



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: Justin Fortney, City Planner
Date: September 20, 2021
Item: Resolution: SUP and Site Plan - Mini-Storage Expansion – 2699 Commerce Drive

Council Action Requested:

Consider the request by KO Storage for a SUP (Special Use Permit) and site plan approval and act on the attached resolutions.

Approval of a SUP requires 6 of 7 Councilmembers and site plan requires a simple majority.

Background Information:

This existing site has been used as a mini-storage facility and a paving business. The new owners, KO Storage, propose to develop the remaining area with three additional storage buildings. The buildings will be used for mini-storage, a retail storage use. The intend to lease out the existing shop/ office building to a third party.

Advisory Commission Discussion:

The Planning Commission voted 7-0 to recommend approval of the requests at the September 13, 2021 meeting. No members of the public spoke at the meeting. Commissioners confirmed that outdoor storage, including vehicles would not be allowed. Commissioner Matzke commented that the purpose of an industrial park is for industry and job creation rather than mini-storage. He asked if the city can limit further use of the park for mini-storage. Fortney commented that most of the remaining land in the park is owned by the city, which provides that discretion.

Council Committee Discussion:

N/A

Attachments:

- Resolutions – SUP & Site Plan
- Planning Commission Staff Report – September 13, 2021

HASTINGS CITY COUNCIL

RESOLUTION NO. 09-11-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS
GRANTING SPECIAL USE PERMIT APPROVAL FOR OPERATION OF MINI-
STORAGE, A RETAIL AND SERVICE BUSINESS WITHIN THE I-1
INDUSTRIAL PARK DISTRICT LOCATED AT 2699 COMMERCE DRIVE**

Council member _____ introduced the following Resolution and moved its adoption:

WHEREAS, KO Storage of Hastings, LLC has petitioned for Special Use Permit approval to expand a retail and service business (mini-storage) within the I-1 Industrial Park Zoning District generally located at 2699 Commerce Drive, legally described as Lots 4 & 7, Block 1, HASTINGS INDUSTRIAL PARK NO. 4, Dakota County, Minnesota; and

WHEREAS, on September 13, 2021, a public hearing and review was conducted before the Planning Commission of the City of Hastings, as required by state law, city charter, and city ordinance; and

WHEREAS, The Planning Commission recommended approval of the request, subject to the conditions hereunder; and

WHEREAS, The City Council has reviewed the request and recommendation of the Planning Commission.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:

That the City Council hereby approves the Special Use Permit as presented subject to the following conditions:

- 1) Approval of a Site Plan for construction of the buildings and development of the property.
- 1) Conformance with the site plan and SUP City Council Staff Report and plans dated September 20, 2021.
- 2) If the use authorized has not been established within one year from approval by the Board of Adjustment and Appeals, the permit shall be null and void.
- 3) If the use authorized is discontinued for a period of three years or longer, the permit shall be null and void.
- 4) There shall be no outdoor storage of items including vehicles.

Council member _____ moved a second to this resolution and upon being put to a vote it was adopted by the Council Members present.

Adopted by the Hastings City Council on September 20, 2021, by the following vote:

Ayes:
Nays:
Absent:

ATTEST:

Mary Fasbender, Mayor

Kelly Murtaugh,
City Clerk

(City Seal)

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 20th day of September, 2021, as disclosed by the records of the City of Hastings on file and of record in the office.

Kelly Murtaugh, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JJF)
101 4th St. E.
Hastings, MN 55033

HASTINGS CITY COUNCIL

RESOLUTION NO. 09-12-2021

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF HASTINGS GRANTING SITE PLAN APPROVAL FOR
MINI-STORAGE LOCATED AT 2699 COMMERCE DRIVE**

Council member _____ introduced the following Resolution and
_____ moved its adoption:

WHEREAS, KO Storage of Hastings, LLC has petitioned for Site Plan approval to construct three additional mini-storage buildings on property generally located at 2699 Commerce Drive, legally described as Lots 4 & 7, Block 1, HASTINGS INDUSTRIAL PARK NO. 4, Dakota County, Minnesota; and

