



STAFF REPORT

DATE: 7/3/18

CONSENT

ITEM #: 6

MOTION

TO: City Council
FROM: Emily Becker, Planning Director
AGENDA ITEM: Self-Service Storage
REVIEWED BY: Ben Prchal, City Planner

BACKGROUND:

The Council directed Staff at its workshop on May 8, 2018 to discuss with the Planning Commission self-service storage as a use within the Commercial and Business Park zoning districts.

The Commission discussed as a business item at its meeting on May 30, 2018 the removal of self-service storage facilities as allowed uses within the Commercial and Business Park zoning districts and directed Staff to bring the item to a future meeting to hold a public hearing. The public hearing was then held on June 18, 2018.

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).

Planning Commission Discussion. At its May 30, 2018 meeting, the Planning Commission generally felt that self-service storage should be removed as an allowed use within the Commercial and Business Park zoning districts, as this use generally is not one that brings a high tax base to the City nor does it generate a significant amount of jobs. As such, Staff has prepared a draft ordinance removing this use from these zoning districts. The Planning Commission noted that the use could be re-added at a later date when the City is adopting official controls as described in the 2040 Comprehensive Plan. The Draft 2040 Comprehensive Plan designates a Mixed Use-Commercial area that may be more appropriate for self-service storage facilities, and uses within this land use category will be outlined in a future ordinance that adds Mixed Use-Commercial as a zoning district. Additionally, the current self-service storage facility in the Commercial zoning district of the City has planned for expansion with its Conditional Use Permit already, and while it will technically be a legal non-conforming use as a result of this ordinance amendment, there is still opportunity to expand per the plans provided with the conditional use permit. Additionally, there is still opportunity within the Rural Development Transitional zoning district for property owners to operate a self-service storage facility as an interim use.

At its June 18, 2018, the Planning Commission held a public hearing and recommended with a vote of 4-0 that the self-service storage be removed as an allowed use within the Business Park and Commercial zoning districts.

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:

- Adopt Ord. 08-213 which amends the Zoning Code by removing self-service storage as a conditional use within the Commercial and Business Park zoning districts.
- Make amendments to Ord. 08-213, removing self-service storage as a conditional use in just one (Commercial or Business Park) of these zoning districts.
- Do not adopt Ord. 08-213 to amend the Zoning Code by removing self-service storage as a conditional use within the Commercial and Business Park zoning districts.

RECOMMENDATION:

Staff and the Planning Commission recommend, as part of tonight's consent agenda, the removal of self-service storage facilities as an allowed use within the Business Park and Commercial zoning districts. If removed from the consent agenda, the following motion may be made.

“Move to adopt Ord. 08-213 which removes self-service storage facilities as an allowed use within the Business Park and Commercial zoning districts.”

ATTACHMENTS:

- Ord. 08-213

**CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

ORDINANCE NO. 08-213

**AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE OF ORDINANCES BY
REMOVING SELF-SERVICE STORAGE FACILITIES AS AN ALLOWED USE
WITHIN THE BUSINESS PARK AND COMMERCIAL ZONING DISTRICTS**

SECTION 1. The City Council of the City of Lake Elmo hereby amends Title xv: Land Useage; Chapter 154: Zoning Code; Article XIV: Commercial Districts; Table 12-1, by amending the following:

<i>Services</i>					
	LC	CC	C	BP	Standard
Self-service storage	-	-	€-	€-	154.303 (D)

SECTION 2. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 3. Adoption Date. This Ordinance 08-213 was adopted on this 3rd day of July, 2018, by a vote of ___ Ayes and ___ Nays.

LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

This Ordinance 08-____ was published on the ____ day of _____, 2018.