

Presenter  
George Knutson – Planner

# St. Louis County Public Works

TBD, Hwy 31

Culver 51-18

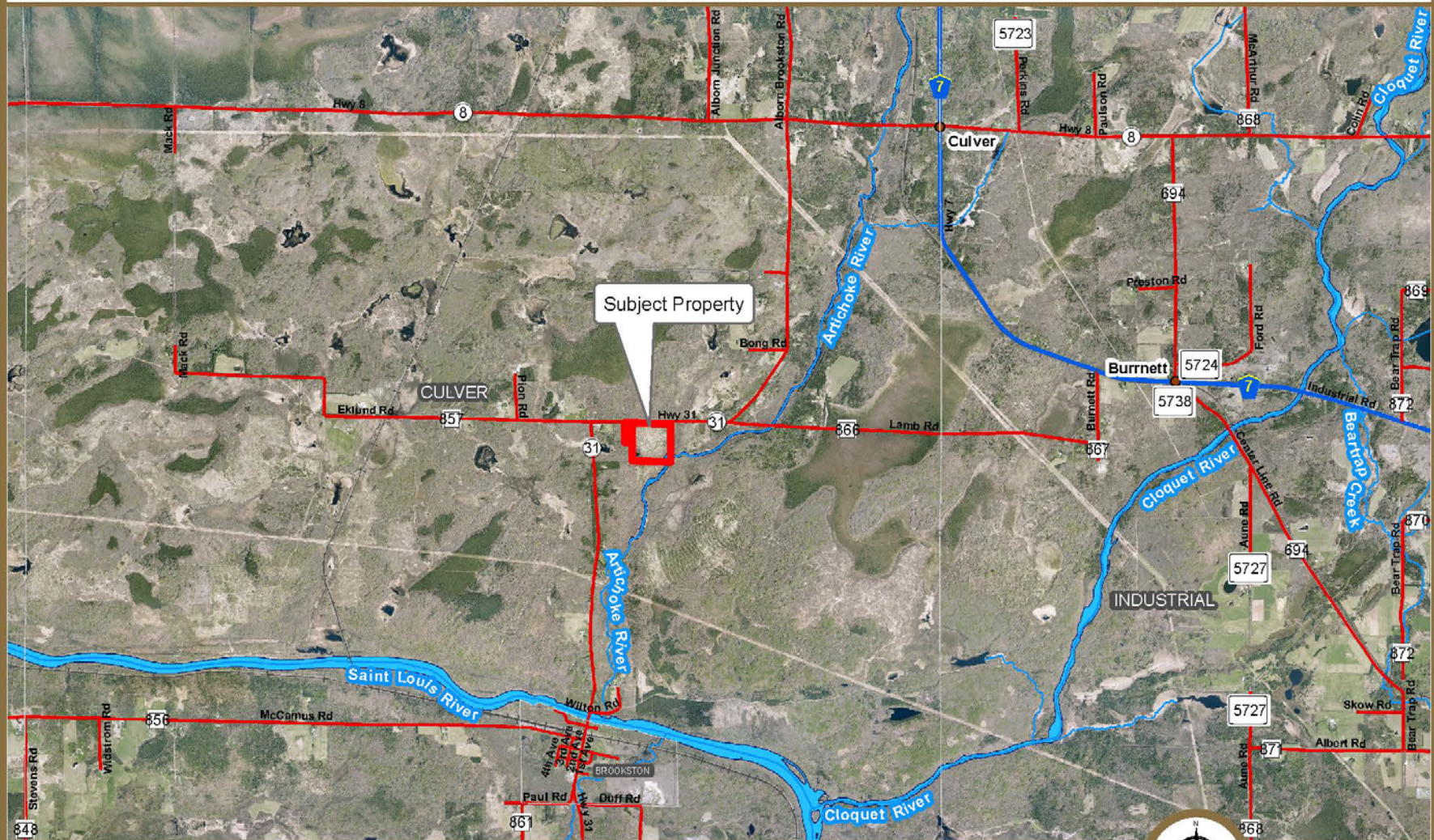
# Request

## Public Works Maintenance Facility

- ◆ St. Louis County Public Works is requesting to replace an existing maintenance facility located at 4831 Hwy 31, Brookston with a new facility to be located on the proposed 13.23 acre subject parcel (TBD, Hwy 31, Culver).
- ◆ The facility will include the use and storage of dump trucks, graders, road maintenance equipment, sand storage, and other Public Works' material/equipment.
- ◆ Normal hours of operation 7:00 AM to 4:00 PM, Monday through Friday; winter road maintenance will extend daily hours and include Saturday and Sunday (snow plowing).
- ◆ The project will be development in phases. With phase one planned for this fall.

# St. Louis County

August PC Meeting



Prepared By: **Planning & Community Development**  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County

Map Created: 7/22/2020

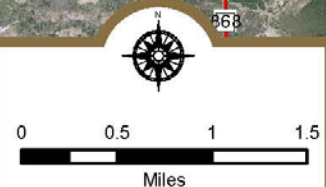
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## St. Louis County Public Works Dept.

