

**CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD**

*6/4/2013, 5:30 p.m.
Council Chambers, City Offices*

AGENDA

- A. CALL TO ORDER AND ROLL CALL

- B. APPROVAL OF THE AGENDA

- C. APPROVAL OF MINUTES-May 7, 2013

- D. PUBLIC HEARINGS
 - a. PD AMENDMENT- Application from Thornecrest Apartments to amend their existing Planned Development ordinance to construct additions to their property located at 120 Garfield Avenue. Such improvements include the addition of an elevator on the south side of the property (does not meet front yard setbacks), the construction of a carport on the eastern portion of their property (does not meet side yard setbacks), and the construction of a 63 stall parking garage on the northern portion of their property.

 - b. ORDINANCE TO RE-ZONE – Application from Albert Lea Port Authority requesting a re-zoning of the properties generally located on Plaza Street, with PIDS 342550010, 344090010, 344090040, and 344090050; from IDD-Interstate Development District to I-1 Limited Industrial District.

- E. COMMISSIONER COMMUNICATIONS

- F. STAFF COMMUNICATIONS

- G. ADJOURNMENT

CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD
MEETING MINUTES

5/7/13, 5:30 pm
City Center - Council Chambers

Members Present

Robert Hoffman
John Severtson
Tony Trow
Thayne Nordland
Jon Murray
David Gross
Carol Hassebroek

Members Absent

None

Staff in Attendance

Breanne Rothstein, Planner
Jennifer Nelson, Office Specialist
Chad Adams, City Manager

Chairman, John Murray called the meeting to order at 5:30 p.m.

Approval of the Agenda

Carol Hassebroek made a motion to approve the agenda and Thayne Nordland seconded the motion. The agenda was approved unanimously on a voice vote.

Approval of Minutes

A motion was made by John Severtson to approve the minutes from April 2, 2013 and Robert Hoffman seconded the motion. The minutes were approved unanimously on a voice vote.

Public Hearing -Dawson Preliminary Plat

Public hearing to consider a preliminary plat for Summerdale Townhomes Fourth Addition and conditional use permit request to plat and construct six semi-detached, twin home units and one single-family home on the property located generally on the southeast corner of Keystone Drive and Crystal Drive. prepared by Breanne Rothstein, Planner WSB & Associates, Inc. becomes part of these minutes by reference.

Breanne reviewed the request and presented the staff report.

Case #PP2013-002 staff report for preliminary plat and conditional use permit and public hearing prepared by Breanne Rothstein,, Planner WSB & Associates, Inc. becomes part of these minutes by reference.

1. Preliminary Plat: To consider an application from Jared Dawson for a preliminary plat request for Summerdale Fourth Addition to re-plat seven existing single family home lots into six semi-detached twin home lots and one single family lot on the property generally described as the southeast corner of Keystone Drive and Crystal Drive;

2. Conditional Use Permit: To consider an application from Jared Dawson to allow semi-detached/cluster units within an R-1 single-family zoning district on the property generally described as the southeast corner of Keystone Drive and Crystal Drive;

Chairman, Jon Murray opened the public hearing at 5:35 p.m.

Tony Trow wanted to verify there would be a correction to the lot sizes due to being incorrect on the staff report and that the final document will have the correct numbers. Breanne assured the corrections would be made that she had pointed out earlier when reviewing the request.

Public hearing was closed at 5:37 p.m.

A motion was made by Robert Hoffman to approve all motions simultaneously as written and Thayne Nordland seconded the motion. Approved on a 7-0 roll call vote.

Motions approved are as follows;

1. Motion to recommend that the City Council adopt a resolutions approving the request for a preliminary plat for Summerdale fourth Addition, subject to the conditions listed in the staff report;
2. Motion to recommend that the City Council adopt Findings of Fact relating to the request for a conditional use permit to allow semi-detached twin homes in the R-1 district;
3. Motion to recommend that the City Council adopt a resolution approving a conditional use permit to allow semi-detached twin homes in the R-1 district, subject to the conditions listed in the staff report.

