



Planning Commission Memorandum

To: Planning Commission

From: Justin Fortney, City Planner

Date: February 22, 2021

Item: Special Use Permit and Site Plan – 2021-07 – Mini Storage – 2030 Spiral Blvd

Planning Commission Action Requested: The Planning Commission is asked to review the proposed Special Use Permit with site plan and make a recommendation to the City Council.

Background Information:

The property is owned by the City of Hastings, which has owned the property since the 1970's. In 2005, the City platted the area properties including those on Lightbourn Ct. In addition, the City installed all the necessary infrastructure to attract industrial development for job creation and to increase the tax base.

The applicant, Chad Smurawa, recently acquired two other city owned industrial park lots at 3001 Lightbourn Court and constructed mini-storage units.

SUP Review

The Zoning ordinance allows industrial uses in the I-1 district by right and retail services and sales with a SUP (Special Use Permit). SUP review is to assure that a use is compatible with the surrounding area. Conditions are allowed to be placed on a SUP approval to assure compatibility with the area.

The proposed use of mini-storage would be considered a retail service rather than an industrial use. Mini-storage does not produce much of the associated traffic, parking, and visibility issues of other retail services. The site would not be staffed and most customers would come infrequently. The proposal would not create any traffic, noise, or other impacts beyond existing industrial park businesses.

Notification

Property owners within 350' were notified of the SUP. No comments have been received.

Site Plan Review

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates this area as Industrial.

Zoning Classification

The subject property is zoned I-1 (Industrial). Which allows the proposed use with a SUP.

Adjacent Zoning and Land U

<u>Direction</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Comp Plan</u>
North	Vacant	I-I	Industrial
East	Vacant	R-3 PRD	Medium Density Res
South	Vacant	I-1	Industrial
West	Vacant	I-1	Industrial

Existing Condition

The 2.5 acre site is currently vacant land.

Building Setbacks

Setbacks in the City's commercial and industrial districts are not prescribed by ordinance, but are to be reviewed during the site plan review process. The proposed building setbacks are between 20 and 37 feet from the property lines, staff finds these to be consistent with area development.

Vehicular Access and Circulation

The site access is proposed with a driveway on the east side of the cull-de-sac for members of the gated storage facility. The drive isles are proposed at 28 feet, except for the western drive intended for business storage use and is 49 feet wide. These widths surpass our minimum standards for typical parking lots and drive isles, as additional space is needed for loading.

The Fire Marshal with the HFD has stated that they would not drive their fire trucks into sites like this as it would be a hazard and of little benefit. They instead, would setup at the entrance and enter on foot or around the perimeter. The applicant will provide the HFD with gate access.

Parking

Parking is not required. There is space for vehicle unloading within the drive isles.

Architectural Standards

Architectural standards require 65% class 1&2 materials, with 25% being class 1 (brick, stone, glass) for elevations visible from the street. The proposed building style includes small wall areas and large amount of garage doors. The applicant's mini-storage project on Lightbourn Court last year was approved with 100% class 2 materials on the visible elevations and no class 1. The normal 25% of class 1 on the front elevation was met.

The applicant proposes the same standards for this project with the addition of some windows facing Spiral Blvd.

The class 2 materials used on the past and current projects are higher end metal siding with hidden fasteners, rather than typical corrugated metal siding commonly found on pole sheds. This material is not specifically listed in the zoning code architectural standards. The architectural standards state the list of materials is not exhaustive and the Planning Director has the discretion to allow substitutes of materials not listed.

Architectural standards material list

<i>Class 1</i>	<i>Class 2</i>	<i>Class 3</i>
Brick	EIFS or Drivit	Industrial grade concrete precast panels
Natural Stone	Masonry Stucco	Smooth concrete
Glass (including block, windows, or opaque mirrored panels)	Specialty Integral Colored Concrete Block (including textured, burnished block, rock face block)	Ceramic
Seamless metal panels (including copper)	Architecturally textured concrete precast panels	Wood
Other materials not listed elsewhere as approved by the Administrative Official	Tile (masonry, stone, or clay)	Aluminum or Vinyl Siding
	Other materials not listed elsewhere as approved by the Administrative Official	Other materials not listed elsewhere as approved by the Administrative Official

