



**Date:** April 24, 2019

**To:** Planning Commission

**From:** Cary Teague, Community Development Director

**Subject:** Site Plan Review – 7725 Washington Avenue (Self Storage Facility)

## **Information / Background:**

The Planning Commission is asked to review a site plan proposal to remodel and expand the existing building at 7725 Washington Avenue. 4412 Valley View Road. A Site Plan review is required because the square footage of the proposed expansion exceeds the existing square footage by 10%. The existing building is 57,632 square feet in size. The proposed expansion areas are 57,058 square feet; therefore, the finished building would be 113,690 square feet.

Users of the facility would drive into the addition on the north side of building and load/unload into the storage unit from inside building; after unloading they would then proceed forward through the building, turn around and exit. (See attached plans.) Customer access is available daily from 6:00 am to 10:00 pm. Office hours would be Monday through Friday 9:30 am to 6:00 pm and Saturday from 9:00 am to 5:30 pm. The facility would be closed on Sundays.

The site is currently zoned PID, Planned Industrial District. Mini-storage is a permitted use. This project is code compliant; therefore, the applicant is entitled the proposed project.

## **SUPPORTING INFORMATION**

### **Surrounding Land Uses**

Northerly: Warehouse/office; zoned PID, Planned Industrial District.  
Easterly: Highway 169.  
Southerly: Warehouse/office; zoned PID, Planned Industrial District.  
Westerly: City of Eden Prairie; Nine Mile Creek Conservation Area.

## Existing Site Features

The subject property is 4.1 acres in size, and contains a two-story industrial/ office building.

## Planning

Guide Plan designation: I, Industrial  
Zoning: PID, Planned Industrial District

## Site Circulation/Access/Traffic

Primary access points to the proposed development remain the same off of Washington Avenue. Mini-storage would generate less traffic than the previous office use on the site.

Edina's recently adopted pedestrian and sidewalk plan includes a new sidewalk for the east side of Washington Avenue. (See attached plan.) Therefore, a condition of any approval should include the applicant's construction of a boulevard style sidewalk on their property subject to engineering approval.

The use would generate very little traffic to the site. The ITE Trip Generation Manual anticipates only 6 PM peak hour trips and 115 trips per day based on the size of the proposed facility. In comparison, a general office building would generate 90 PM peak hour trips and 400 trips per day; and a general light industrial use 40 PM peak hour trips and 250 trips per day.

## Parking

Based on the City Code requirement, a total of 56 parking stalls would be required (see table below). The proposed plans indicate 56 parking stalls on the site, with opportunity for more stalls north of the building if needed. The proposed use would not need the amount of parking that exists.

## Landscaping

Based on the perimeter of the site, 45 over-story trees would be required. There are 47 existing and proposed over-story trees on the site.

## Building Design

The addition is meant to complement and enhance the existing building. The existing building is brick. The addition will be an architectural panel to match the existing brick. (See attached building elevations.)

## Grading/Drainage/Utilities

The city engineer has reviewed the proposed plans and found them to be acceptable subject to the comments and conditions outlined in the attached memo. Any approvals of this project

would be subject to review and approval of the Watershed District, as they are the City’s review authority over the grading of the site.

**Mechanical Equipment**

Any rooftop and/or ground level equipment would have to be screened if visible from adjacent property lines.

**Compliance Table**

	City Standard PID	Proposed
Front Street	50 feet	80 feet
Side Yard	30 feet	80 feet
Side Yard	30 feet	70 feet
Rear Yard	30 feet	50 feet
Parking - Front	20 feet	40 feet
Parking - Side	10 feet	10 feet
Parking - Rear	10 feet	20+ feet
Building Height	4 stories	3 stories
FAR	60%	60%
Building Coverage	30%	23%
Minimum Lot Size	2 acres	4.1 acres
Parking Stalls	56	100 stalls existing
Drive Aisle Width	24 feet	24 feet

**Staff Recommendation**

Recommend that the City Council approve the site plan. Approval is based on the following findings:

1. The proposal meets all Edina City Code standards for a Site Plan.
2. The proposed use is allowed in the PID, Planned industrial district, and would generate less traffic than a traditional office or light industrial land use.

Approval of the Site Plan is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
  - Site plan date stamped March 25, 2019.
  - Grading plan date stamped March 25, 2019.
  - Landscaping plan date stamped March 25, 2019.
  - Building elevations date stamped March 25, 2019.
  - Building materials board as presented at the Planning Commission and City Council meeting.
2. Prior the issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. Landscape plan must meet all minimum Zoning Ordinance requirements. Additionally, a performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.
3. The property owner is responsible for replacing any required landscaping that dies.
4. Submit a copy of the Nine Mile Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
5. A boulevard style sidewalk shall be constructed prior to issuance of a certificate of occupancy permit, subject to approval of the city engineer.

**Deadline for a city decision:** May 21, 2019