

# Memo

**To:** Zoning Commission

**From:** Doug Kneupper, City Engineer



**Date:** October 7, 2021

**Re:** F, LIGHT INDUSTRIAL, Zoning (500 block 34<sup>th</sup> Street N)

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**Background:** The applicant, Broad Reach Power, is under contract to purchase 3.9 acres of undeveloped property on the west side of 34<sup>th</sup> Street N., in close proximity to TNMP's Service Center and Substation. The applicant intends to install Battery Energy Storage Systems (BESS) to improve local electrical grid reliability. There will be approximately 30 individual units, with each unit being similar in appearance to a 20 foot long shipping container with the battery storage modules. To be able to utilize the property in this manner, a zone change is needed from the current Single-Family Residential to Light Industrial.

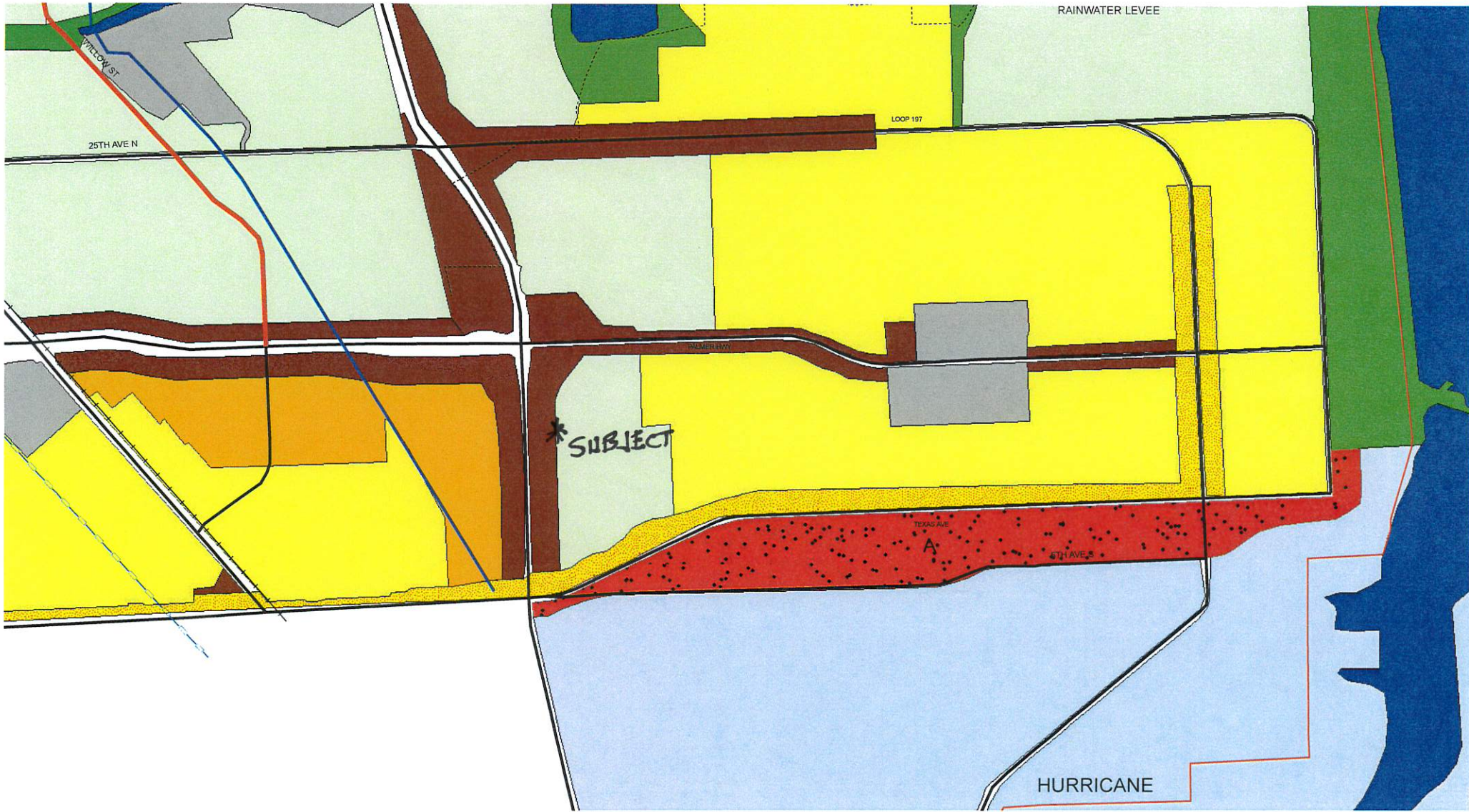
The Land Use Plan shows this area as being "Activity Corridor", then transitioning farther east to "Neighborhood Growth". The "Activity Corridor" category supports the development of higher intensity land uses including restricted light industrial. The requested zoning is in accordance with the City's adopted Land Use Plan.