### Location Map

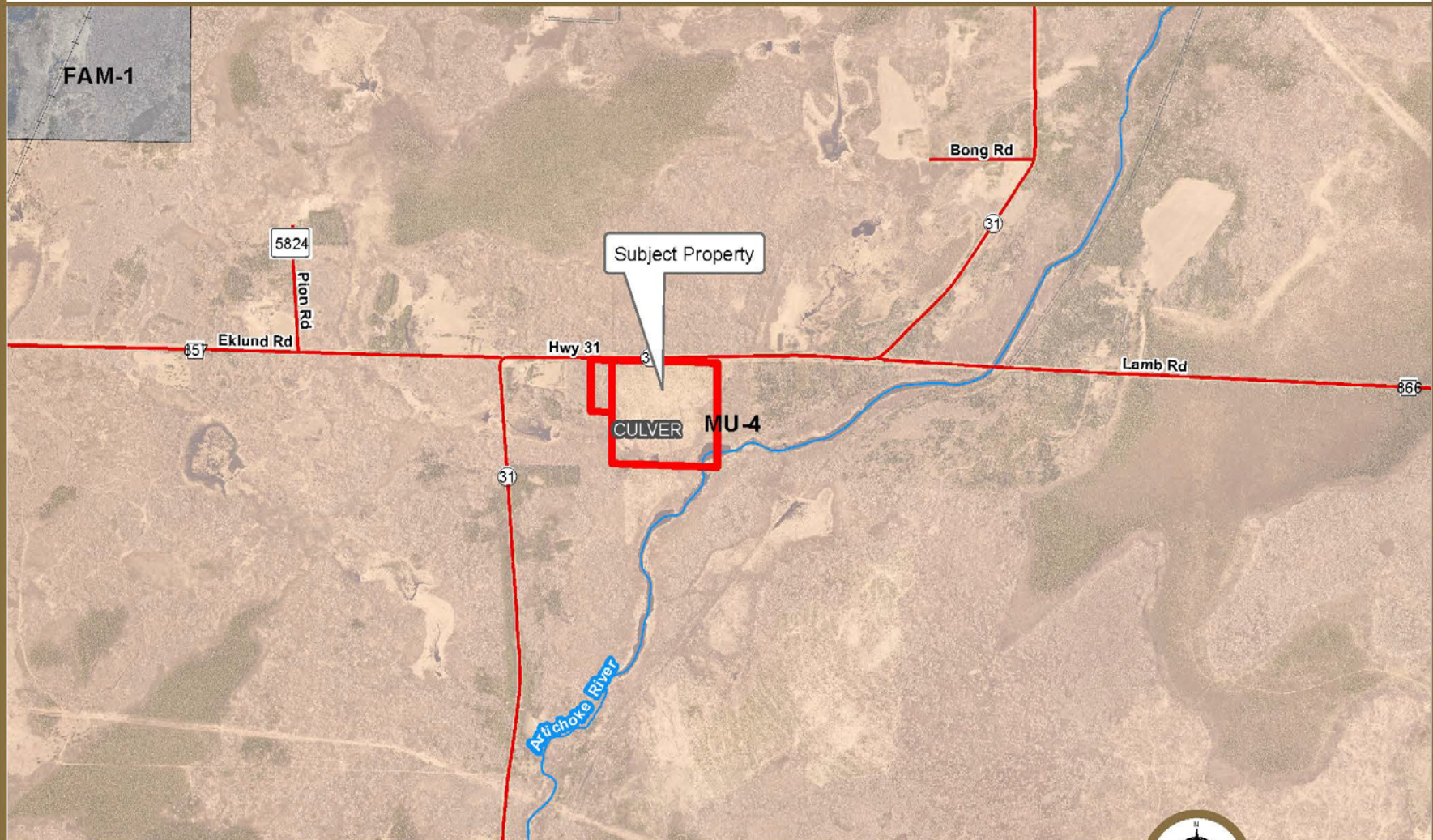
PIN:310-0010-03750,310-0010-03520



St. Louis County MN

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## St. Louis