The applicant has included the following notes regarding the proposed finishes:
 All color schemes and patterns will be the same/substantially the same as the last project.
 All Doors - Mid-tone brown (same as last buildings)
 Steel Above Doors - Mid-tone brown (same as last buildings)
 Pillar Post Covers - Dark brown (same as last buildings)
 Wainscot - Dark brown - 3' (or we may exceed minimum by possibly going to 4') along bottom of building facings without doors - same as last buildings
 Fastenerless Panels - Mid-tone brown (same as last buildings) will be either Edco panel -OR- FW 120 panel
 Fastenered Panels - Mid-tone brown (same as last buildings)
 Building fronts near Spiral Blvd (qty of 4) - 3' (or we exceed minimum by possibly going to 4') of Nichiha Vintage brick panels with remainder finished with the Fastenerless Panels identified above - also, we will plan to install a total of (qty of 4) 2'8" wide x 8' high window facades across the fronts facing Spiral Blvd.

Landscaping

Based on the site size and amount of pavement, the zoning ordinance requires the following number of plantings:

<u>Type</u>	<u>Required</u>	<u>Proposed</u>	<u>Additional Required</u>
Trees	37	35	2
Shrubs	34	26	8

Staff believes the landscaping meets the minimum ordinance requirements with the additional units noted above. Additionally, the five Tina Crabapple trees are very dwarf

varieties with heights between 5-10 feet. They should be substituted unless the supplier can verify their variety will be at least 10 feet in height.

Lighting

The proposed photometric plan shows light levels at the property lines to be below the limit of one foot-candle adjacent to industrial and .5 foot-candle adjacent to residential to the east. The lighting plan indicates downfacing LED wall lights operated by photocell switches.

Recommended Action:

Approval of the SUP and site plan, subject to the following conditions:

- 1) Conformance with the Planning Commission Staff Report and plans dated February 22, 2021.
- 2) All disturbed areas of the property shall be stabilized with rooting vegetative cover to eliminate erosion problems.
- 3) Any uncompleted site work must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 4) The perimeter of the site must have erosion control, as approved by the City Engineering Department.
- 5) The City Engineering Department must approve any required drainage plan.
- 6) Approval is subject to a one-year Sunset Clause; if significant progress is not made towards construction of the proposal within one year of City Council approval, the approvals are null and void.
- 7) As require by ordinance, if the approved use ceases for a period longer than one year of City Council approval, the SUP approval is null and void.
- 8) Existing boulevard trees must be protected during construction.
- 9) In addition to the landscaping shown on the plan, two trees and eight shrubs must be added to the site. The five proposed Tina Crabapple trees must be substituted with larger varieties or provide reasonable assurances the proposed varieties will reach at least 10 feet in height.
- 10) A right-of-way permit issued through the Hastings Public Works Department is required for the street connection.
- 11) Future property owners are required to maintain the utility stubs that exist, whether or not they are utilized.

Attachments:

