

## **CITY OF SHAKOPEE**

### **Memorandum**

**CASE NO.:** 17-060

**TO:** Board of Adjustment and Appeals

**FROM:** Mark Noble, Senior Planner

**SUBJECT:** Conditional Use Permit for Exterior Storage in the Light Industry Zone.

**MEETING DATE:** January 4, 2018

**REVIEW PERIOD:** Nov. 17, 2017 - March 16, 2018

#### **Site Information**

**Applicant:** Beacon Construction, Inc.  
**Property Owner:** Larson Development 101 LLC  
**Location:** 290 Sarazin Street  
**Current Zoning:** Light Industry (I-1) Zone

**Adjacent Zoning:** North: Light Industry (I-1) Zone  
South: Multiple-Family (R-3) Residential Zone  
East: Light Industry (I-1) Zone  
West: Light Industry (I-1) Zone

**Comp. Plan:** Industrial  
**Lot Size:** 5.38 Acres

#### **Introduction**

Beacon Construction, Inc. made application for a Conditional Use Permit to allow exterior storage, as part of a recently constructed building located at the northwest corner of 4<sup>th</sup> Avenue and Sarazin Street. Attached are the applicant's site, elevation, and landscaping plans for this project. Note the highlighted area on the site plan, which identifies the proposed exterior storage area. This area will be enclosed by an 8' chain link fence, with a fabric covering for screening purposes. This storage area will be used for vehicles and lifts; no materials.

The 28,000 sq. ft. building is larger than this proposed storage area, which would be located on the north side of the building. The area of new exterior storage will be approx. 18,000 sq. ft. This storage area is required to be screened from view from adjacent right-of-ways and residential properties. The City Code standards also state that the maximum area for storage shall not exceed the footprint of the building. It is proposed to be surfaced with class five (5) aggregate, and is not located adjacent to residential zoned property.

Planning staff did receive comments from the Fire Dept., with comments incorporated into the draft resolution.

City Code Section 151.014, Subd. (B) (7) provides guidelines for development of this property, of which a number are listed as conditions of approval in the draft resolution. Should this CUP request be approved, a building permit for the fence will need to be submitted for review and approval.

### **Findings – Conditional Use Permit**

The criteria required for the granting of conditional use permits are listed below with staff findings.

**Criteria #1    The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;**

Finding #1    Staff has received no evidence that the exterior storage area will be injurious to the use and enjoyment of other property in the immediate vicinity, nor would it substantially diminish or impair property values in the area, provided the conditions of the resolution are met.

**Criteria #2    The establishment of the conditional use permit will not impede the normal and orderly development and improvement of surrounding vacant property for uses allowed in the area;**

Finding #2    The conditional use permit, as proposed, will not impede future development and improvement in the area, provided the conditions of the resolution are met.

**Criteria #3    Adequate utilities, access roads, drainage and other necessary facilities have been or will be provided;**

Finding #3    Adequate utilities, access roads and drainage are provided or will be provided at the site.

**Criteria #4    The use is consistent with the purposes of the zone in which the applicant intends to locate the proposed use; and**

Finding #4    The use of the subject property is consistent with the purposes of the Light Industry (I-1) Zone.

**Criteria #5    The use is not in conflict with the Comprehensive Plan.**

Finding #5    The use is not in conflict with the Comprehensive Plan, which guides this property for industrial uses.

### **Staff Recommendation**

Offer a motion to approve Resolution No. PC17-060, a resolution approving a Conditional Use Permit to allow exterior storage, with conditions as presented.

### **Action Sought**

Approve Resolution No. PC17-060, a resolution approving a Conditional Use Permit to allow exterior storage, with conditions as presented.

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Mark Noble  
Senior Planner