As indicated on the attached zoning map, the surrounding area is zoned Single-Family Residential with existing Light Industrial to the west. There is also Residential Duplex zoning to the south. There are barn / livestock properties to the north of the subject property.

**Analysis/ Recommendation:** If approved, the Light Industrial zoning could be developed with light manufacturing, wholesale, and warehousing operations in an enclosed area. Development of this tract would require adherence to city standards with appropriate open space, landscaping, screening, and other zoning provisions.

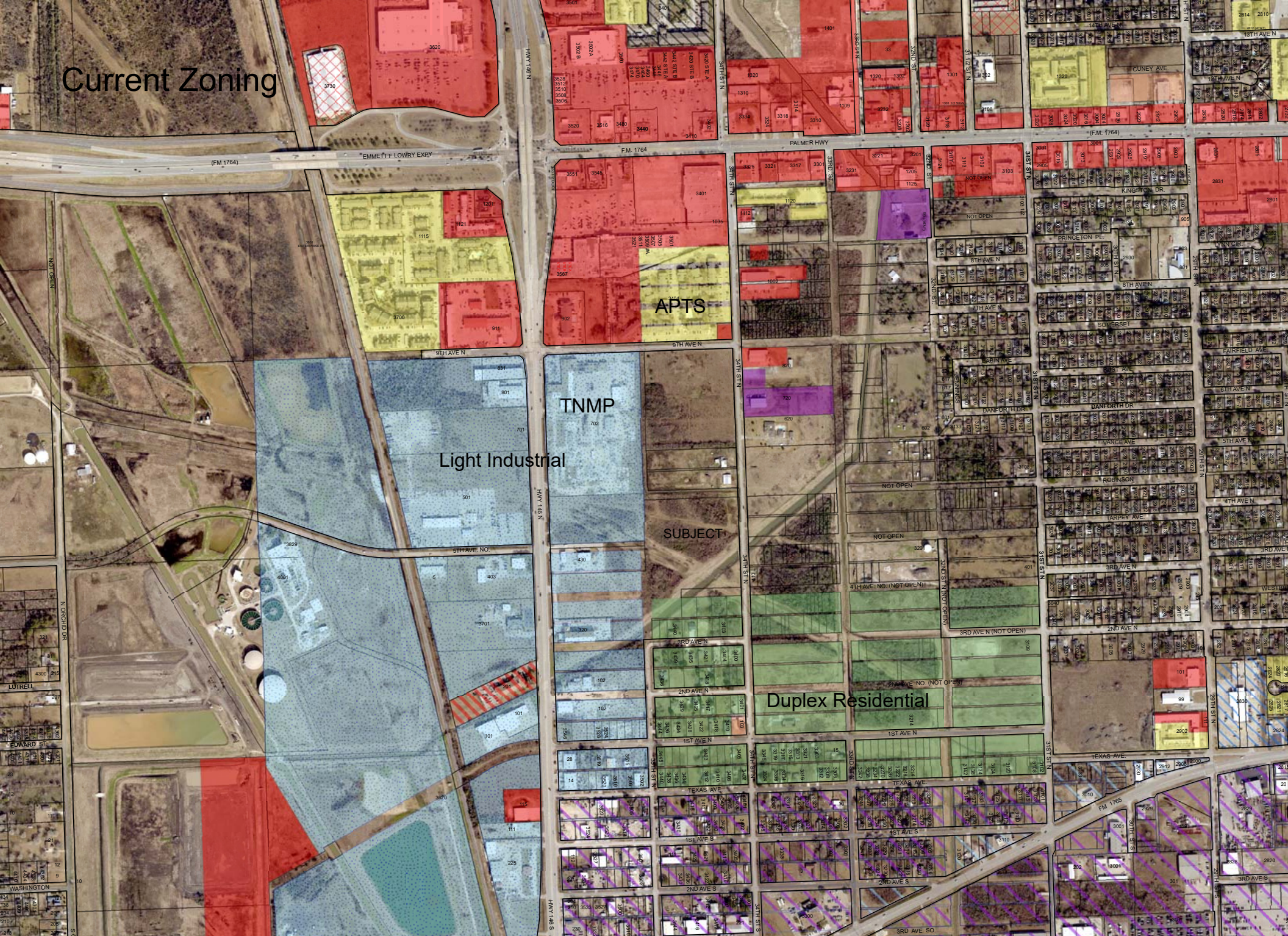
City water and sewer are readily available to the site, but the only utility need is for fire protection. For drainage considerations, the applicant will coordinate with the City's Public Works Dept. to properly outfall into the adjacent channel. Primary access for this property will be from 34<sup>th</sup> Street, a City facility; and most likely be from the existing driveway constructed with the recent BRP facility. Once installed, the BESS will need little attention and maintenance. All improvements and development of the property will require a Detailed Site Plan to be reviewed by city staff and approved by the Planning Board. The property is located within the 0.2% annual flood chance area (formerly described as 500-year floodplain).