County Public Works Dept. Zoning Map

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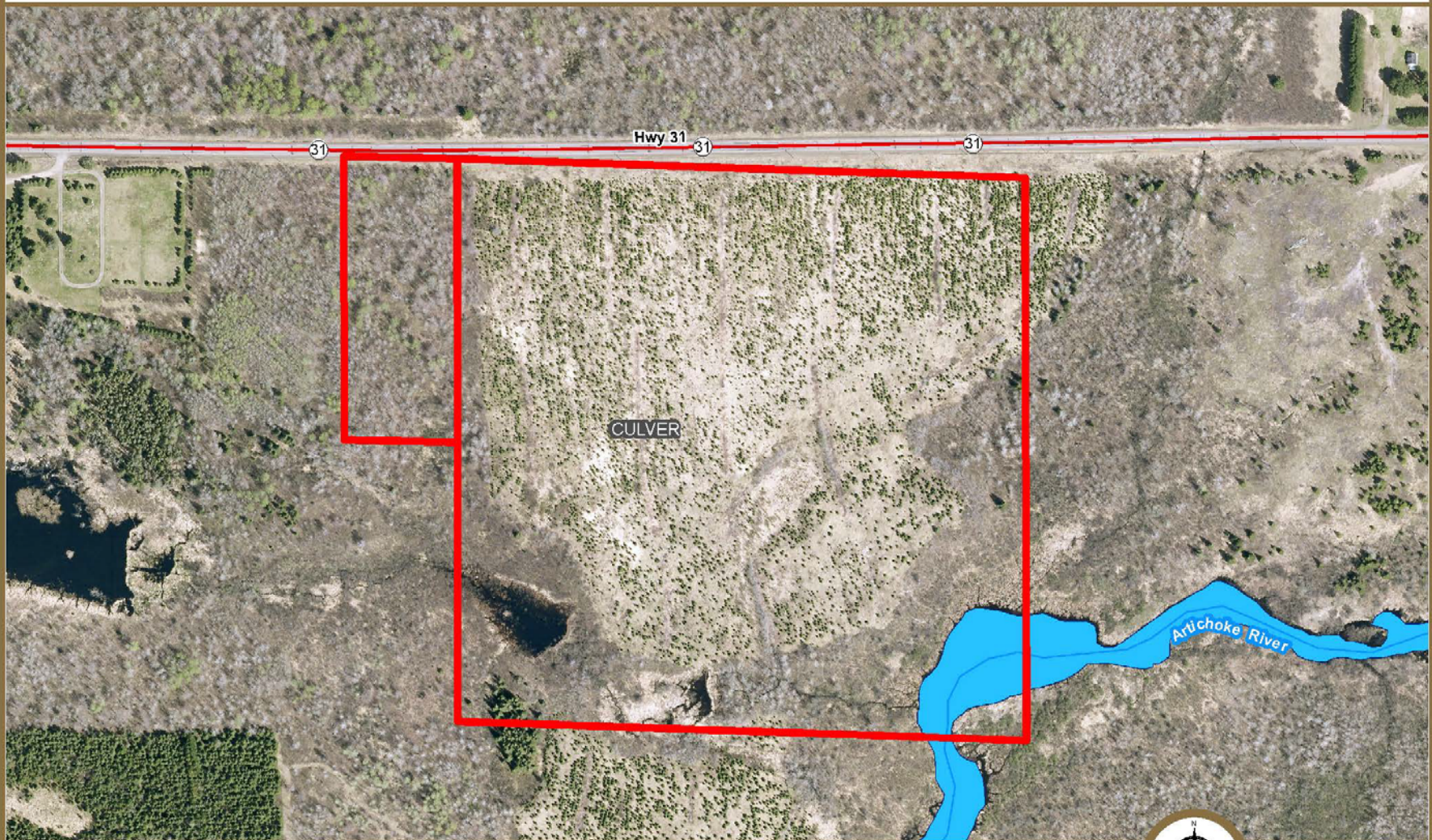
0 0.15 0.3 0.45  
Miles



