

CITY OF ROCKVILLE
APPLICATION FOR INTERIM/CONDITIONAL USE PERMIT Fee \$200
RECORDING FEE: \$ 46.00 (PER DOCUMENT)
Need separate checks: 1 for Interim use Permit & 1 for Recording Fee(s)
Need a Copy of Deed

PLEASE NOTE: ANY COSTS (i.e. LEGAL, ENGINEERING, ADMINISTRATIVE, STEARNS COUNTY FEE, ETC) INCURRED OVER AND ABOVE THE APPLICATION FEE ARE THE RESPONSIBILITY OF THE PETITIONER

PROPERTY LOCATION/ADDRESS: LOT 7 BLOCK 2 PRAIRIE BUSINESS PARK

LEGAL DESCRIPTION: SEC 17 T. 5. 123N R. 29 W PARCEL #: 76.421460807 ZONING: I1

EXPLANATION OF REQUEST: PARKING OF VEHICLES AND SIGNAGE

If replacing an existing structure, what will be done with the old structure? N/A

Has a variance request been made previously on this property? No If yes, when? _____

- Provide Individual property owner names/addresses within 350 feet or nearest 10 property owners, whichever is greatest.
- Applicant provides an aerial photo (The photo would depict vegetative cover on property and how it links with adjacent property).
- Applicant provides the distance to the nearest existing driveway.

PROPERTY OWNER:

| | | | |
|-----------------------|---|-------------------------------|----------------------------|
| Name (Print): | <u>MAR-DAR LLC</u> | | |
| | <small>First Name</small> | <small>Middle Initial</small> | <small>Last Name</small> |
| Address: | <u>27181 RIDGEWOOD DR MERRIFIELD MN 56465</u> | | Phone: <u>218-765-3104</u> |
| Signature (required): | <u>Dominic A Voigt</u> | | Date: <u>JAN 19, 2016</u> |

*Signature of property owner shall serve as acknowledgement and authorization of this request.

APPLICANT:

| | | | |
|-----------------------|--|--------|---------------------------|
| Name (Print): | <u>MAR-DAR LLC</u> | Phone: | <u>218-765-3104</u> |
| Address: | <u>27181 RIDGEWOOD DR. MERRIFIELD MN 56465</u> | | |
| Signature (required): | <u>Dominic A Voigt</u> | | Date: <u>JAN 19, 2016</u> |

(I hereby certify that I have read the above information and I agree with the terms)

STAFF USE ONLY:

| | | | | | | |
|----------|----------------------------|-------------|------|----------------|-----------------|----------|
| R# | Interim Use Permit Check#: | <u>3078</u> | Date | <u>1/18/16</u> | 101.41000.34103 | \$200.00 |
| | Reimb. For Invoice Check # | <u>3079</u> | Date | <u>1/18/16</u> | 101.41000-34102 | \$46.00 |
| Permit # | <u>16-01 IUP</u> | | | | | |

**CITY OF ROCKVILLE
APPLICATION FOR INTERIM/CONDITIONAL USE PERMIT**

Please use this for to explain how your request for a interim/conditional use permit meets the zoning requirements.

