

Presenter

Donald Rigney – Senior Planner



Shawn Niehaus

Warehousing Business

Highway 7

Alborn



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LOUIS
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MINNESOTA

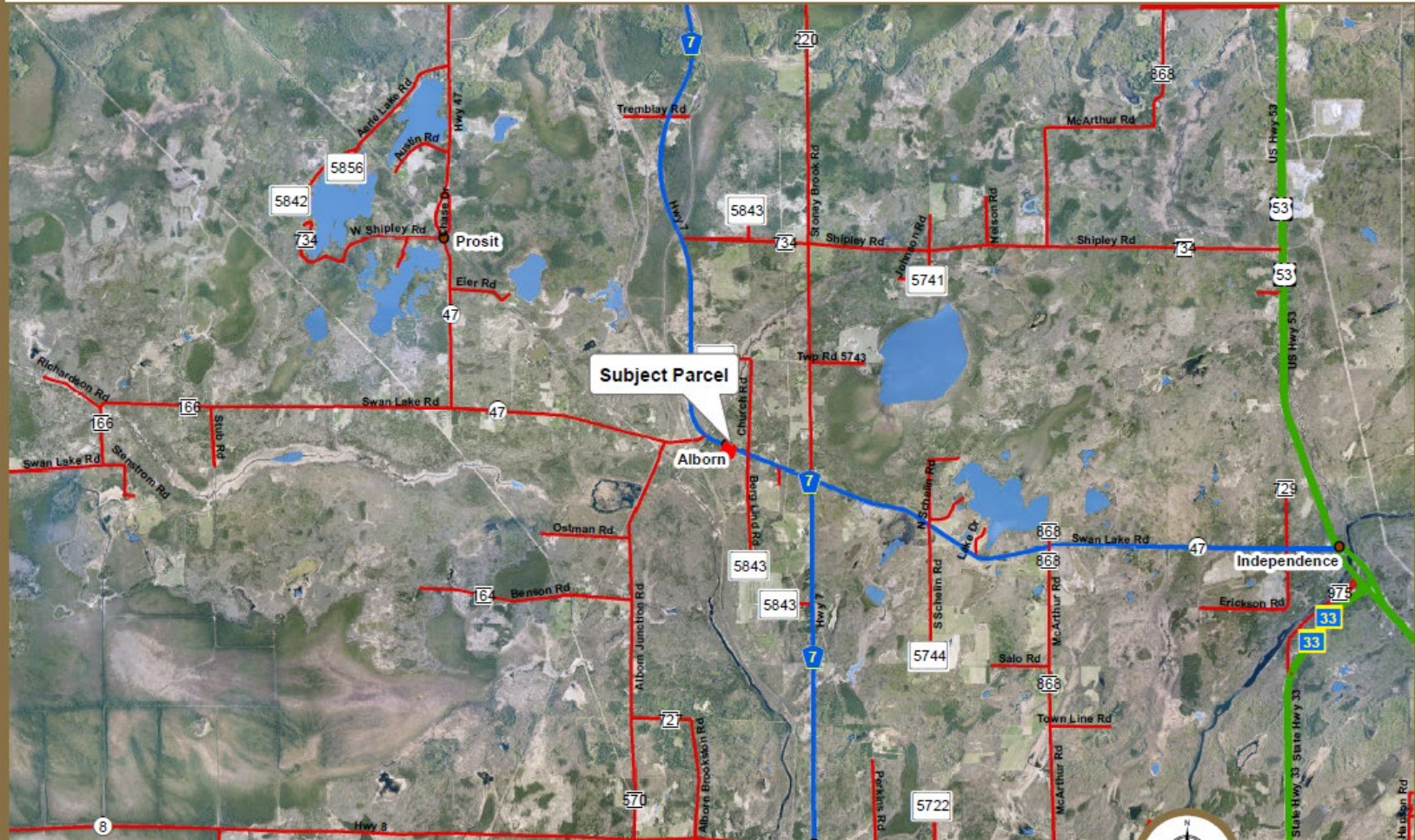
Request

- Warehousing business that will consist of:
 - Storage of inventory
 - Route sales trucks
 - Office
- No commercial storefront on the property.
- Sales routes operate Monday through Friday.
- Route trucks leave the property at approximately 8am and return to the property at approximately 5pm.
- Proposal is expected increase traffic by less than 10 vehicles.



