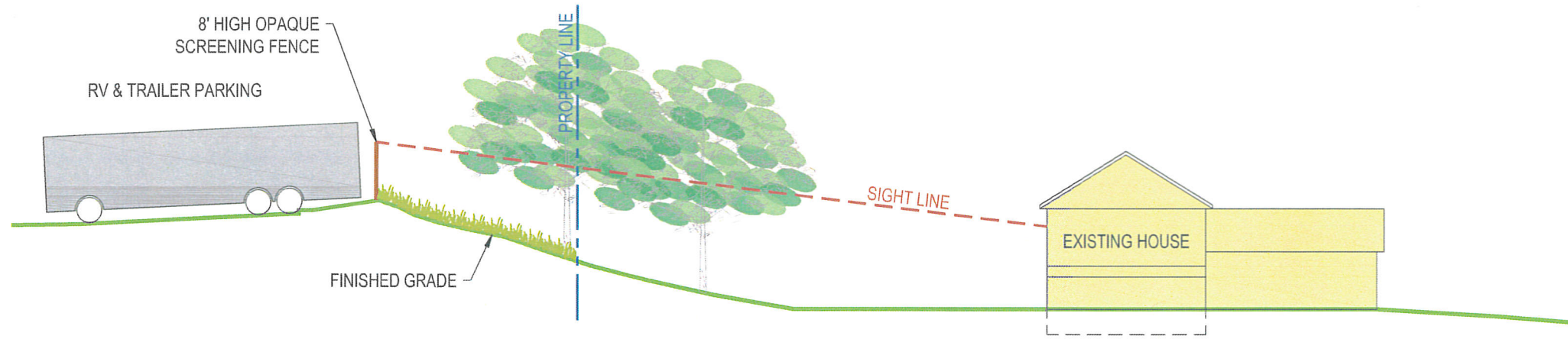
901 N 3rd STREET, SUITE 120
MINNEAPOLIS, MN 55401