- Aerial Photograph
- Photographs
- Elevation Drawings
- Site Plans

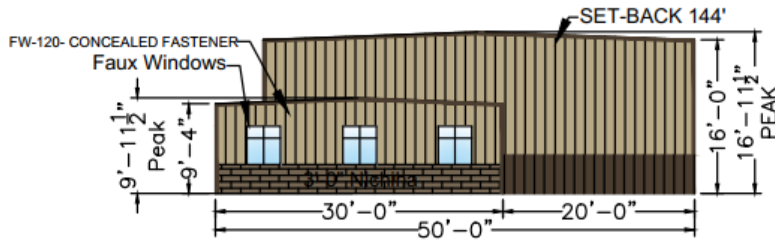


Spiral Blvd. Top soil stockpile recently removed

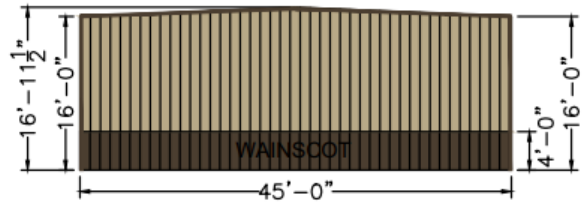


Spiral BLVD. Eastern property line about 25 feet from path

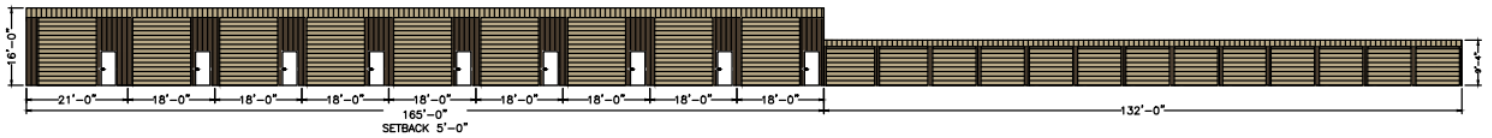
North Elevation



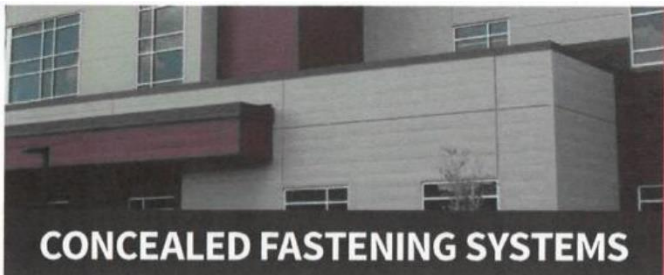
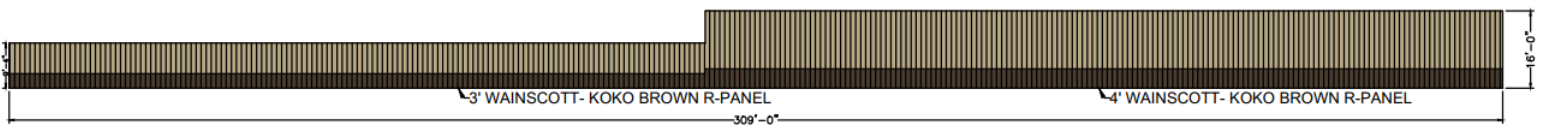
South Elevation



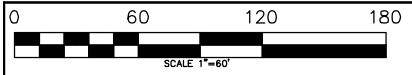
East Elevation



West Elevation



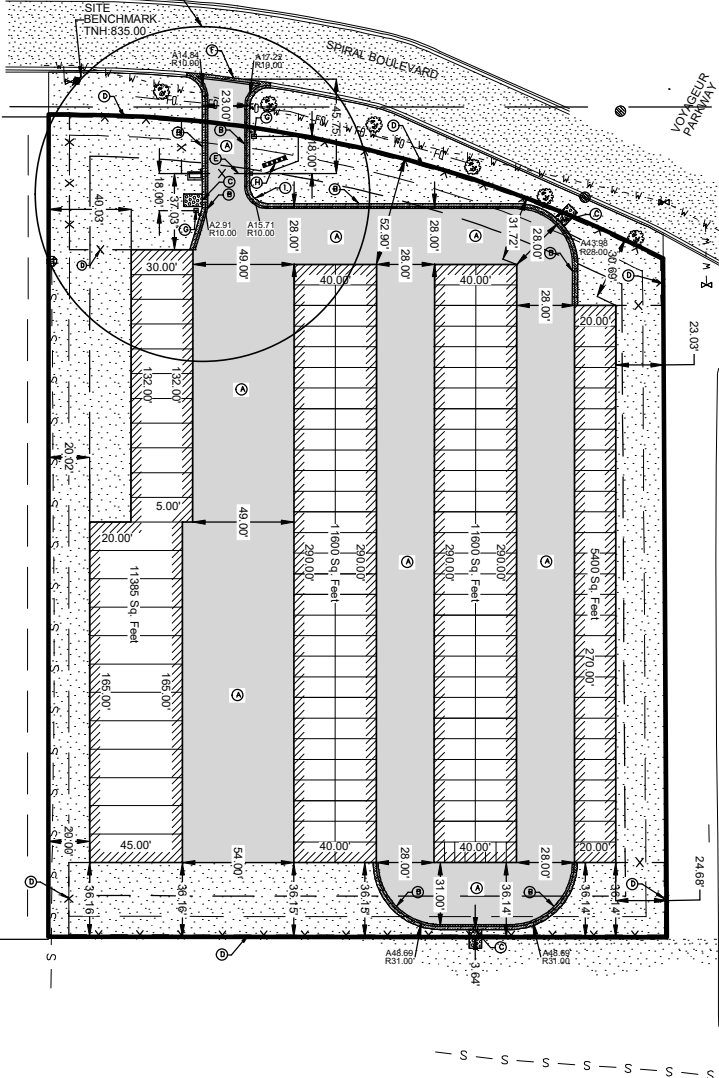
Proposed class two material by MBCI



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 651-454-0002
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SEE INSERT A
 FOR ENLARGEMENT
 OF THIS AREA