WHEREAS, on September 13, 2021, review was conducted before the Planning Commission of the City of Hastings as required by state law, city charter, and city ordinance; and

WHEREAS, the Planning Commission recommended approval of the site plan to the City Council, subject to the conditions contained in this resolution; and

WHEREAS, The City Council has reviewed the request and concurs with the recommendation of the Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF HASTINGS AS FOLLOWS:**

That the City Council hereby approves the special use permit as presented to the City Council subject to the conditions:

- 1) Conformance with the City Council Staff Report and plans dated September 20, 2021
- 2) All disturbed areas on 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) Issuance of the appropriate building permits.
- 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 approval is null and void.
- 7) Any impacted landscaping must be recreated on the site.

Council member _____ moved a second to this resolution and upon being put to a vote adopted by _____ present.

Ayes: _____

Nays: _____

Absent: _____

ATTEST:

Mary Fasbender
Mayor

Kelly Murtaugh
City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 20th of September, 2021, as disclosed by the records of the City of Hastings on file and of record in the office.

Kelly Murtaugh
City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JJF)
101 East 4th Street
Hastings, Minnesota 55033



Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, City Planner
Date: September 13, 2021
Item: Special Use Permit and Site Plan – 2021-35 – Mini Storage Expansion – 2699
Commerce Drive

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 was originally developed as an asphalt business in 1998 and added mini-storage in 2006 and 2011. The property has recently been purchased by KO Storage of Hastings, LLC. They are proposing to add two additional mini-storage buildings to the site.

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 storage 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 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 2040 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 Use

Direction	Existing Use	Zoning	Comp Plan
North	Logs to Lumber	I-2	Industrial
East	Animal Ark/ Jan's Dance	I-1	Industrial
South	Mal-O-Sen	I-1	Industrial
West	Mini-storage	I-1	Industrial

Existing Condition

The property includes an office / shop building and four mini-storage buildings.

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 in line with the existing buildings on the site.

Vehicular Access and Circulation

The site access is unchanged and the circulation of the proposed buildings will be similar to existing.

Parking

The 11 required spaces necessary for the existing shop/ office building will remain south of that building, in a row parallel with Commerce Drive. There are no parking requirements for the use of mini-storage.

Architectural Standards

Architectural standards require 75% 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. recent mini-storage projects approved on Lightbourn Court and Spiral Blvd. were 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 with a brick siding panel system.

The buildings proposed for this project are further from the road and at a greater elevation than the road. This will obscure the long sides of the buildings from view. The ends of the buildings that are most visible to the road will be almost entirely covered in stone veneer, color matched to existing buildings. This along with color matched metal will help to blend the new buildings with the existing, as required by the zoning ordinance (see standard C 5 below). The proposed buildings will have a roof pitch that is shallower than the existing buildings on site.

§ 155.52 ARCHITECTURAL STANDARDS (C) (5) All buildings on a lot, or as part of a unified development, shall be of compatible design and materials. Emphasis shall be given on the position of buildings on the site to give visual interest

<i>Class 1</i>	<i>Class 2</i>	<i>Class 3</i>
Brick	EIFS or Drivvit	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

Class 2 - For storage buildings in the industrial park we've allowed some steel siding products that have a greater appearance than corrugated metal siding and hidden fasteners.

Class 1 - For storage buildings in the industrial park we've allowed some brick panel products.

Existing buildings

The existing storage buildings on the norther portion of the site are split faced block (class 2). The shop/office building is corrugated metal (class 3) with some brick wainscoting. The SE building is corrugated steel siding and generally not visible.

Landscaping

Based on the proposal to expand by less than 25% of the site, only affected landscaping must be replaced, which is proposed.

Lighting

The proposed photometric plan shows light levels at the property lines to likely be within the 1 foot-candle limit. The plan did not identify the property lines, but scaling showed that the appropriate light levels should be met. The lighting plan indicates LED wall lights, which by ordinance must all be on a timer, photocell, or other automatic switch.