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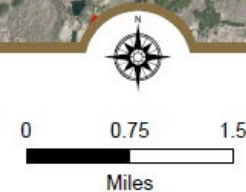
January PC Meeting



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Shawn Niehaus
Location Map
PIN: 205-0010-04220



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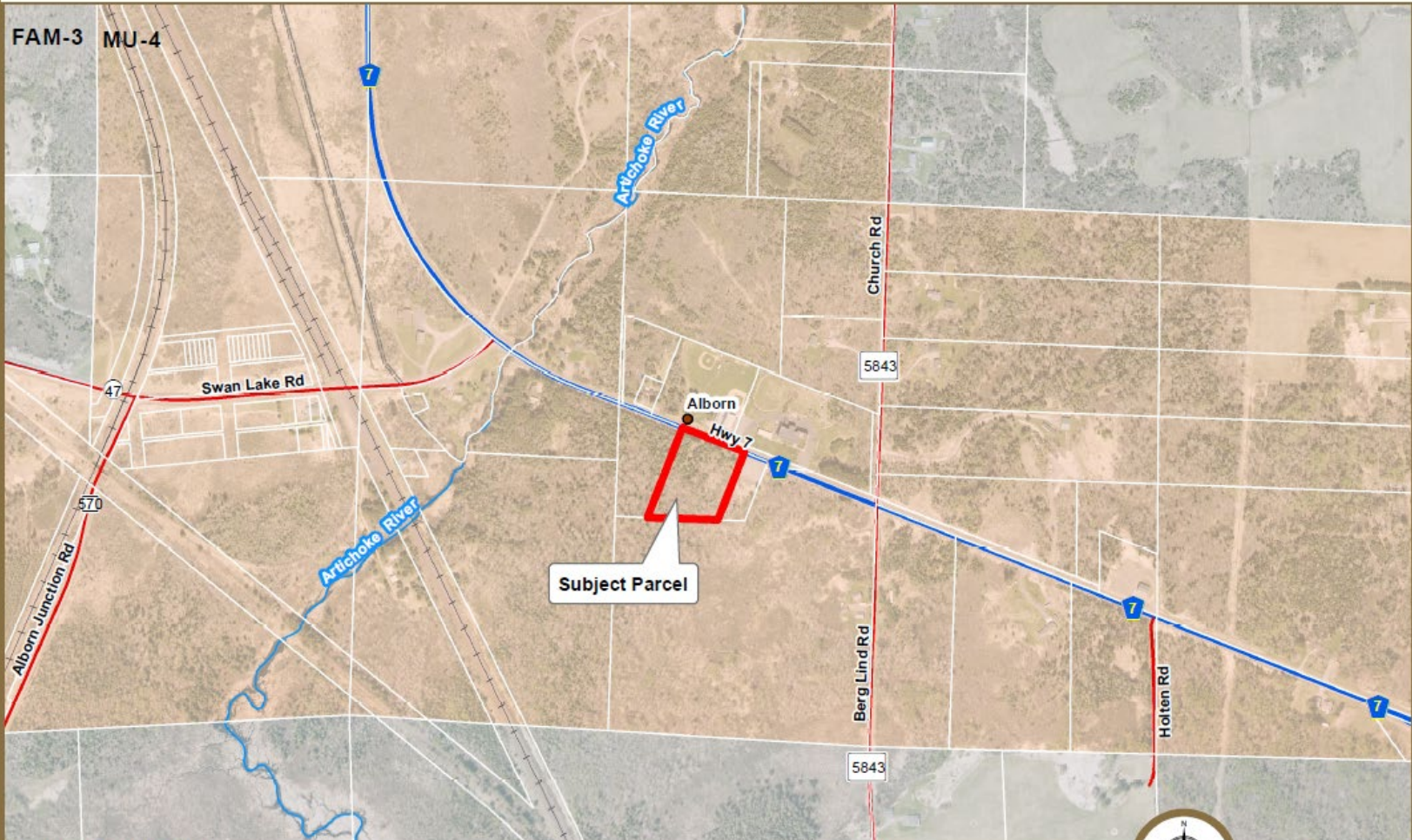
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Feet