1. Not a burden on public facilities.

Correct

2. Compatible with existing and planned adjacent uses.

Yes

3. No adverse affect on adjacent properties.

Correct

4. Related to the needs of the City.

None

5. Consistent with the Comprehensive Plan.

Yes

6. Not a traffic Hazard.

Correct

7. Adequate parking and loading.

Yes

8. Not detrimental to health, safety, and welfare.

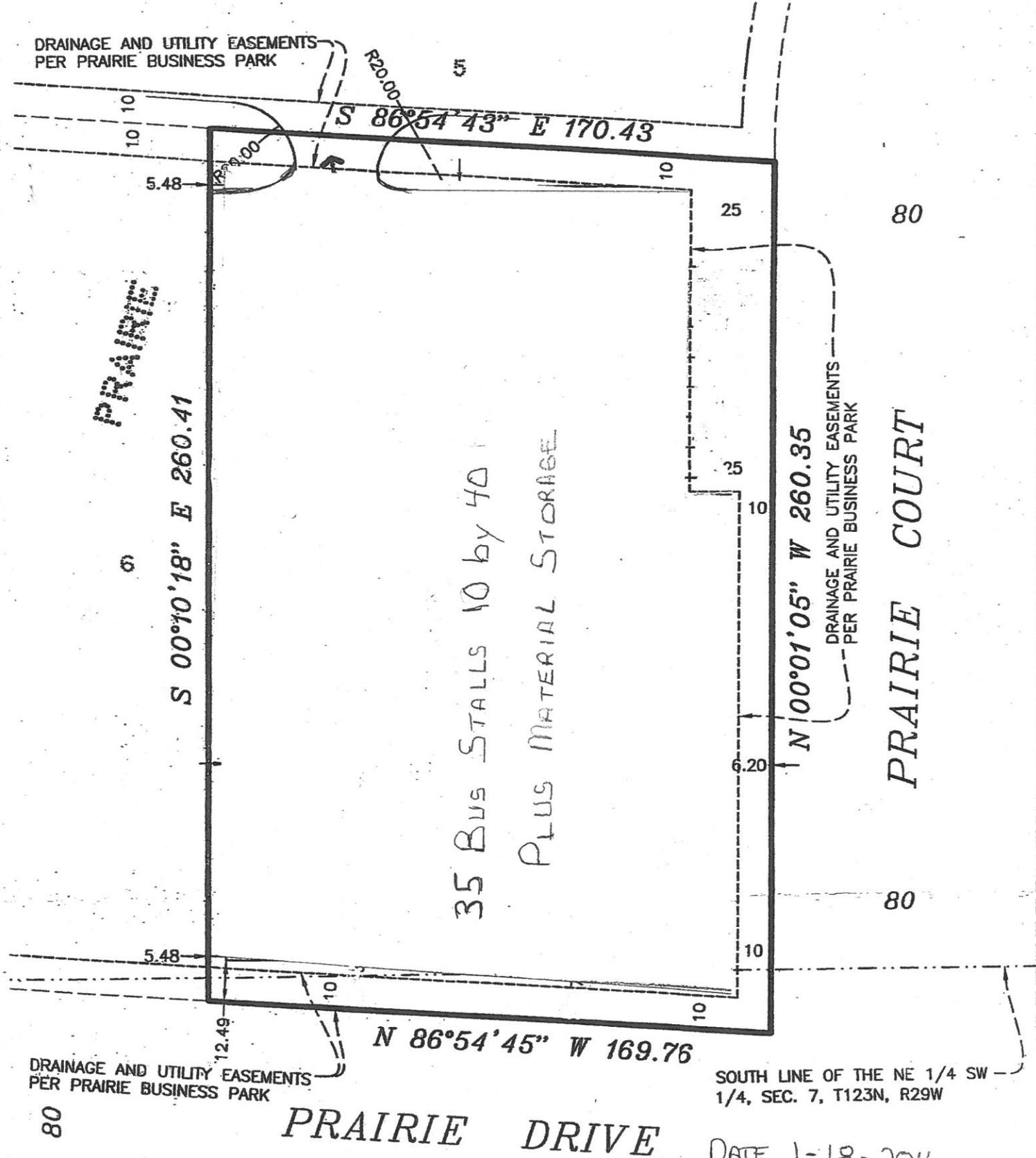
Correct