T 612.260.7980 F 612.260.7900 www.elanlab.com

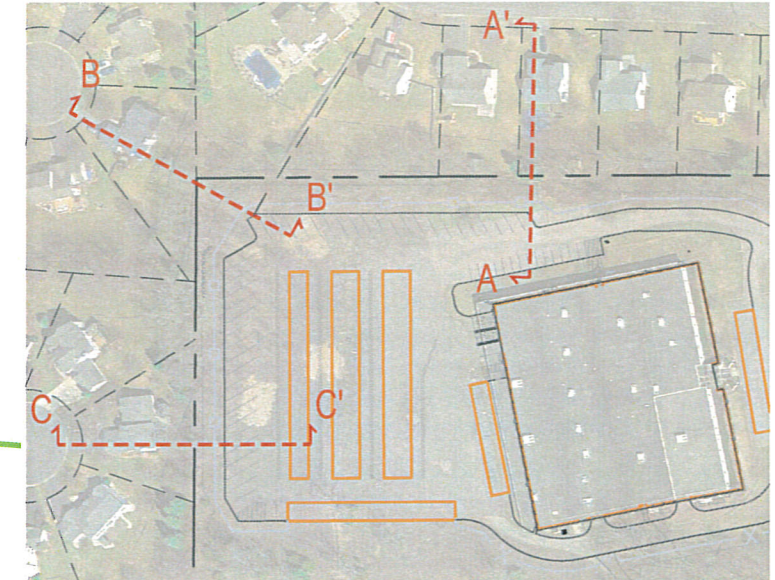
PHOTOMETRICS PLAN

E-101

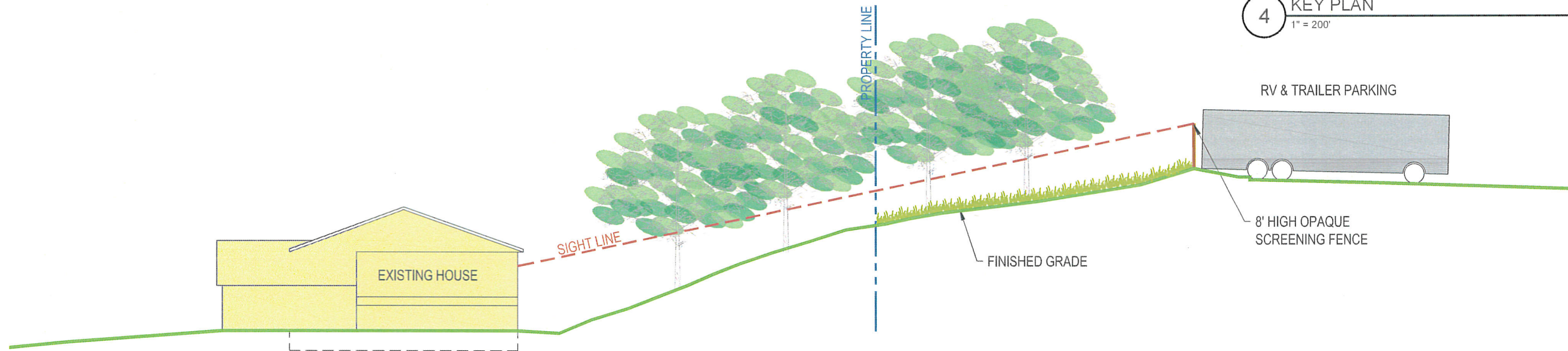
GHP18001



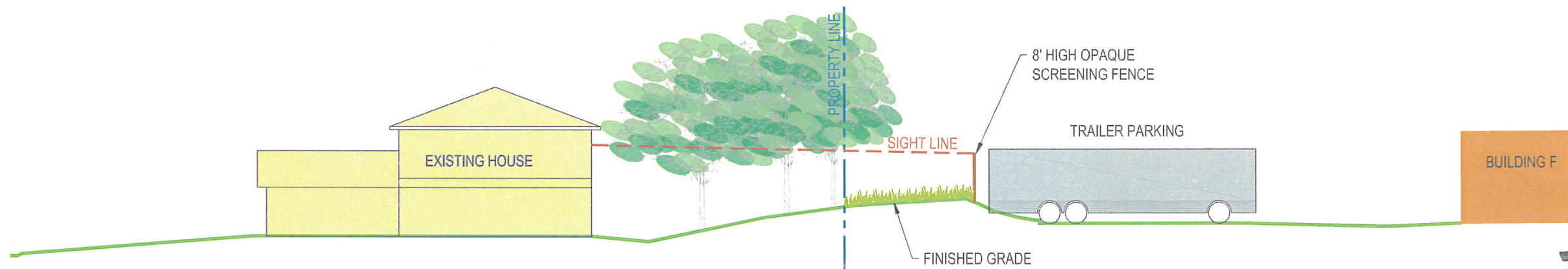
1 CROSS SECTION A-A'
1" = 20'



4 KEY PLAN
1" = 200'



2 CROSS SECTION B-B'
1" = 20'



3 CROSS SECTION C-C'
1" = 20'

STÖR simple. self. storage
INVER GROVE HEIGHTS, MN
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SCREENING CROSS SECTIONS
12/12/18

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PLANNING REPORT CITY OF INVER GROVE HEIGHTS

MEETING DATE: December 18, 2018 **CASE NO.:** 17-33ZA

APPLICANT: City of Inver Grove Heights

REQUEST: City code amendment to allow transient lodging (short-term rentals) as an Interim Use on residential property

COMP PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning **PREPARED BY:** Heather Botten
Associate Planner 

BACKGROUND

Discussion of transient lodging started early in the year 2017. The following summary of events have taken place:

- February and July 2017: City Council worksession discussions relating to transient lodging. Council gave direction to proceed with an ordinance to prohibit transient lodging
- August 2017: public hearing with the Planning Commission to prohibit transient lodging
- Fall 2017: 1st, 2nd and 3rd readings- at the third reading Council reversed their earlier decision to prohibit and decided to possibly allow transient lodging with conditions.
- February 2018: Planning Commission and Housing Committee discussions on allowing transient lodging
- July 2018: Council worksession, direction was given to staff to move forward with an ordinance amendment to possibly allow short term rentals as an interim use.
- November 2018: Housing Committee review of interim use ordinance amendment

Online rental sites such as VRBO, Airbnb, and other home sharing sites have become quite popular. These are services individuals may use to arrange short-term rental of someone's house, apartment, or room for one night or more. They create a unique situation by placing short-term vacationers in the City's residential zones.