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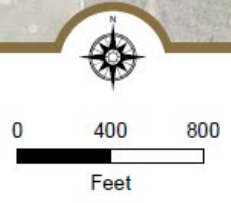
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Zoning Map
PIN: 205-0010-04220



Applicant Sketch



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Site/Elevation
PIN: 205-0010-04220



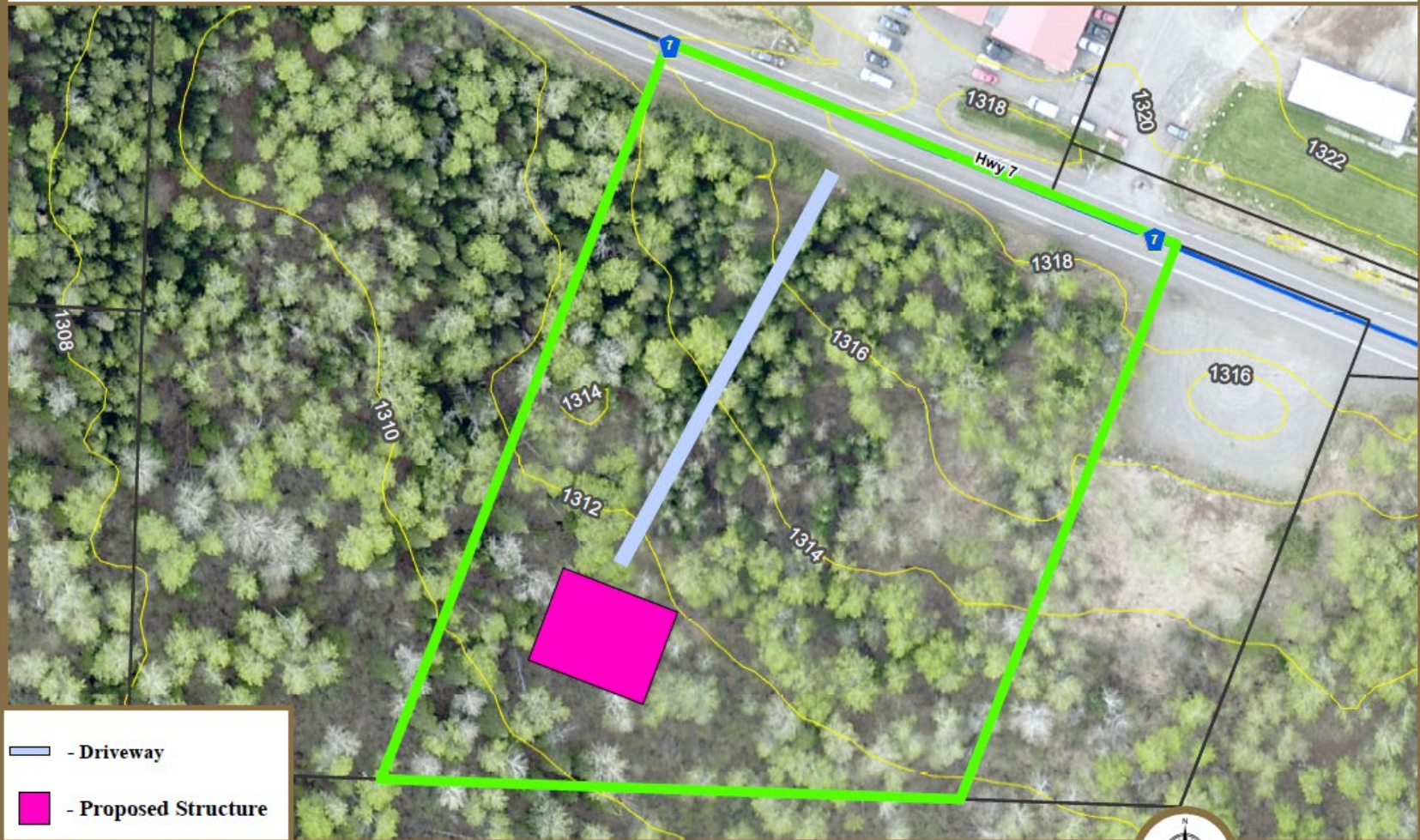
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Feet



