

April 19, 2018

City of Shakopee Board of Adjustments
485 Gorman Street
Shakopee, MN 55379

RE: REQUEST FOR CONDITIONAL USE PERMIT AND VARIANCE
2800 4TH AVENUE EAST
PID #27-905013-2

Dear Shakopee City Staff and Board of Adjustment:

I represent Shakopee 2914, LLC, owner of the property located at 2800 4th Avenue East. The property is 2.14 gross acres in size, is currently zoned I-1, and I am requesting approval of a conditional use permit to allow the following uses on the property:

- More than one principal structure on the lot
- Self-storage facility
- Landscaping services and contractors
- Exterior storage

All above uses are specifically listed as Conditional Uses in the I-1 zoning district.

Self-Storage Facility. Shakopee 2914's vision for the property is to construct three (3) separate self-storage buildings on the property, as depicted on the attached application materials. The proposed westerly building and the middle building would be traditional self-storage facilities containing a total of 49 – 10' x 20' units, 4 – 20' x 20' units, and 9 – 6' x 8'10" units. The proposed easterly building would contain an office area, mechanical room, and 17 – 20' x 45' units. The office area proposed in the easterly building will be utilized by staff that manages the site and self-storage facility. The entrance to the site will include a locked gate and security / camera system. The gate will be accessible to tenants and renters of the facility.

Landscaping Services and Contractors. The vision for the easterly building is to provide spaces (20' x 40' units) that small contractors, such as a small plumbing, HVAC or electrical contractor, could lease. The location and proposed design meets the Performance Standards for landscaping services and contractors as outlined in Section 151.014(B)(17) of the City Code.

Exterior Storage. The area proposed for exterior storage is the approximate 25' x 105' paved area at the far south end of the property. The intention for this area is that a tenant could have the option of parking / storing items such as a trailer, vehicle, boat, camper, bobcat, or similar item in this outdoor storage area. It is estimated that the proposed outdoor storage area could accommodate approximately ten (10) such vehicle types. The landscaping plan includes a combination of Cardinal Red Dogwood (6) and Miss Kim Lilac (5) which will provide landscape

screening of the proposed exterior storage area. The proposed outdoor storage area meets the Performance Standards for exterior storage as outlined in Section 151.014(B)(7) of the City Code.

Building Materials. Architectural plans are included for the easterly (phase 1) building only at this time. The proposed exterior building materials include a combination of brick, and vertically and horizontally placed prefinished architectural metal panels. Consistent with Section 151.108 of the City Code, the building design includes 1) accent colors and materials, 2) a combination of horizontal and vertical design features, and 3) a front entry that contains accent materials. More than 50% of the front (north) facing façade will include brick that includes bullnose accent and relief through the use of two rows of soldier brick. Although much of the exterior building material is architectural metal which is not specifically listed as a permitted major exterior building material, it has been designed with vertical and horizontal relief and color variations to enhance its appearance. Section 151.108(A)(7) states that building materials not specifically approved may be allowed if it is demonstrated that the proposed material is equal to or better than approved materials. We suggest that the metal architectural panels proposed exceed the currently allowed vinyl siding in terms of strength and durability, and request approval of the design using metal panels as depicted on the architectural renderings.

Phasing Plan. Grading and development of the site is proposed starting in June, 2018. The easterly building is proposed for construction in 2018. The middle and westerly building are proposed within one to three years of project approval.

Setback Variance. In addition to the conditional use permit application, approval of variance to allow the westerly building to be located 10' from the west property line, as opposed to the required 15', is also being requested. The plans, as currently drawn, depict the building at the required 15' setback; however, I am requesting that the westerly building be allowed with a 10' side setback. Allowing the 10' setback will allow five additional feet within the site. The additional five feet would be added to the open area between the middle building and easterly building, thereby allowing a 50' separation rather than the 45' depicted on the attached plans. With the intent that the east building will be utilized by small contractors who may often be pulling a work trailer, the extra 5' will allow additional maneuvering space for backing into the contractor units.

Included in my application materials are:

- Civil plans containing 9-sheets, prepared by Campion Engineering Services and dated 4/18/18
- Architectural plans containing two sheets, prepared by Linner Morschen Architects and dated 4/13/18
- Lighting plan containing 2 sheets, prepared by Rouzer Group and dated 4/16/18
- Landscape plan containing 1 sheet, prepared by Paul Miller design and dated 4/17/18

- Tree inventory containing 7 sheets, prepared by James Spieker and dated 9/28/17
- Truck turning template prepared by Campion Engineering Services and undated

We believe the proposed project meets the City of Shakopee criteria for granting a conditional use permit as follows:

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.

The proposed industrial development has been designed in an attractive manner using high quality building materials and landscaping, and will not diminish and impair property values of other industrial zoned properties in the vicinity.

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses allowed in the area.

Approval of the conditional use permit will not impede the normal and orderly development of surrounding vacant properties for their guided uses. All property surrounding the site has already been developed into industrial uses, with the exception of the property located immediately to the south. A master development plan for that vacant (Scannell) property shows that the property to the south has alternative access and can be developed into industrial land uses.

3. Adequate utilities, access roads, drainage and other necessary facilities have been or will be provided.

The subject property is adjacent to 4th Avenue East which has been designed and recently reconstructed to accommodate the industrial development in the vicinity of the site. Adequate sanitary sewer and water services are available to the property, via 4th Avenue, which will allow services to the building and adequate fire protection. A stormwater plan for the site includes construction of a stormwater pond that meets City requirements.

4. The use is consistent with the purposes of the zone in which the applicant intends to locate the proposed use.

The proposed use of the property is consistent with the purposes of the I-1, light industrial zoning district in which it is located because all proposed uses of the site, including more than one principal structure on a lot, self-storage facility, landscaping and contractor yards, and exterior storage are all specifically listed as conditional uses which are guided to the I-1 district.

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

The subject property is guided by the City's Comprehensive Land Use Plan to an industrial land use. All proposed uses of the site are industrial in nature and therefore consistent with the guided land use designation.

We believe the requested variance meets the City of Shakopee criteria for granting a variance as follows:

1. The property owner proposes to use the property in a reasonable manner not permitted by an official control.

The property owner proposes to use the property in a reasonable manner as a self-storage facility which is a guided use for the property, and the proposed 10' (westerly) side setback is not currently permitted by official controls.

2. The plight of the landowner is due to circumstances unique to the property.

The circumstance unique to the property is that the property is parcel of record, created in its narrow configuration many years ago.

3. The circumstances were not created by the landowner.

The narrow width of the property was not created by the landowner, as the property has existed for many years in the current narrow configuration.

4. The variance, if granted, will not alter the essential character of the locality.

Granting the 5' (westerly) side setback variance will not alter the character of the neighborhood, as all surrounding property is guided, zoned and utilized for industrial development. Adjacent to the property line where the variance is being requested, the adjacent land use is an existing stormwater pond. The 5' side setback variance will have no adverse effects of the adjacent property or stormwater pond.

5. The problems extend beyond economic considerations. Economic considerations alone do not constitute practical difficulties.

The side setback variance is being requested to improve the overall site design and to provide additional maneuvering space within the site for commercial vehicles.

This application is being submitted for placement on the June 7th Board of Adjustment meeting agenda. Please contact me if you have any questions about the application or if you have additional questions.

Respectfully,

Renee L. Christianson

Renee L. Christianson
Representative for Shakopee 2914, LLC