9. Flood plan.

Not Needed

PARKING LOT SKETCH

LOT 7, BLOCK 2, PRAIRIE BUSINESS PARK
SECTION 17, TOWNSHIP 123 NORTH, RANGE 29WEST
STEARNS COUNTY, MINNESOTA



DRAINAGE AND UTILITY EASEMENTS
PER PRAIRIE BUSINESS PARK

PRAIRIE

S 00°10'18" E 260.41

35 BUS STALLS 10 by 40
PLUS MATERIAL STORAGE

80

PRAIRIE COURT

80

N 86°54'45" W 169.76

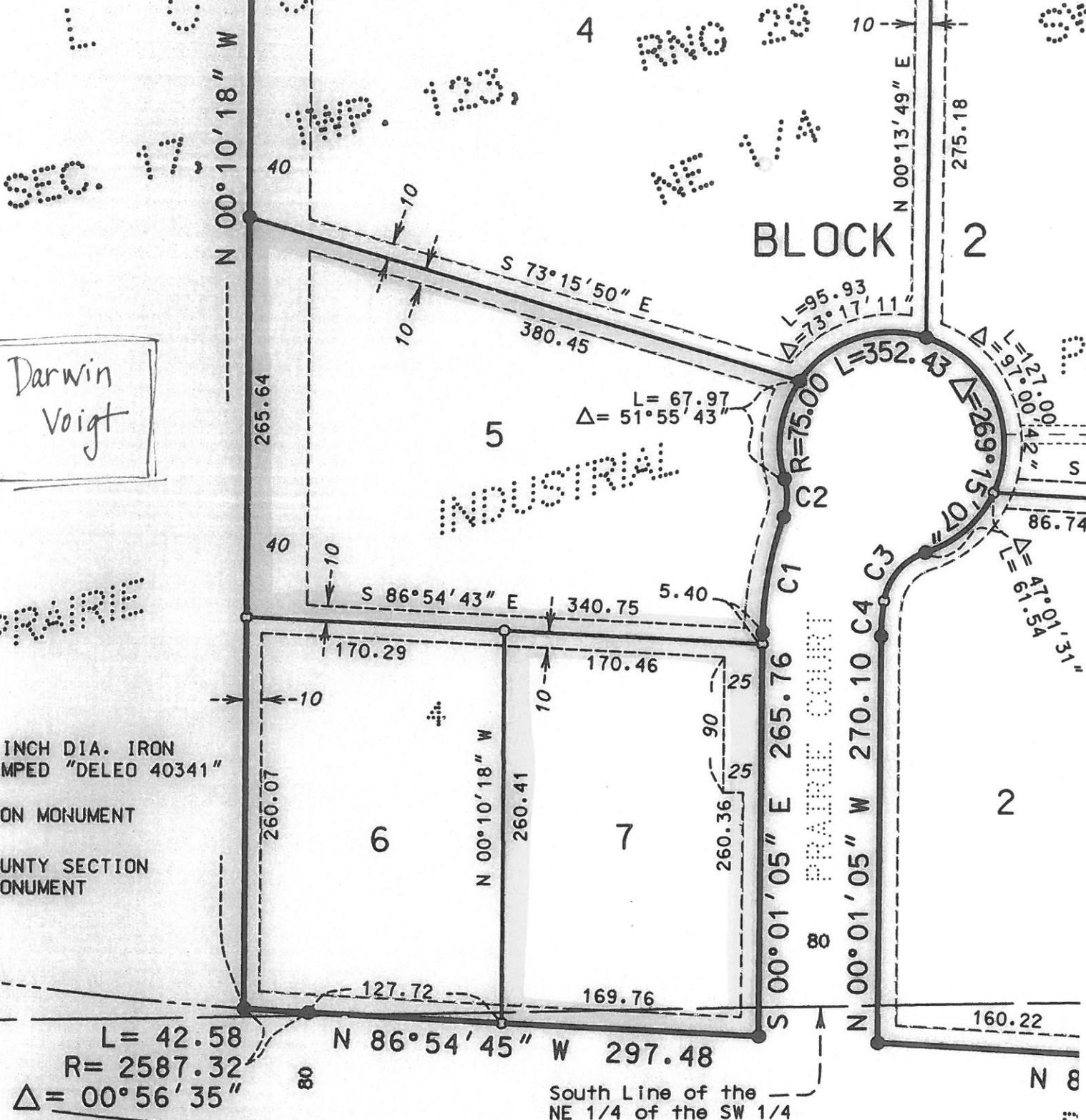
DRAINAGE AND UTILITY EASEMENTS
PER PRAIRIE BUSINESS PARK