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- Driveway
- Proposed Structure

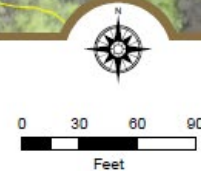
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Proposal
PIN: 205-0010-04220



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- Alborn Township
- Subject Property

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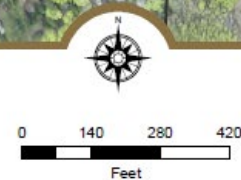
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Shawn Niehaus
Neighborhood
PIN: 205-0010-04220



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Entrance from Highway 7



Highway 7

Looking West



Looking East





Site of Proposed Structure



Proposed Structure Site Looking Towards Highway 7



A

Neighborhood



B





A

Neighborhood



B



Staff Facts & Findings



Plans and Official Controls

1. The subject parcel is zoned Multiple Use (MU).
 - Zoning Ordinance 62, Article V, Section 5.6 B., indicates warehouse businesses are an allowed use with a conditional use permit within a Multiple Use zone district.
2. The proposed site falls within the category of Rural Communities (RC) in the St. Louis County Comprehensive Land Use Plan.
 - RC includes:
 - Existing unincorporated residential clusters of development
 - Existing platted areas where some lots have been developed
 - Older unincorporated communities without community water and sewer systems



Neighborhood Compatibility

1. The primary land use in the area is residential, however, the proposal is directly across Highway 7 from an apartment complex and the Alborn Town Hall, Community Center and Fire Department.
2. There will be no commercial activity on the property.
 - Any increase in truck traffic for the neighborhood will be directly related to staff, the truck fleet and potential deliveries.



Orderly Development

1. The property, as well as, much the surrounding area is zoned Multiple Use.
 - This zone district allows for a wide range of uses.



Desired Pattern of Development

1. The area has been historically developed with multiple land uses.
2. The property is accessed by County State Aid Highway 7.
 - Highway 7 is a collector road and is engineered for truck traffic.



Other Factors

1. Applicant owns the adjoining parcel 205-0010-04230 to the west of the subject property.
2. There is potential that wetlands may be present at the site of the proposed development.
 - A wetland delineation is recommended to determine if the proposed development will affect wetlands.



PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

1. Does the use conform to the land use plan?
2. Is the use compatible with the existing neighborhood?
3. Will the use impede the normal and orderly development and improvement of the surrounding area?
4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?
5. What, if any, other factors should be taken into consideration on this case?



RECOMMENDATION

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a warehousing business as an Industrial Use – Class II, the following conditions shall apply:

1. The applicant shall obtain access approval from the appropriate road authority.
2. The Wetland Conservation Act shall be followed.
3. The applicant shall adhere to all local, county, state and federal regulations.

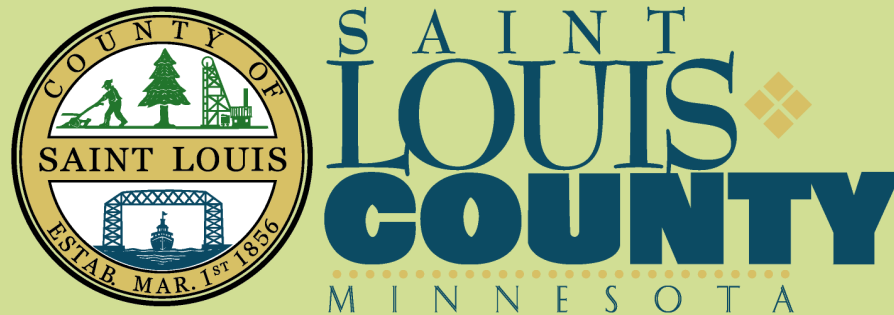


Correspondence



Planning Commission

Questions?



Public

Questions?