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## St. Louis County Public Works Dept.

### Site Map

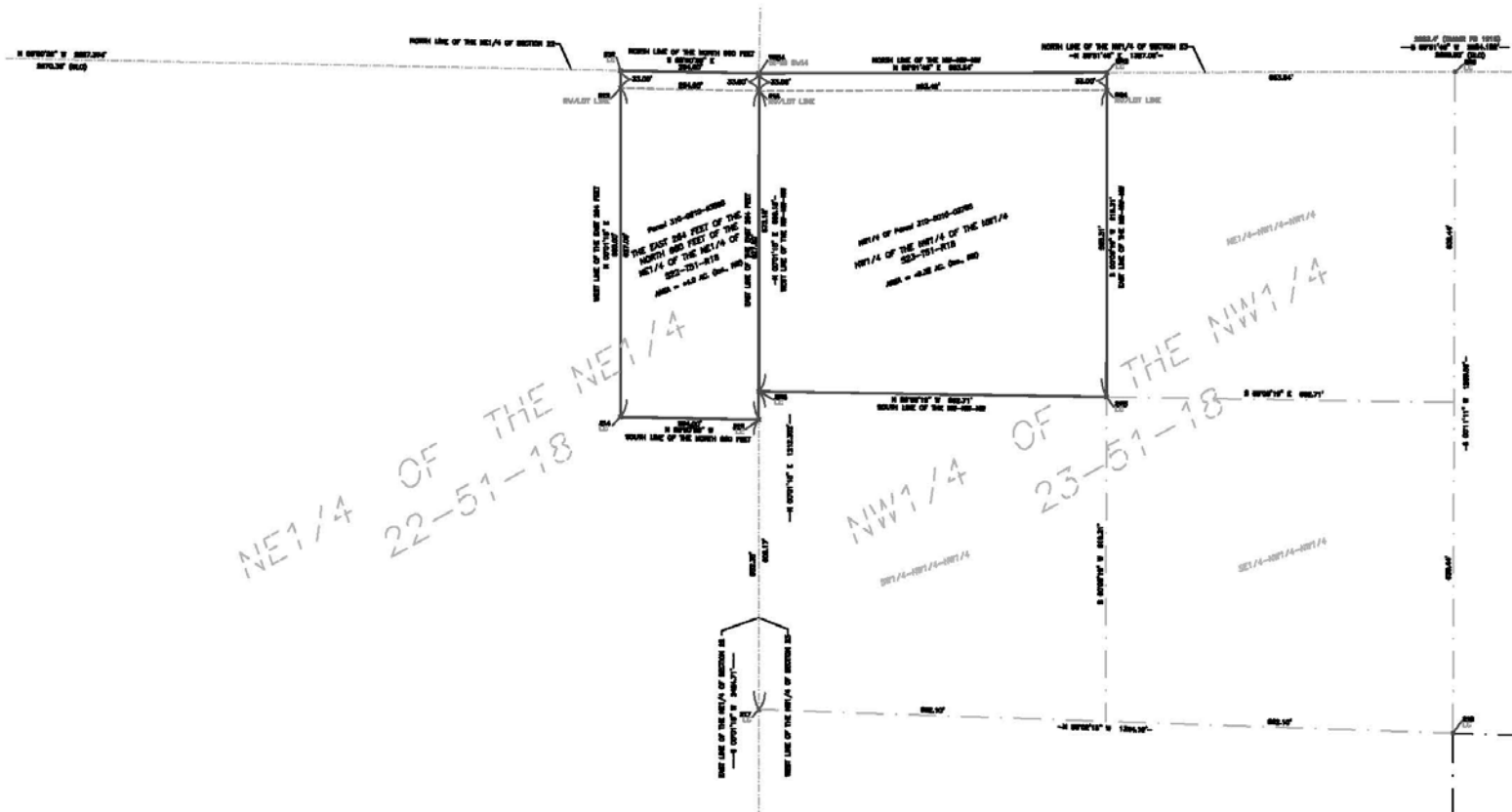
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0 175 350 525  
Feet

