



STAFF REPORT

DATE: 5/8/2018

REGULAR

ITEM #: #

MOTION

TO: City Council
FROM: Emily Becker, Planning Director
AGENDA ITEM: Self-Service Storage
REVIEWED BY: Kristina Handt, City Administrator

BACKGROUND:

The Council asked at its last workshop in April that self-service storage as a use within the Commercial and Business Park zoning districts be reviewed at tonight's meeting.

ISSUE BEFORE COMMISSION:

Should self-service storage be removed as an allowed use within the Business Park and Commercial zoning districts?

PROPOSAL DETAILS/ANALYSIS:

What's currently in the City Code Regarding Self-Service Storage?

Self-service storage is currently a conditional use within the Business Park and Commercial zoning districts. There are a number of standards for this use including the requirement that no commercial transactions shall be permitted other than the rental or sale of storage units; no more than one (1) unit shall be accessed directly from the public street; and that site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern. Additionally, the parking requirements mandate that one parking space per 300 square feet of office or sales area be provided with this use.

Self-service storage is also an interim use within the Rural Development Transitional and Agricultural zoning districts. There are a number of standards for this use including that the property must be at least forty acres in size, be limited to 4% of the gross lot area, and must not generate more than three trips per day. This allowed use within these zoning districts is less impactful, as its limited to a small portion of the property, and are mostly within areas that are not prime commercial areas (i.e. along I-94). Development of land located within a Rural Development Transitional-zoned area on which a self-service storage facility was located would require the discontinuation of the self-service storage facility.

What's in the City Currently for Self-Service Storage?

There are at least two self-service storage facilities within the City – one on Hudson Blvd N (Commercial Zoning) and one on 15th St N (Agricultural zoning).

FISCAL IMPACT:

Removing self-service storage as an allowed use may create opportunity for businesses that generate a significant number of jobs and provide a better tax base to come in.

OPTIONS:

The Council may wish to:

- Direct Staff to make amendments to the Zoning Code, removing self-service storage as a conditional use within the Commercial and Business Park zoning districts.
- Do not direct staff to make amendments to the Zoning Code, removing self-service storage as a conditional use within the Commercial and Business Park zoning districts.

ATTACHMENTS:

- None