

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #24-202

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR MOTOR VEHICLE RENTAL AND SELF-STORAGE FACILITIES FOR U-HAUL AT 8725 RIVERDALE DRIVE NW

RECITALS

1. Amerco Real Estate Company, doing business as U-Haul and hereafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit to construct and operate a motor vehicle rental business and self-storage facilities, as defined per City Code Section 106-521 on the property generally known as 8725 Riverdale Drive NW and legally described as:

Lot 1, Block 1, Donna Farms, Anoka County, Minnesota

(the ‘Subject Property’);

2. That the Subject Property is zoned B-3, Regional Business District, and is approximately 8.73 acres in size.
3. That the parcel to the east of the Subject Property is also zoned B-3, Regional Business District, while the parcel to the west is zoned B-2, Community Business District, parcels to the south (across Riverdale Drive) are zoned R-1C, Single-Family Residential District.
4. That the Subject Property is guided as Commercial in the 2040 Comprehensive Plan.
5. That Motor Vehicle Rental and Self-Storage Facilities are listed as Conditional Uses per City Code Section 106-521 (Principal Uses).
6. That City Code Section 106-525 specifies that self-storage facilities may be permitted to have multiple buildings on the same property, and the architectural design of all buildings must be coordinated.
7. That the Permittee has submitted a Site Plan, designed by Demarc Land Surveying & Engineering and dated July 17, 2024, depicting the location of the following structures and site improvements: an approximately 37,728 square foot building on the west side of the lot to be used for climate-controlled self-storage, equipment dispatch and receiving, and retail sales; an approximately 11,088 square foot building on the east side of the lot to be used for pod-style self-storage; five buildings, each measuring approximately 4,414 square feet, along the north side of the lot to be used for garage-style self-storage; an approximately 1,000 square foot canopy structure for equipment rental return and check-in operations; 12 parking stalls for customers and employees; 17 parking stalls for rental trucks and trailers; and other site improvements.

FINDINGS OF FACT

1. That the equipment rental operations and self-storage facilities will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.

2. That the equipment rental operations and self-storage facilities will be designed in such a way that it will not change the essential character of the area.
3. That the equipment rental operations and self-storage facilities will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.
4. That the equipment rental operations and self-storage facilities will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
5. That the equipment rental operations and self-storage facilities will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of both the Site Plan and a Conditional Use Permit (the "Permit") for the construction and operation of a motor vehicle rental business and self-storage facilities on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this Conditional Use Permit is valid only for motor vehicle rental within the definition of "motor vehicle sales and showrooms and rental" as stated in City Code Section 106-521, as well as self-storage facilities within the definition stated in City Code Section 106-525. This Conditional Use Permit does not authorize the sale or repair of motor vehicles, nor does it allow for outdoor storage.
2. That the site improvements be constructed in accordance with the approved plans.
3. That the Permittee shall enter into a Development Agreement with the City of Ramsey.
4. That the Permittee shall comply with all Staff comments as noted in ProjectDox.
5. That the Permittee agrees to conduct all self-storage operations inside the buildings on the Subject Property.
6. That the Permittee agrees to keep all parking and loading operations fully on-site and within designated paved areas, with no allowance for operations or overflow parking on Riverdale Drive.
7. That the Permittee agrees that all rental trucks and trailers must be parked in a marked parking space or shunting space on the Subject Property.
8. That the Permittee agrees to post "No Parking" signs on Riverdale Drive along the lot frontage at intervals of no greater than 100 feet.
9. That the Permittee agrees to coordinate the architectural design of all buildings on site, as required by City Code Section 106-525(16).
10. That the Permittee agrees to submit a written justification for the use of metal panels on more than 30 percent of each building façade.

11. That the Permittee agrees to install and maintain landscaping and berms to screen the site from the residential properties to the south of the Subject Property.
12. That the photometric lighting plan shall conform with all applicable standards in City Code, including a maximum mounting height of 20 feet for luminaire fixtures, a cut-off angle equal to or less than 90 degrees for all freestanding and wall-mounted luminaire fixtures, a minimum lighting intensity of 1 footcandle for all parking areas, and a maximum lighting intensity of 15 footcandles for all parking areas, and a maximum lighting intensity of 0.5 footcandles for all parking areas.
13. That the Permittee agrees that there shall not be any automotive parts, standalone trailer hitches, or non-motorized rental equipment stored outside on the Subject Property.
14. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
15. That the Permittee shall apply for and obtain a building permit and all other necessary permits in accordance with City Staff's review comments, from the City of Ramsey and any other applicable agencies, for the site improvements.
16. That the Permittee shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits.
17. That this Permit shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of August, 2024.

Mayor

ATTEST:

City Clerk