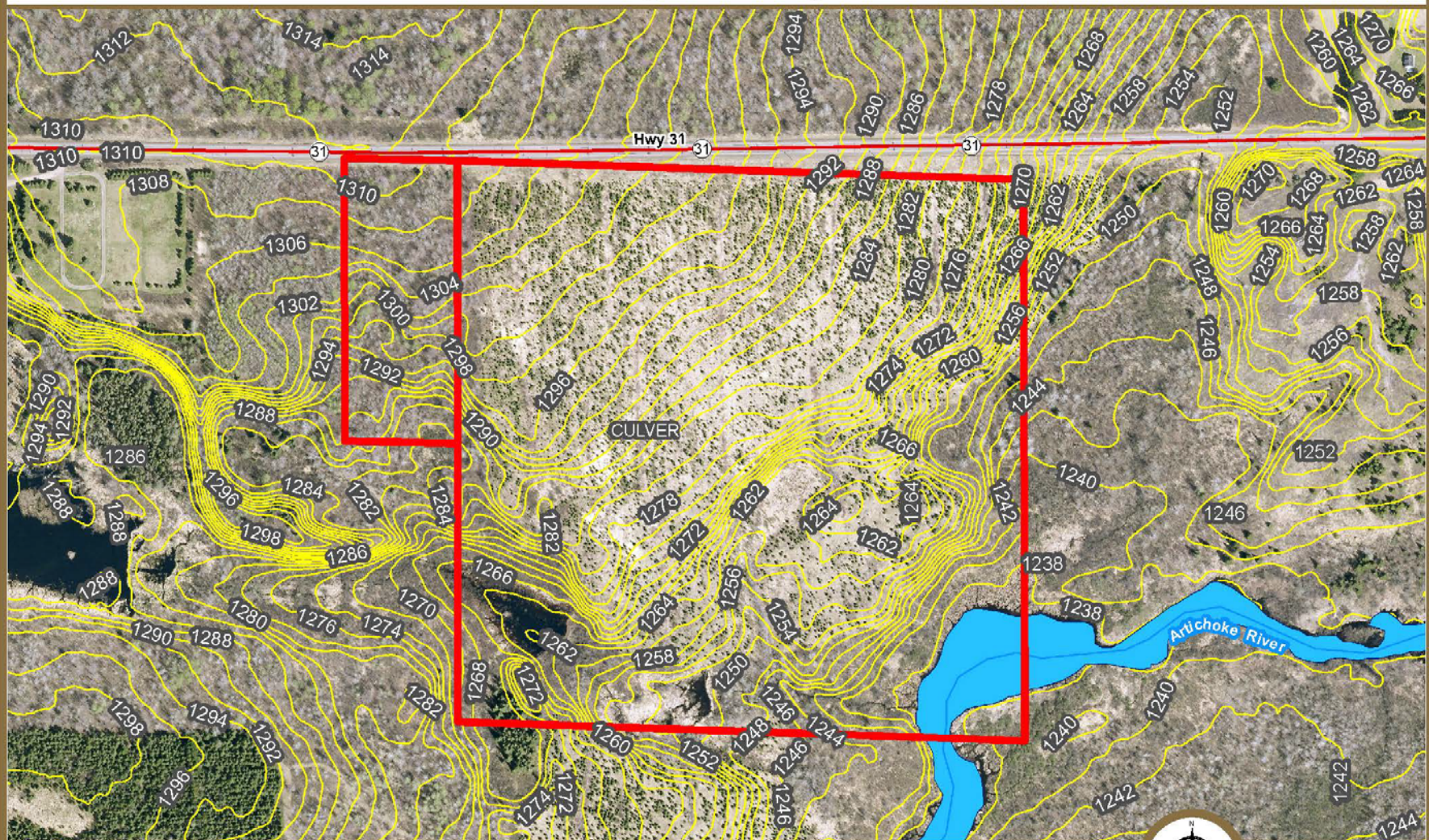


St. Louis County MN



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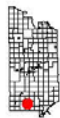
