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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Site Plan for final Mini-Storage Unit at  
1800 15<sup>th</sup> Street North**  
DATE: June 23<sup>rd</sup>, 2020

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### *Informational only*

#### **BACKGROUND**

KO Storage had submitted an application for a Site Plan Review for the fourth mini-storage unit to be built at the site of 1800 15<sup>th</sup> Street North. This would be the final mini-storage unit to the site. The subject parcel is located at the dead end of 15<sup>th</sup> Street North and adjoins a residential area to the east and Hwy. 169 to the west.

#### **SITE PLAN ANALYSIS:**

##### **Zoning**

The property site is in B-3 General Commercial District where mini-storage facilities are allowed with a Conditional Use Permit with no more than four buildings and maximum square footage of 4,000 square feet for each unit. A variance was approved to build the facility up to 5,740 square feet at the May 18, 2020 Planning Commission meeting depending on the Building Code for the setback requirements from the third facility.

The site has three mini-storage units in it with each unit consisting of 8,000 square feet in a fenced in area. Each building has a 30' foot setback from the other and the proposed facility would also have the 30' foot setback with the square footage of 4,920 square feet. This setback will provide emergency vehicles to maneuver in the site. The maximum lot coverage is 60% and the proposed impervious coverage would be 43.5%.

##### **Grading and Storm Water**

The current storm pond will be filled and moved to the south of the site. A compaction test for the current storm pond will need to be in place prior to the construction of the new building and provided to the Building Inspector for his permit process.

The City Engineer has reviewed the stormwater management and grading information and had comments that the applicants Engineer addressed.

Staff has forward the information to MnDOT on the Site Plan. MnDOT has to give approval for anything built along the right-of-way of Hwy. #169 and #95. MnDOT's has reviewed the plans and see's no additional drainage will be going to the State right-of-way and are okay with the plans.

##### **Building Materials**

The owner will be using the same exterior material and color as the other units.

**Bituminous Pavement**

There is currently a 28' foot bituminous pavement that surrounds the site. The proposal shows this will be reduced to 25' feet on the south side this proposed building. The Fire Chief has reviewed the plans and requires that 30' feet be plowed in the winter months to maintain turnaround access for emergency vehicles.

**Landscaping**

The applicant is not purposing additional landscaping. There is foliage currently at the site that will be left between the site and residential area.

**Fencing**

The site is surrounded by a chain link screened fencing and it will be extended to the south of the site enclosing the storm pond area.

**Lighting**

There will be eight LED light fixtures mounted from the top of the building wall that will be illuminated downward. The fixtures will be bronze in color.

**Electrical**

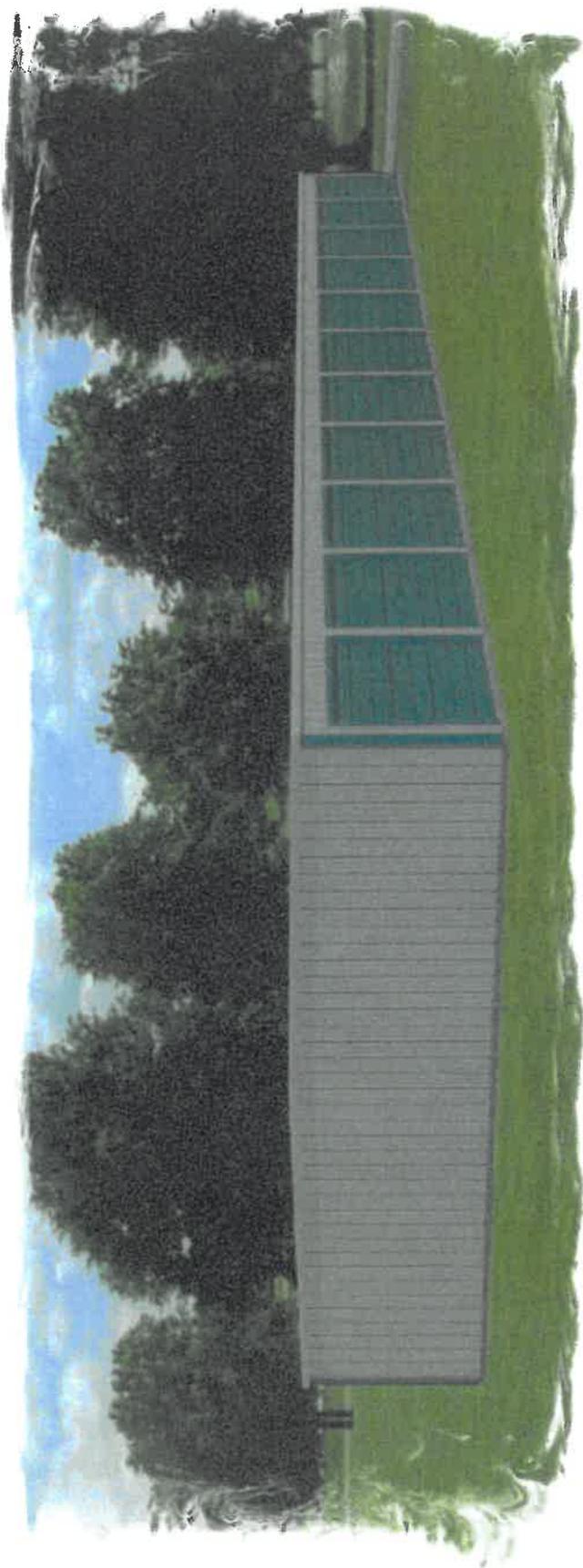
The applicant has spoken with Ryan Grant, Princeton Public Utilities and the property is already metered and all the electrical work that will be performed will be done downstream of the meter.