SOUTH LINE OF THE NE 1/4 SW
1/4, SEC. 7, T123N, R29W

80

PRAIRIE DRIVE

DATE 1-18-2016
By D.A. VOIGT



Darwin Voigt

1/2 INCH DIA. IRON
STAMPED "DELEO 40341"
IRON MONUMENT
COUNTY SECTION
R MONUMENT

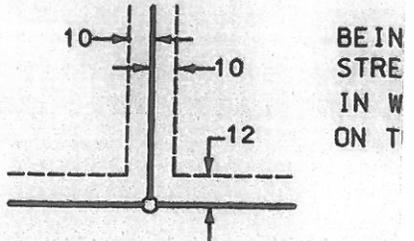
L = 42.58
R = 2587.32
Δ = 00°56'35"

South Line of the
NE 1/4 of the SW 1/4

MINNESOTA DEPARTMENT OF TRANSPORTATION
HIGHWAY RIGHT OF WAY PLAT NO. 73-50
MINNESOTA STATE HIGHWAY NO. 23

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN AS

| | RADIUS | LENGTH |
|----|--------|--------|
| 5" | 240.00 | 80.40 |
| 0" | 40.00 | 25.63 |
| 9" | 40.00 | 44.23 |
| 3" | 160.00 | 23.37 |



M. **A-40 District Exemptions.**

1. Subdivisions 2(G), 2(H), 2(I) and 2(J) do not apply to structures built within the A-40 Agricultural District where the structure is built at least 100 feet from a residential or commercial zoning district.
2. Subdivision 2(K) does not apply to the A-40 Agricultural District.

Subdivision 3: OUTSIDE STORAGE, SCREENING AND LANDSCAPING

1. Residential Uses. All outside storage of materials and equipment for residential uses (excluding functional agricultural equipment actively used in a farming operation on a property within the A-40 district) shall be stored within a building or fully screened so as not to be visible from adjoining properties, except for the following:
 - a. Clothes line pole and wire.
 - b. Parking of licensed and operable vehicles in compliance with this Title (Off street parking).
 - c. Any combination of four or fewer licensed and operable recreational vehicles (RV's, boats, snowmobiles on a trailer, etc.) and/or seasonal automobiles may be parked or stored on property outside a home, provided:
 - i. They are not stored within the front yard, except if parked on an approved driveway.
 - ii. If stored within the side or rear yard they are at least five feet from the property line and landscaped/screened so as to be less visible from adjacent properties. If stored on a corner lot said storage must not interfere with motorist's views from intersecting streets.
 - iii. Storage and/or parking of commercial vehicles and/or equipment, or any combination thereof, greater than 22 feet in length and ten feet in height and/or having a gross vehicle weight rating of more than 15,000 pounds is prohibited.
 - iv. Standards of the City's Abandoned Car Ordinance are met.

- d. Construction and landscaping material currently being used on the premises for a period not to exceed 6 months of any given project start date.
 - e. Lawn furniture or furniture used and constructed explicitly for outdoor use.
 - f. Rear or side yard exterior storage of firewood for the purpose of consumption only by those inhabiting the property on which it is stored.
2. Commercial/Industrial Uses. Except as allowed by district use provisions, outside storage of equipment, materials and inventory as a principal or accessory use for commercial and industrial uses shall require an interim use permit subject to the provisions of this Ordinance and all non-residential outside storage shall conform to the following conditions:
 - a. The area occupied is not within a required front yard.
 - b. The storage area is totally fenced, fully screened, and/or landscaped according to a plan approved by the City.
 - c. If abutting a Residential District or a residential use a landscaped buffer of no less than 15 feet in width is provided according to a plan approved by the City.
 - d. The storage area is covered to control dust as approved by the City and proper storm water drainage is maintained, except drive aisles and entries/exits shall be covered with asphalt and/or cement.
 - e. All lighting is directed away from the public right-of-way and from neighboring residences.
 - f. All parking requirements are being met.
3. Refuse. All lots within all zoning districts shall be maintained in a neat and orderly manner. No rubbish, salvage materials, junk, or miscellaneous refuse shall be openly stored or kept in the open, when the same is construed by the City Council to be a menace or nuisance to the public health, safety, or general welfare of the City, or to have a depressing influence upon property values in the area.
4. Waste Materials. Waste materials are to be picked up and disposed of in accordance with any and all city standards applicable to refuse/waste materials. Excluded waste materials must be disposed of in a safe and

appropriate manner in accordance with local, state, and federal law. Release of excluded waste materials to public or independent sewage treatment systems, the environment, or the solid waste stream is strictly prohibited. The Disposal Service shall, upon collection, immediately assume title to and liability for solid waste materials, recyclables, and demolition debris.