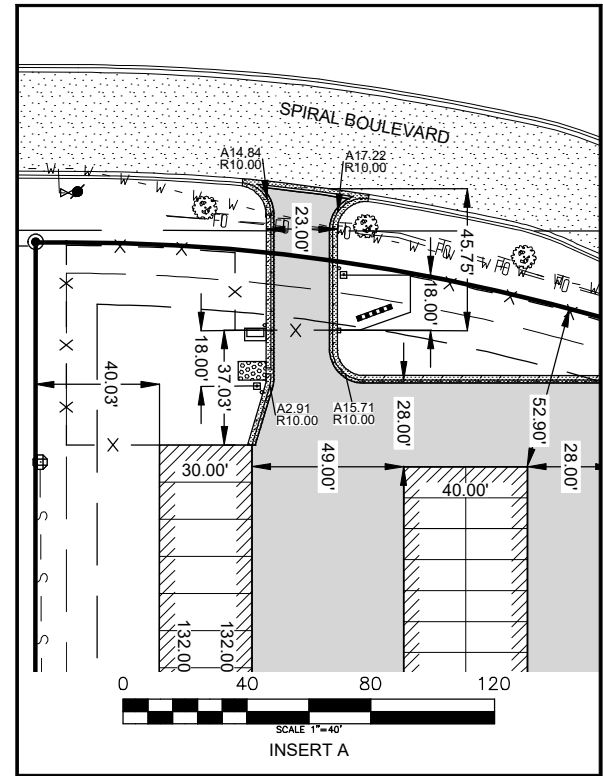
LEGEND	
	BOUNDARY LINE
	LOT LINE
	20' BUILDING SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING STORM SEWER LINE AND CATCH BASIN
	EXISTING WATER MAIN
	EXISTING DECIDUOUS TREE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING TELEPHONE PEDESTAL
	PROPOSED FENCE
	PROPOSED STEP IN FINISHED FLOOR ELEVATION
	PROPOSED MASONRY SIGN
	KEYNOTE SYMBOL
	PROPOSED AREA TO BE SEEDED
	EXISTING BITUMINOUS
	PROPOSED BITUMINOUS
	PROPOSED CLASS III RIP RAP
	PROPOSED KEY PAD

AREA NOTES

LOT AREA.....	2.58 ACRES (112,385 SF)
EXISTING IMPERVIOUS.....	.0 SF (0%)
PROPOSED BUILDING FOOTPRINT.....	39,985 SF
PROPOSED BITUMINOUS.....	39,565 SF
TOTAL PROPOSED IMPERVIOUS AREA.....	1.85 ACRES, 80,585 SF (72%)
TOTAL PROPOSED GREEN SPACE.....	.0.73 ACRES, 31,800 SF (28%)

KEYNOTES:

- ① PROPOSED BITUMINOUS - SEE SECTION ON SHEET 5.
- ② PROPOSED 4" DRIVE OVER MODIFIED CURB AND GUTTER - SEE DETAIL ON SHEET 5.
- ③ PROPOSED DEPRESSED CURB - SEE DETAIL ON SHEET 5. F&I 3 C.Y. CLASS III RIP RAP AT BACK OF CURB. RIP RAP SHALL BE KEYED INTO GROUND 9"
- ④ PROPOSED SECURITY FENCE. FOLLOW MANUFACTURER'S INSTALLATION GUIDE.
- ⑤ PROPOSED SECURITY GATE. SEE MANUFACTURER'S DETAIL.
- ⑥ PROPOSED ENTRANCE. SEE CITY OF HASTINGS DETAIL PLATE 600-9 ON SHEET 5.
- ⑦ PROPOSED KEY PAD FOR SECURITY GATE. SEE MANUFACTURER'S DETAIL.
- ⑧ PROPOSED 10' WIDE BY 5' 6" HIGH MASONRY SIGN.
- ⑨ PROPOSED 6 L.F. 4" DRIVE OVER MODIFIED CURB WITH REJECT GUTTER. SEE DETAIL ON SHEET 5.



