

Stacy Indoor & Outdoor Storage Facility

Stacy, MN

CUP Request Details

The proposed Stacy indoor and outdoor storage site proposes to construct four buildings with a total of 32,200 square feet of indoor storage and 52 parking stalls for outdoor storage. The storage will likely be used by residents moving to or from Stacy, youth sporting organizations for offseason equipment, car/ATV/boat/snowmobile storage when not in use, and businesses for their transitional needs among other uses.

Operation/Security

The site will be fenced around the perimeter and access will be provided securely via controlled gate access. Security cameras will be in place and lighting will be provided for safety with our goal to be to operate in a manner that provides as little disruption to the area as possible, while providing a benefit for neighbors and the community. The hours of operation are proposed to be 6:00 AM to 10:00 PM once operational. See Traffic section below for typical use times. The operational hours are proposed to allow users to access belongings at consistent times to adjacent property garage door usage with less impact to residents.

Traffic

The traffic generated from this project will be the equivalent of about that of approximately two to six single family homes, depending on the source of the traffic study referenced and the time of day assessed. (ITE, 10th edition; Self Storage and the Modern Community) The peak traffic times for the facilities on weekdays is 12:00 PM to 7:00 PM and 10:00 AM to 1:00 PM on Saturday and 1:00 PM to 6:00 PM on Sundays. Self storage is one of the least impactful of any commercial use with respect to traffic generation.

Screening

We are constructing much nicer buildings than the municipal standard. The buildings will be constructed of architectural block with asphalt roofs to blend into the adjacent neighborhood as best as possible. We have designed the site to utilize the eastern building as a screening element to limit the amount of noise, light and to block sightlines for the neighbors as much as possible.

Neighbors expressed the request for buildings to be east of drive lanes in order to screen cars/trucks/trailers in parking areas during the previous CUP process, therefore we incorporated that site plan element into this project. The buildings are aligned in a north-to-south direction in order to provide as much screening as possible as well as to limit the amount of ice buildup and slip hazards on the site.

We also propose planting trees around the perimeter of the site, clustering them particularly where any sightline from existing homes is potentially visible.

Summary

This parcel is very difficult to develop due to existing large swaths of land dedicated to drainage and utility easements, a billboard easement and the unique shape of the site, however the proposed site has gone through numerous iterations to provide stormwater treatment, screening, and access that provides a very functional site that we anticipate becoming a great asset for the City of Stacy.