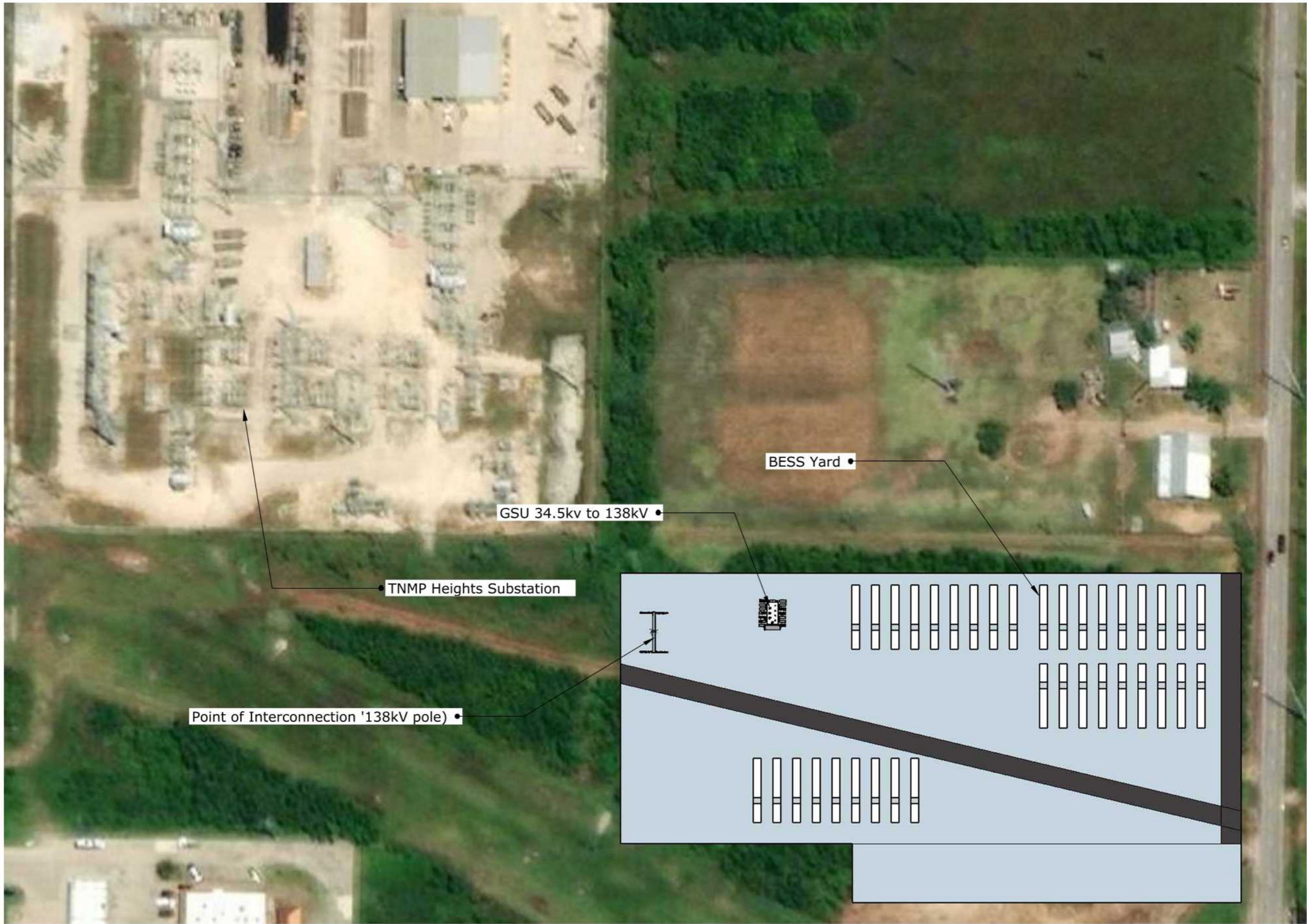
Based on the surrounding land uses, development and zoning, city staff has no objection to the rezoning request for F, Light Industrial to construct Battery Energy Storage.



LAND USE MAP

# Current Zoning





Point of Interconnection (138kV pole)

TNMP Heights Substation

GSU 34.5kv to 138kv

BESS Yard