Engineering, Surveying & Planning
JOHNSON & SCOFIELD INC.
 1203 Main Street, 4th Fl., St. Paul, MN 55102
 PH: 651.286.1500 FAX: 651.286.1509

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 Shawn A. Vogt, PE
 DATE: 1-28-2021 REG. NO. 20034

DESIGNED	DRAWN	CHECKED
SPD/ZMS	SPD/ZMS	SPV

REVISED	BY	DATE	LATEST REVISION:
			Prepared For: CHAD SMURAWA CREAK RENTALS LLC 3051 LIGHTBOURN CT. HASTINGS, MN 55033 EMAIL: SMURAWA@FRSD.K12.WI.US

HEREBY CERTIFY THAT THIS PLAN MEETS ALL CITY OF HASTINGS AND VERMILION RIVER WATERSHED RULES AND REGULATIONS FOR STORMWATER VOLUME CONTROL, STORMWATER RATE CONTROL, AND WATER QUALITY TREATMENT REQUIREMENTS.
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SIMPLY SECURE STORAGE
HASTINGS, MINNESOTA
2030 SPIRAL BOULEVARD

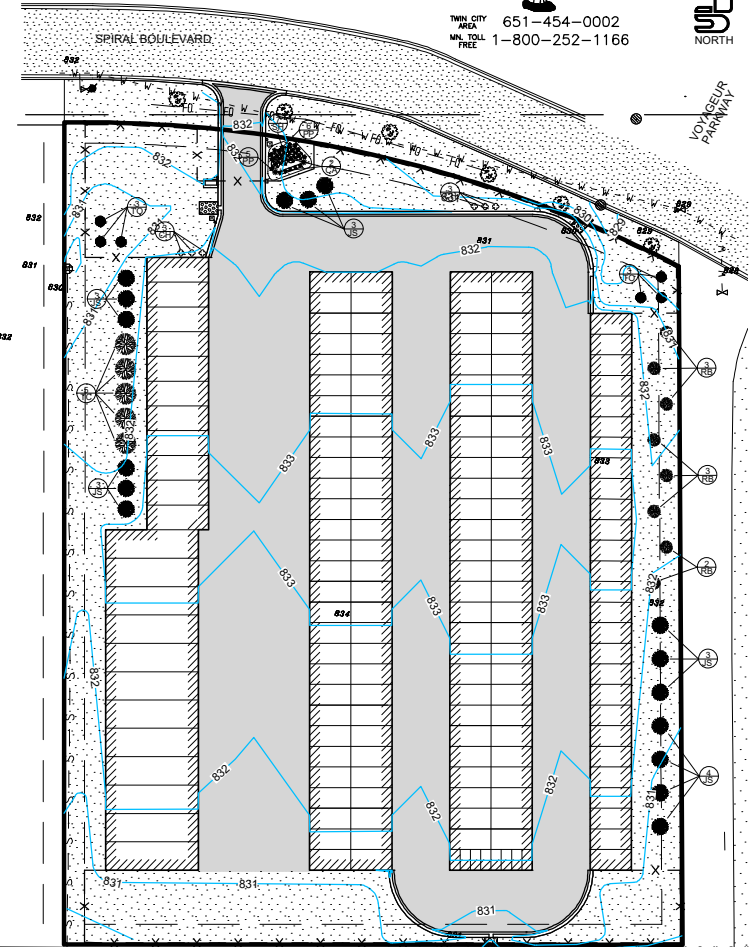
SITE PLAN

SHEET 3 OF 12 SHEETS



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LEGEND

- BOUNDARY LINE
- LOT LINE
- DRAINAGE AND UTILITY EASEMENT
- EXISTING CURB AND GUTTER
- F0 — F0 — EXISTING UNDERGROUND FIBER OPTIC LINE
- S — S — EXISTING STORM SEWER LINE AND CATCH BASIN
- W — W — EXISTING WATER MAIN
- EXISTING DECIDUOUS TREE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- 830 — PROPOSED CONTOUR AND ELEVATION
- PROPOSED MASONRY SIGN
- X — X — PROPOSED FENCE
- PROPOSED STEP IN FINISHED FLOOR ELEVATION
- EXISTING DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL
- LANDSCAPE KEY
- PROPOSED AREA TO BE SEEDED
- EXISTING BITUMINOUS
- PROPOSED BITUMINOUS
- PROPOSED CLASS III RIP RAP

LANDSCAPE NOTES

ALL STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" SHALL BE USED AS THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.

PLANT ESTABLISHMENT PERIOD (PEP) IS 12 MONTHS FROM THE TIME OF ACCEPTANCE. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE DURING THIS TIME, AND SHALL REPLACE ALL DEAD MATERIAL DURING PEP.

ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED, OR CONTAINER GROWN.

