

March 8, 2016

Rockville Planning Commission; City Council

Re: Parking Lot Permit Request
76.42146.0807: Owners: MAR-DAR LLC (Darwin Voigt)
Property Address: 875 Prairie Court
Legal Description: Section 17, Township 123, Range 029
Lot 7, Block 2, Prairie Business Park

Permit Requested:

1. Approval to use a vacant lot as a parking lot & outdoor storage

Relevant Information:

1. This property is located in the I-1 District.
2. Property contains 1.01 acres more or less.
3. Ordinance interpretation: I-1
4. 7 Notices of public hearing were sent out

Subdivision 3: PERMITTED ACCESSORY USES

1. Open and outdoor storage when fully enclosed by fencing and screening.
2. Offices accessory to a principal use.
3. Fences as regulated by this Ordinance.
4. Off street parking and loading regulated by this Ordinance.

At first Darwin was talking about storing equipment then an IUP would be needed:

AN INTERIM USE PERMIT IS BEING REQUESTED AND IS GOVERNED BY THE FOLLOWING ZONING ORDINANCE REQUIREMENTS:

SECTION 9 GENERAL REQUIREMENTS SUBDIVISION 3 (2) COMMERCIAL/INDUSTRIAL USES

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:

SECTION 22 LIGHT INDUSTRIAL SUBDIVISION 6 (3) OPEN STORAGE

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 storage be allowed within the setback areas. Storage shall not be allowed in a truck, trailer, or similar container

Recommendations:

1. Maintain existing drainage patterns over, under, and across their property.
Ask for plan on snow storage/removal.
Engineer's request – Cannot modify drainage swale between the lots
2. No additional driveways will be allowed. *Access to & from this lot will be done through the bus shed lot. There is a drainage easement between the two lots that cannot be disturbed* Engineer request need to replace any disturbed soil/turf.
3. Consider Approval with these conditions.

Submitted by:

Martin M. Bode

Zoning Administrator

Voigt, Darwin parking lot 2016