Subdivision 4: LANDSCAPING

- A. This Section's purpose is to eliminate the problems of excessive uniformity, dissimilarity, inappropriateness or poor quality of design in the exterior appearance of structures and the lack of proper attention to site development and landscaping in the City.
- B. This Section's standards shall promote harmonious development in the City, increase the desirability of residence, encourage investment or occupation in the City, optimize use and value of land and improvements, increase the stability and value of property, provide for visual relief and aesthetics, add to the conditions affecting the City's peace, health and welfare of the City and establish a proper relationship between the taxable value of property and cost of City services.
- C. Maintaining certain standards is essential to ensure compatible relationships between land uses within the City. All permitted or conditional uses within the City's various zoning districts shall conform to the following general provisions and performance standards and the standards listed within the individual zoning classification.
- D. In all zoning districts, except the A-40 District, the lot area remaining after providing for buildings, parking areas, driveways, loading areas, sidewalks or other structures must be planted and maintained in grass, sodding, shrubs or other acceptable vegetation or landscaping techniques. Within six (6) months of issuance of a certificate of occupancy, residential dwellings located within A-40 District must have landscaping, as provided for above, covering the building site (as determined by the minimum lot size for a single family dwelling located in an A-40 District) surrounding the dwelling. All new uses other than single and two family dwelling units must provide a landscaping plan as part of their site plan review.
- E. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas.
- F. Installation and Maintenance of Landscaping Materials.

1. Setbacks from R-2 and R-3 Zoning Districts, Churches and Schools. A landscaped strip of at least sixty (60) feet in width shall be provided along the boundary of any adjoining property guided to duplex or multi-family residential development, in the future land use map, or where a multi-family residence, church or school is located
 2. Setbacks from R-1 Zoning Districts. A landscaped strip of at least one-hundred (100) feet in width shall be provided along the boundary of any adjoining property guided single-family residential development, in the future land use map, or where a single-family residence is located.
 3. Residential Setback Standards. This landscaped strip shall be landscaped as a Buffer Yard, pursuant to Section 9A, Subd. 5(D).
 4. Application to Section 9A. Nothing in the paragraph shall exempt the property from a greater setback if required to meet the requirements of Section 9A.
- C. Lot Coverage: Per Section 33 of this Ordinance.
2. Building Height. Structures may not exceed thirty-five (35) feet in height.

Subdivision 6: OPEN STORAGE

1. Outdoor Storage and Open Sales Prohibited. Except as provided for in this Subdivision, outdoor storage and open sales are prohibited.
2. Exception to Prohibition. The following may be permitted for outdoor storage after review and approval by the Planning Commission and the City Council:
 - A. Currently licensed vehicles used by the business for transport or manufactured or serviced by the business (not including junked vehicles);
 - B. Heavy machinery mounted on wheels; and
 - C. Movable finished products mounted on wheels.
3. Review and Approval Required for Exception to Apply. The above exempt outdoor storage will only be permitted if approved by the City Council after review and recommendation by the Planning Commission. In any case, the area used for such storage must be screened from view from outside the premises by a fence of one hundred percent (100%) opacity, of a minimum height of eight (8) feet, with the maximum height to be determined by the City. Under no circumstances will open or outside

Staff Use only:

Zoning Administrator reviewed Interim/Conditional Use Permit Application.

1. Referred to City Attorney and/or City Engineer: Date _____

Why: _____

2. Determination made & why: _____

() Complete Application

() Incomplete Application Why: _____

Applicant was notified for additional information: Date _____ in which the information needs to be turned in by. _____ in person _____ by phone _____ email

Staff _____ Date _____

Application interim/conditional use permit. forms