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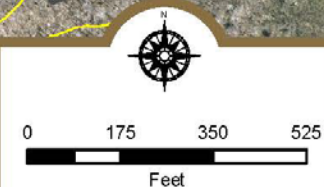
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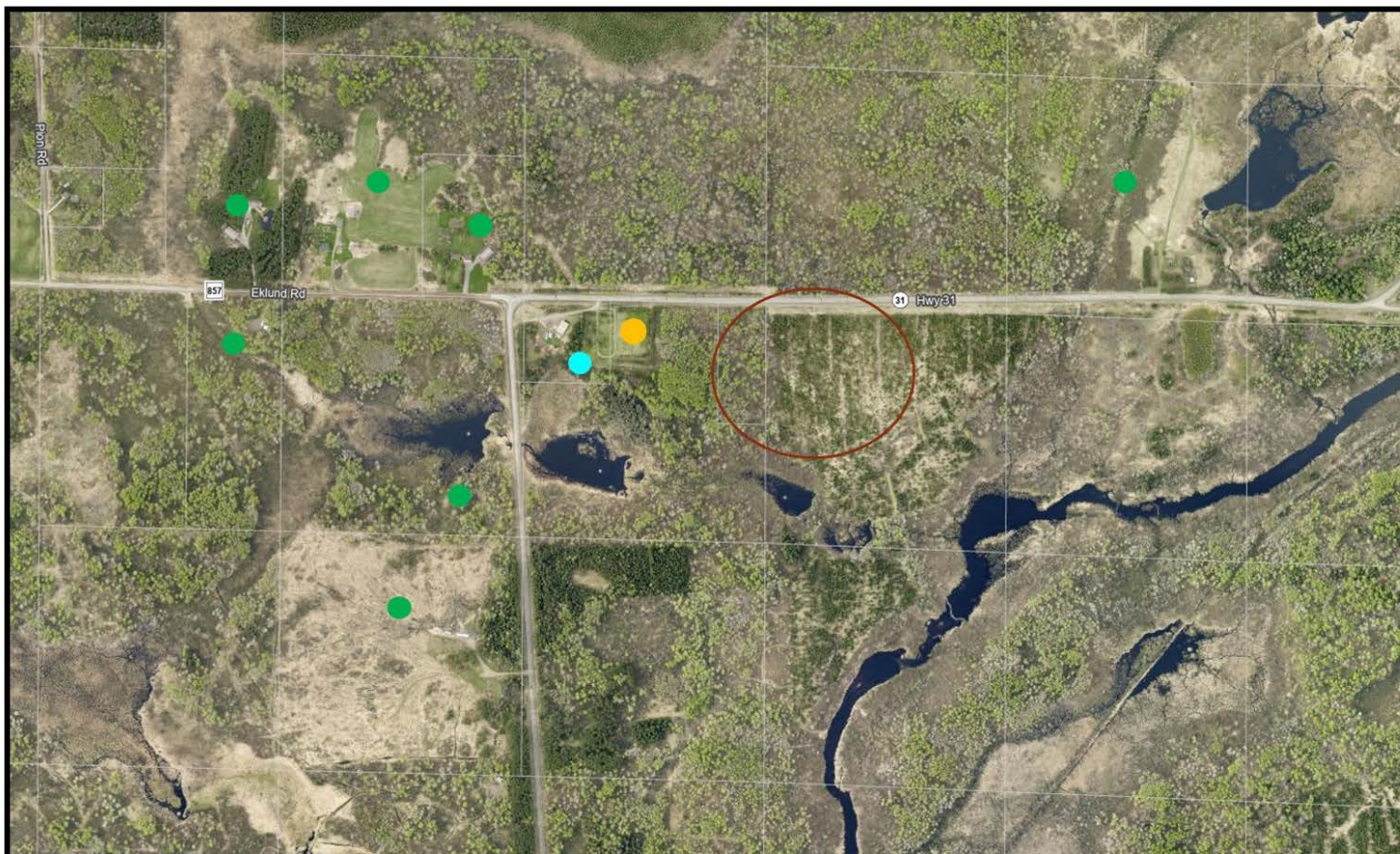