Attachments:

- KO Storage Expansion Narrative
- Aerial Photograph
- Photographs of site
- Photograph examples of building design, materials, and elevation drawings
- Site Plans



Proposed design style from another location





Proposed door color

Proposed Stone veneer

Boulder
CREEK®
 Stone Products

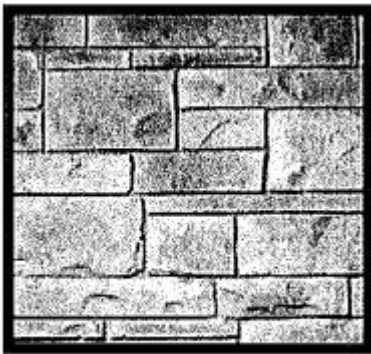
- Sangria - Castano, Pueblo, Saddle, Tolono

3. Product Description

BASIC USE

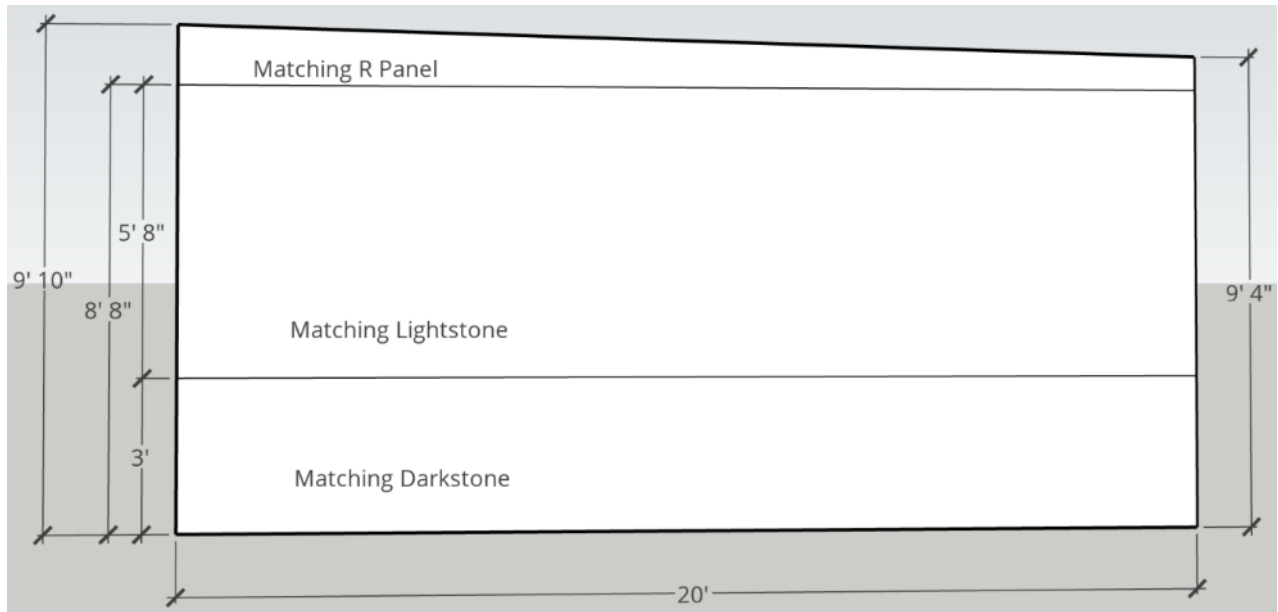
Stone:

Boulder Creek® Stone offers a full line of cost effective manufactured stone in a variety of designs, textures, and colors. Crafted of all natural materials to replicate the appearance and feel of natural stone, this manufactured stone is lightweight, yet durable to withstand harsh weather conditions. It can be installed onto interior and exterior wall surfaces without requiring extra foundational support and is ideal for all systems, fireplaces, entries, retaining walls, and other applications where natural stone may be too heavy or costly.



Sangria





End profile and color of two smaller buildings

