

**CITY OF GOLDEN VALLEY
ORDINANCE NO. 648
AN ORDINANCE AMENDING
THE CITY CODE
APPROVAL OF
CONDITIONAL USE
PERMIT NUMBER 163
PARKING LOT TO THE
EAST OF 1109 ZANE
AVENUE NORTH
SHAPCO PRINTING INC.,
APPLICANT**

The City Council for the City of Golden Valley hereby ordains as follows:

Section 1. City Code Chapter 113 entitled "Zoning" is amended in Section 113-55, Subd. b, and Section 113-93, by approving a Conditional Use Permit for a certain tract of land (parking lot) located east of 1109 Zane Avenue North, thereby allowing for surface lot storage of automobile sales inventory in the Light Industrial Zoning District.

This Conditional Use Permit is approved based on the findings of the Planning Commission pursuant to City Code Section 113-30, Subd. d, which findings are hereby adopted and incorporated herein as follows:

1. Demonstrated Need for the Proposed Use: Standard met. The previous use of the site, as well as staff conversations with local auto dealerships, suggest there is a constant need for additional inventory storage in the City.

2. Consistency with the Comprehensive Plan: Standard met. The proposed use is not inconsistent with the Light Industrial designation in the Comprehensive Plan, which includes such uses as packaging and processing, light assembly and manufacturing, offices and showrooms, and warehousing.

3. Effect on Property Values: Standard met. Given the previous use of the site for inventory storage, there is no anticipated impact of the proposed use on property values in the area.

4. Effect on Traffic: Standard conditionally met. If delivery and pick-up of vehicles is limited to individual trips on and off the site, and large transport vehicles are prohibited, the proposed use is not anticipated to negatively affect traffic flow and congestion in the area. Zane Avenue has the capacity to accommodate the minor increase in traffic that is likely to occur.

5. Effect of Increases in Population and Density: Standard met. Due to the nature of the proposed use (storage), there are no anticipated increases in population or density.

6. Mixed Income Housing Policy: Not applicable.

7. Increase in Noise Levels: Standard conditionally met. If the hours of operation are restricted to those consistent with other activities listed in the City Code, the proposed use is not anticipated to generate noise levels that would impact surrounding properties.

8. Impact of Dust, Odor, or Vibration: Standard met. The proposed use is not anticipated to generate excessive odors, dust, smoke, gas, or vibrations.

9. Impact of Pests: Standard met. The proposed use is not anticipated to attract pests.

10. Visual Impact: Standard conditionally met. Maintenance of the vegetated buffer to the east of the parking lot will ensure that the visual impact of the inventory storage is mitigated to the benefit of the adjacent single-family properties.

11. Other Impacts to the City and Residents: Standard met. The proposed use is not anticipated to have any other impacts on the surrounding area.

This Conditional Use Permit is subject to all of the terms of the permit to be issued including, but not limited to the following specific conditions:

1. Storage is authorized for automobile and light truck dealership sales inventory only and shall not extend to other vehicles or equipment.

2. The maximum number of spaces for permitted for inventory storage shall be limited to 176 and sufficient parking spaces to satisfy the zoning requirements for the business at 1109 Zane Avenue North shall be maintained.

3. Vehicle deliveries or loading shall not take place on Zane Avenue or within the parking lot. Inventory vehicles must be delivered or loaded elsewhere and driven to and from the site individually.

4. Hours of operation shall be limited to 7 am to 8 pm, Monday through Saturday.

5. Vegetative screening must be maintained in a strip 60 feet wide along the eastern property line as a visual buffer for the adjacent single-family homes. The applicant shall submit a landscape plan to City staff for approval and shall maintain the vegetative screening consistent with the approved landscape plan.

6. Site lighting must comply with all requirements of the City Code without benefit of any legally non-conforming use.

7. This approval is subject to all other state, federal, and local ordinances, regulations, or laws with authority over this development.

Section 2. The tract of land affected by this ordinance is legally described as follows:

Lot 13 and the Northwesterly 85.00 feet of Lot 9, also the northeasterly 40.00 feet of the northwesterly 110.00 feet of Lot 12 and that part of Lot 12 lying southeasterly of the northwesterly 110.00 feet thereof, also the northeasterly 65.00 feet of Lot 1 and that part of Lot 2 lying southeasterly of the northeasterly extension of the southeasterly line of the northwesterly 90.00 feet of Lot 6 all in the plat of Lindsay's Second Addition, Block 1, according to the recorded plat thereof, Hennepin County, Minnesota.

Section 3. City Code Chapter 1 entitled "General Provisions" and Sec. 1-8 entitled "General Penalty; Continuing Violations" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 4. This ordinance shall take effect from and after its passage and publication as required by law.

Adopted by the City Council this 4th day of December, 2018.

/s/Shepard M. Harris
Mayor
ATTEST: /s/ Kristine A. Luedke
City Clerk
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