## St. Louis County Public Works Dept. Elevation Map

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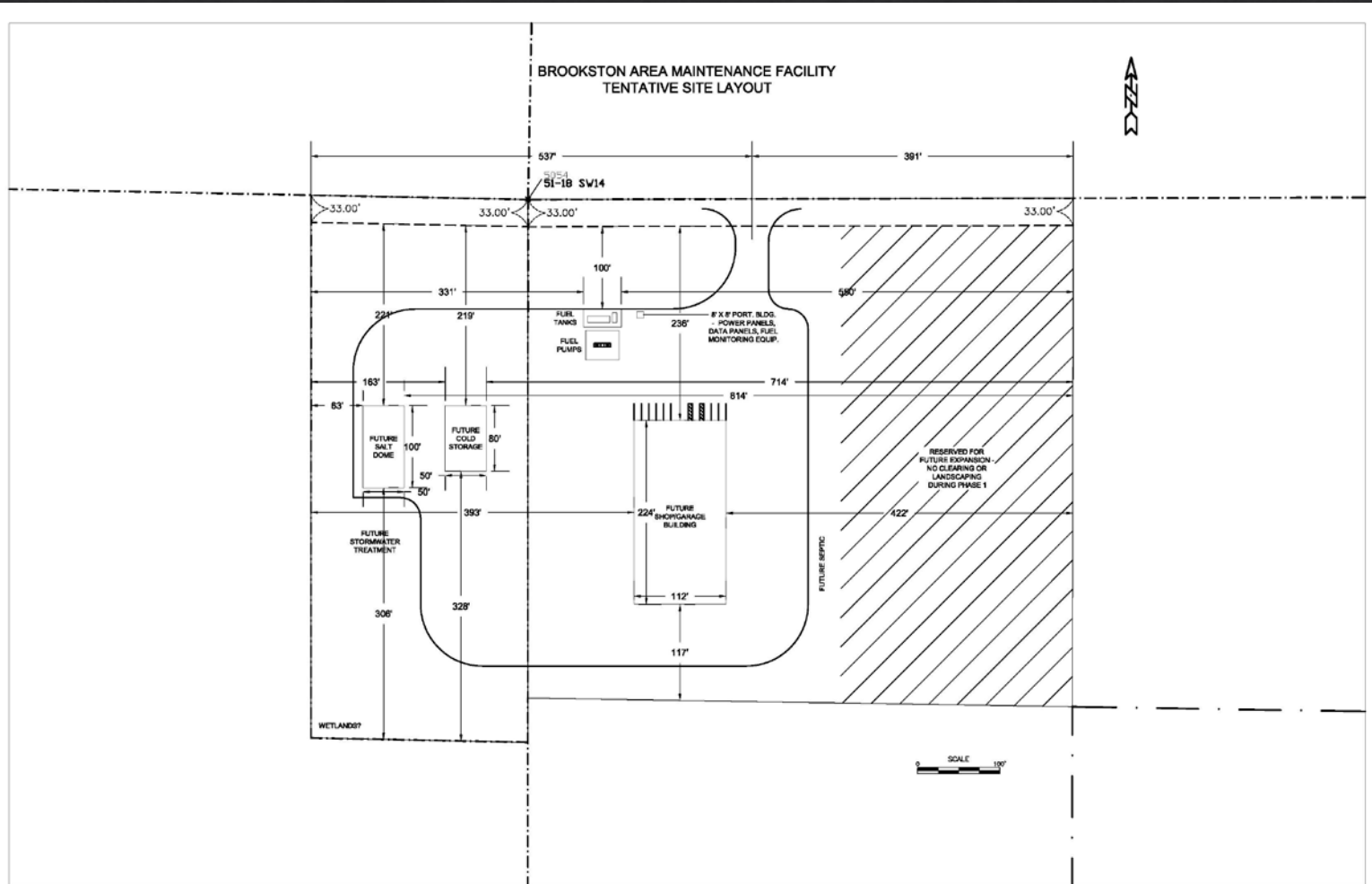