The definition of transient lodging (short-term rentals) the City has been using is: *The letting, lease, license or other agreement for the use or occupancy of a rental dwelling unit, or portion thereof, where the actual term of use or occupancy is less than 30 consecutive calendar days including, but not limited to residential homes, vacation homes, crash pads, hostels, and the like.*

If someone wanted to rent out their home longer than 30 consecutive days they would have to comply with the Rental License chapter of the City Code (4-13).

INTERIM USE ORDINANCE AMENDMENT

An interim use is defined as a temporary use of a property until a particular date, occurrence of a particular event, or until zoning regulations no longer permits. Interim uses are typically uses that are not appropriate based upon strict application of Zoning Code restrictions, existing development and proposed future land-use plans, however, they may have merit as uses for some intermediary period of time.

The Interim Use Ordinance is set up so that each allowed use is listed specifically in the ordinance. Therefore, the ordinance must be amended each time a new use is approved. In this case, the ordinance would need to be amended to add “transient lodging” as an interim use in the residential districts.

If an interim use ordinance amendment is adopted, a separate *interim use permit* application would be required by each property owner who is interested in transient lodging on their property.

The interim use permit process:

- requires the same process for all applicants
- requires neighbor notification and a public hearing
- allows for enforcement through the termination of the permit
- allows for conditions that could be specific to a location

Fees: The proposed fee for a Transient Lodging Interim Use Permit would be \$296. This fee is the same amount as a residential conditional use permit. The fees would cover the cost of publication for the public hearing, neighbor notices, recording of the document, and administration costs.

ANALYSIS

The Interim Use Ordinance allows for specific conditions to be applied to all transient lodging requests. The interim use permit provides the City opportunity to add additional conditions that may be specific to a property.

Staff is proposing the following language amendments to the definition section and the Interim Use section of the City Code.

SECTION 10-2-2: DEFINITIONS

Transient Lodging:

The letting, lease, license or other agreement for the use or occupancy of a rental dwelling unit, or portion thereof, where the actual term of use or occupancy is less than 30 consecutive calendar days including, but not limited to residential homes, vacation homes, crash pads, hostels, and the like.

SECTION 10-14-2: INTERIM USES ENUMERATED:

K. Within all residential zoning districts, transient lodging shall be allowed subject to the following:

- a. Require a minimum of a two-night stay
- b. Maximum occupancy of each short-term rental unit would be based on the number of bedrooms multiplied by two.
- c. The following minimum number of off-street parking spaces are required: 1-2 bedroom = one parking space, 3 bedrooms = two parking spaces, 4+ bedrooms = number of spaces equal to the number of bedrooms minus one. All parking must be provided off street and on concrete, bitumin, or paving blocks year-round.
- d. Owner contact information, including phone number, shall be provided and kept up to date with the Police Department.
- e. Owner must keep a guest record including name, address, and phone number for all guests. If requested, this information must be provided to the City within 48 hours' notice.
- f. The property cannot be used for commercial events; renters must be in compliance with the large assembly ordinance, Title 4-14 of City Code.
- g. No guests of the renters shall be allowed on the property after 11:00 p.m. Sunday-Thursday nights and after 12:00 am Friday and Saturday nights.

Conditions that may be added to individual Interim Use Permit requests:

- The date the permit would expire (ie, when there is a change in ownership and/or by a specific date).
- A site plan demonstrating parking, driveway, and the recreational areas guests may use.
- The maximum number of renters allowed on the property.

ALTERNATIVES

The Planning Commission has the following actions available on the request:

A. **Approval.** If the Planning Commission finds the request to be acceptable, the following action should be recommended for approval:

- Approval of the Ordinance Amendment to add Transient Lodging to the list of Interim Uses and to add the definition of Transient Lodging subject to the following condition:
 - 1) An Interim Use Permit application is required to be submitted and approved prior to the rental of transient lodging.

- B. Denial. If the Planning Commission does not favor the proposed application, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff supports the request as presented with the ordinance language stated in the report and the one condition listed in Alternative A.

The Planning Commission is asked to provide further direction on the possible added conditions for an interim use permit.

The City Council meeting to discuss the first reading is tentatively scheduled for January 28, 2019.