

06-30-2021

**CITY COUNCIL WORK
SESSION
SUPPLEMENTAL PACKET**

Meeting Date June 30, 2021

Council Memo

To: Mayor Palmquist and City Council Members

From: Ron Moorse, City Administrator

Date: June 24, 2021

Re: Draft Ordinance Amendment Regarding Storage Uses in the I1-C Zone - Supplemental

The Council referred the draft ordinance amendment regarding storage uses to the Planning Commission for its feedback prior to further consideration of the ordinance amendment. The Planning Commission discussed the draft ordinance amendment at its June 28, 2021 meeting. A summary of the Planning Commission's feedback is provided below.

Planning Commission Feedback

- The overall feedback from the Planning Commission was that the proposed use is a good idea for the industrial zone for the following reasons
 - There is no parking of semi-trucks and trailers
 - There is no exterior storage, with the exception of the parking of some vans and smaller trailers.
 - There is a low amount of traffic associated with the use
 - There is a low level of noise generated by the use
 - The exterior appearance of the buildings facing the new public street is attractive
 - The buildings fronting on Hudson Road would be screened by a berm, fencing and vegetation, so that the only visible portion of the building would be the roof.
- It was questioned whether the use fits into the definition of "warehousing", which is an allowed use and could eliminate the need for an ordinance amendment
- The amount of impervious surface was questioned. The representative from Rise, the company proposing the commercial storage use, indicated these uses are generally at 75% to 80% impervious surface, but that percentage could be reduced. The maximum impervious surface percentage allowed by ordinance is 65%.

Warehousing Definition and Self-Storage

As indicated above, it was questioned whether the proposed use fits the definition of warehousing. The definition of warehousing in the Zoning Code is very general as follows:

Warehousing means the storage of materials or equipment within an enclosed building as a principal use, including packing and crating.

The American Planning Association has a Planners Dictionary with definitions of a wide range of uses.

The definition of *Self-service storage facility* is: *A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property.*

The definition of Warehouse is: *Facilities characterized by extensive warehousing, with frequent heavy trucking activity.*

The definition of Self-service storage facility appears to be the best match for the use proposed by Rise. An argument could be made that the proposed use fits the City's general warehousing definition. A similar argument could be made that general self-storage also fits this definition. However, the Council, as part of the 2018 ordinance amendment regarding industrial uses, specifically excluded self-storage as an allowed use, with the exception of "self-storage, multi-story".

Ordinance Amendment

The proposed ordinance amendment provides a definition of cooperative commercial self-storage that provides the differentiation between the use proposed by Rise that serves only businesses and the more general self-storage that serves the general public. The key differentiating factors are as follows:

- Serves only businesses
- Storage units have electricity and lights and are climate controlled
- All customers have access to office and conference room space with WiFi

Size of Buildings

While initial information indicated the individual building size was 10,000 sq. ft., the Rise representative indicated the buildings in the proposed project will range from 4,200 sq. ft. to 9,700 sq. ft. The draft ordinance amendment will need to be revised to reflect a minimum building size of 4,000 sq. ft. vs. 10,000 sq. ft.