ALL PLANT MATERIAL SHALL BE HEALTHY, FREE OF DISEASE AND PEST.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS AND LAWN DURING PEP. THIS INCLUDES WATERING, MULCHING, SPRAYING, OR FERTILIZING ALL LAWN AND PLANT MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THIS PLAN BEFORE PRICING THIS PLAN.

ONLY THE OWNER MAY SUBSTITUTE ANY SPECIES OR QUANTITIES SHOWN ON THIS PLAN.

ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER PLANTING.

THE CONTRACTOR SHALL AVOID ALL UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO ANY PLANTINGS.

LANDSCAPE BED SHALL HAVE A MINIMUM 6" DEPTH OF WOOD MULCH, OR WASHED LANDSCAPING ROCK. THE ENTIRE PERIMETER OF THE BED SHALL HAVE 6" TALL EDGING INSTALLED.

ALL PLANTINGS ARE SHOWN AT MATURE SPREAD.

TREE SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
8	RB	Malus 'Red Baron'	Red Baron Crabapple	MIN. 1 1/2" caliper
6	TO	Thuja Occidentalis 'BallJohn' PPI5,850	Technito Arborvitae	MIN. 1 1/2" caliper
5	TC	Malus 'Tina'	Tina Crabapple	MIN. 1 1/2" caliper
16	JS	Juniperus Scopulorum 'Wichita Blue'	Wichita Blue Juniper	MIN. 1 1/2" caliper

SHRUB AND PERENNIAL SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
7	SH	Stella G'oro Helenium	Daylily	#1
6	CH	Cornus Hessei 'Garden Glow'	Garden Glow Dogwood	#1
2	CA	Calamagrostis Acutiflora 'Karl Foerster'	Feather Reed Grass	#1
11	PP	Heuchera 'Plum Pudding'	Plum Pudding Coral Bells	#1

TURF ESTABLISHMENT

SEED MIX SHALL BE MNDOT #35-221 DRY PRAIRIE GENERAL, OR THE EQUIVALENT
 AREA TO BE SEEDED.....4,206 S.Y.



RED BARRON CRABAPPLE



TECHNITO ARBORVITAE



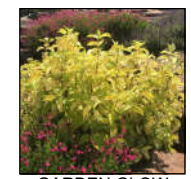
TINA CRABAPPLE



WICHITA BLUE JUNIPER



DAYLILY



GARDEN GLOW DOGWOOD

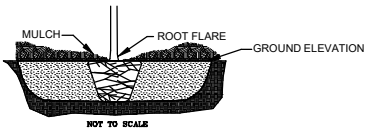


FEATHER REED GRASS

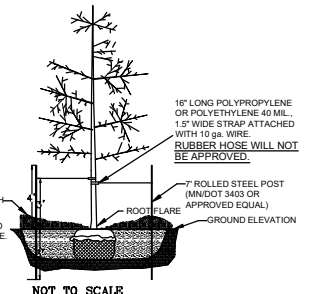


PLUM PUDDING CORAL BELLS

NOTES:
 SCARIFY BOTTOM AND SIDES OF THE HOLE.
 REMOVE CONTAINER AND SCORE OUTSIDE WALL OF SOIL MASS.
 SET PLANT ON UNDISTURBED NATIVE SOIL, OR COMPACTED BACKFILL SOIL.
 INSTALL PLANT SO THAT THE ROOT FLARE IS AT OR UP TO 2" ABOVE FINISHED GRADE.
 BACKFILL TO ±12" OF THE ROOT BALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BURLAP FROM THE ROOT BALL.
 PLUMB AND BACKFILL WITH BACKFILL SOIL.
 WATER TO FILL VOIDS AND SETTLE PLANT.
 WATER THOROUGHLY WITHIN 2 HOURS OF PLANTING.
 PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.



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 PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
 ONLY TREES THAT CANNOT MAINTAIN A PLUMB CONDITION WILL BE REQUIRED TO BE STAKED.
 REMOVE STAKES AFTER PEP HAS ENDED.



CONTAINER STOCK PLANTING DETAIL

BALLED AND BURLAPPED TREE PLANTING AND STAKING DETAIL

**Engineering, Surveying
 & Planning**
JOHNSON & SCOFIELD INC.
 1203 Mohl Street Red Wing, MN 55066
 ph. 851.388.1558 fax 851.388.1559

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LANDSCAPE PLAN
SHEET 10 OF 12 SHEETS