**RECOMMENDATION**

The Planning Commission Board approved the Site Plan for the final mini-storage unit to be built at 1800 15<sup>th</sup> Street North with the following conditions:

1. Exterior needs to match the current buildings in materials and coloring.
2. The south side of the proposed building has a 25' foot pavement area and for emergency vehicles, it will need to be plowed and maintained for a 30' foot width in the winter months.
3. All necessary building permit applications need to be submitted and approved by the Building Inspector prior to building.
4. Any new signage will need a Building Permit prior to installation.
5. If due to weather conditions, the asphalt installation is unadvisable an escrow deposit be submitted prior to certificate of occupancy, and compliance no later than July 1<sup>st</sup> of the following year.

*This is for information only to the City Council and no motion is required.*



DATE:	06/09/2023
DRAWN BY:	C.D. WALKER
CHECKED BY:	C.D. WALKER
DATE:	06/09/2023
PROJECT:	EROSION CONTROL MEASURES FOR THE 2023 CITY CENTER
SCALE:	AS SHOWN
PROJECT NO.:	20230014
DATE:	06/09/2023

**BOGART, PEDERSON & ASSOCIATES, INC.**

1000 WEST 10TH AVENUE, SUITE 1000  
DENVER, COLORADO 80202  
TEL: 303.733.8800  
WWW.BOGARTPEDERSON.COM

**C220**

SHEET NO.

**EROSION CONTROL NOTES**

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS & THE FIELD REPRESENTED WITHIN THE PLANS AND SHOWING DISCREPANCIES TO THE ENGINEER BEFORE BEGINS THE PROJECT AND STOP WORK IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. CONTACT THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY LOCATIONS AND ALL EXISTING UTILITY DEPT. RECORDS THROUGHOUT THE PROJECT.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SOIL AND ROCK FROM BEING ERODED OR WASHED AWAY FROM THE PROJECT AREA.
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO DETERMINE EXISTING AND PROPOSED ELEVATIONS TO MAINTAIN EXISTING EROSION CONTROL MEASURES AND TO DETERMINE THE LOCATION AND DEPTH OF ALL EXISTING UTILITY LOCATIONS. ALL UTILITY LOCATIONS SHALL BE MAINTAINED AND NOT DAMAGED. ALL UTILITY LOCATIONS SHALL BE MAINTAINED AND NOT DAMAGED. ALL UTILITY LOCATIONS SHALL BE MAINTAINED AND NOT DAMAGED.
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**INFILTRATION BASIN NOTES**

RECALCULATED INFILTRATION VOLUME CALCULATIONS

BACK VOLUME: 37,000 CU. FT.

TOTAL SITE IMPROVED SURFACE: 63,544 SQ. FT.

VOLUME FOR 1" OF RAINFALL ON IMPROVED SURFACE: 5,698 CU. FT.

**EROSION CONTROL MEASURES (PER DETAIL)**

EROSION CONTROL MEASURES SHALL BE CONDUCTED IN A MANNER TO MAINTAIN EXISTING CONDITIONS AND TO PREVENT SOIL AND ROCK FROM BEING ERODED OR WASHED AWAY FROM THE PROJECT AREA.

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**LEGEND:**

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