

To: **Mayor and City Council**
Through: **Ryan Schroeder, City Manager**
From: **Melissa Sonnek, City Planner**
Date: **May 26, 2020**

Site Plan, Preliminary, & Final Plat for 1665 Oakdale Ave – More Space LLC

BACKGROUND INFORMATION:

Larry Koland, on behalf of More Space LLC, has requested the review of site plan, preliminary, and final plat applications for the construction of a 122,739 square foot climate controlled storage building at 1665 Oakdale Avenue.

ATTACHMENTS:

Applications
Notice
Planning Commission Report
Plans



PLANNING COMMISSION:

The Planning Commission held a virtual meeting and a public hearing on May 19th, 2020. One person called in to speak on the item. Don Roth, owner of Midwest Plastics to the south of the site, called in to welcome the applicant to the neighborhood and stated that he had some concerns about stormwater drainage due to the remaining construction materials on site after a previous road construction project. The Planning Commission voted 7-0 to recommend approval of the site plan, with two additions (**shown in red text**) to the City Staff recommendations.

Planning Commission voted 7-0 in favor of recommending approval of the preliminary and final plat application, subject to the list of staff recommended conditions.

STAFF RECOMMENDATION:

Staff recommends the City Council hold a public hearing and approve of the SITE PLAN to allow for the construction of a climate controlled self-storage facility at 1665 Oakdale Ave. subject to the submitted plans and the following conditions:

1. Council approval of the corresponding preliminary and final plat application,
2. The applicant shall apply for and obtain all applicable building and sign permits,
3. The applicant shall revise the lighting plan to ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant revise plans to either increase the number of trees or increase the caliper inches of the proposed trees to meet the 222 caliper inches minimum requirement,
5. Any/all trash enclosures comply with section 153.032 (F)6 of the zoning ordinance,
6. All signage must comply with section 153 of the zoning ordinance,
7. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated April 13, 2020,
8. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated May 12, 2020,
9. The applicant shall enter into a storm water management agreement prior to the application of a building permit,
10. The applicant shall adhere to all items outlined in the Dakota County Plat Commission dated March 16, 2020,
11. **The applicant shall work with City Staff to reduce the number of parking stalls to proof of parking along the front building façade to incorporate more trees, and**
12. **The applicant shall work with City Staff to address the soil and elevation concerns mentioned by an adjacent property owner.**

Staff recommends the City Council review the applications, hold a public hearing, and approve the PRELIMINARY and FINAL PLAT for 1665 Oakdale Ave. subject to the following conditions:

1. Council approval of the corresponding site plan application,
2. The applicant shall adhere to all items outlined in the Dakota County Plat Commission memo dated March 16, 2020, and
3. The plat shall be recorded with Dakota County within one year of approval and prior to the application of a building permit.