**Legend**

- Residential Use
- Culver Cemetery
- Culver Town & Fire Hall

**Neighborhood Use Map**  
**(0.5 mile radius)**

# Applicant Site Sketch



Looking East



Looking West



## Driveway entrance



Site



# STAFF FACTS & FINDINGS

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## **A. Plans and Official Controls:**

1. St. Louis County Zoning Ordinance 62, Article V, Section 5.6 requires a conditional use permit for a Public/Semi-Public Use.
2. The property falls within the Forest and Agriculture Area of the St. Louis County Comprehensive Land Use Plan.

## **B. Neighborhood Compatibility:**

1. The property is zoned Multiple Use which allows for multiple uses including residential, commercial, industrial, and public/semi-public use. The majority of the area consists of large undeveloped tracts. There are some developed parcels including 7 residences within a ½ mile of the subject parcel and public/semi-public uses.

# STAFF FACTS & FINDINGS

## **C. Orderly Development:**

1. The area consists of mostly large tracts of undeveloped land. There is some development of parcels including residential dwellings, Culver Cemetery, and Culver's Town Hall/Fire Hall, which are public/semi-public uses. The use of the maintenance facility should have little to no effect on the future development of the surrounding area.

## **D. Desired Pattern of Development:**

1. The pattern of development in the area consist of residential and public/semi-public uses, all which are allowed within the underlying zoning.
2. The location and character of the proposal is consistent with a desirable pattern of development because the proposed use is located in a rural area with low density development.

# 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 day orderly development and improvement of the surrounding area?
4. Is the location and character of the proposed use considered consistent with the desirable pattern of development?
5. What, if any, other factors should be taken into consideration on this case?

# RECOMMENDED CONDITIONS, IF APPROVED

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a public works maintenance facility as a Public/Semi-Public Use, the following conditions shall apply:

## Conditions Precedent:

1. Applicant shall obtain approval access from the appropriate road authority.

## Conditions Concurrent:

1. Lighting shall be directed downward in accordance with dark sky standards.
2. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.
3. The applicant shall comply with all county, state, and federal regulations.

# Correspondence

# PLANNING COMMISSION

Questions?

# PUBLIC

Questions?