Public Hearing-Diversified Central Business District

Tonight's meeting is a formal public hearing for two items relating to the Diversified Central District.

Case #12-22-ZA Diversified Central District draft ordinance and public hearing prepared by Breanne Rothstein,, Planner WSB & Associates, Inc. becomes part of these minutes by reference.

Breanne reviewed the request and presented the staff report.

Item #1 is to consider adoption of a code text amendment to incorporate the Diversified Central District as a new zoning district into the city code.

John Severtson inquired if this re-zoning would affect the Historic District. Breanne explained the Historic District is an overlay, an extra layer of standards and whichever is the most restricting would apply.

Larry Baker brought up the question of design standards. Breanne advised there are two approaches that could be taken. #1 Write the standards narrow or #2 have the Planning Commission review the design standard on a case by case basis. This option could involve creating a design review committee for this district. The Planning Commission and the design review committee would then give their recommendation to the City Council with the City Council having the final say.

Carol Hassebroek brought up concerns regarding what could go up next to the Historical District and what could this look like. This would also involve taking a look at design standards. Breanne gave the example of restricting certain materials.

Larry Baker questioned the use of steel siding. An option would be to restrict aluminum or steel siding and limit to masonry type looking materials. As the proposed ordinance is written corrugated metal is a restricted material. Breanne advised to be careful not to be too restrictive and maybe adding further design standards is not the way to go, her thoughts are it is better to work with the applicant. This also

was a concern of Larry Baker to make the process very simple and easy as possible to follow for anyone wanting to develop or start a business in this district.

Also the pros and cons of subjectivity came up also that could result from a design review committee. Breanne advised she could create some draft language for this sort of committee.

Jon Murray brought up the point of either by design standards or a design review committee the goal would be to "keep out the sore thumbs" and gave the example of the barn building down on William St. Also Breanne advised the color of building could be restricted or reviewed before a project could be approved.

Chairman Jon Murray opened the public hearing at 6:17 p.m.

Public Hearing was closed at 6:18 p.m.

Item #2 is to consider a re-zoning of 291 parcels from various zoning designations (but primarily R-P Residential Preservation) to DCD Diversified Central District.

Chairman, Jon Murray opened the public hearing at 6:20 p.m.

Barry Back of 71205 255th St owns rental property in this area, voiced concerns that residential homes would have to follow a design standard. He gave the example of needing to reside his rental property. Larry Baker advised this would only apply to new construction or remodel of a building, not existing residential homes. The intent of design standards is not to restrict maintenance of residential homes in this district.

Jon Murray advised if an expansion was requested the homeowner would need to apply for a conditional use permit. A CUP would require an extra layer of analysis.

Public Hearing was closed at 6:25 p.m.

A motion was made by Thayne Nordland to recommend that the City Council adopt a resolution approving the enclosed ordinance establishing a Diversified Central District. as written and Tony Trow seconded the motion. Approved on a 6-1 roll call vote.

A motion was made by Carol Hassebroek to recommend that the City Council adopt a resolution approving the rezoning of the parcels located on the parcel list and on the attached map to DCD Diversified Central District as written and David Gross seconded the motion. Approved on a 7-0 roll call vote.

Larry Baker also wanted to make known he would like to see the process remain easy and streamlined. Breanne advised the best way to do this is to have as many permitted uses and to keep Conditional Use Permits minimal. Plats by law need to be reviewed by the Planning Commission and the City Council, currently the city offers a free pre-development application at this time. Breanne remarked Albert Lea is accommodating and this is refreshing when compared to other communities.

Old Business-NONE

New Business

Discussion about IDD District outside storage standards.

There are six out of ten businesses that are in violation of the IDD District. A business has shown interest in locating to this district, and would need outside storage space. Breanne advised best practice would be to be flexible but not lose the intent of the ordinance.

Larry Baker inquired on the history regarding the current IDD ordinance.

Discussion will continue at next Planning Commission meeting. A copy of the current Interstate Development District was included in the agenda packet for review.

Commissioner Communications:-NONE

Staff Communications:-NONE

Adjournment - The meeting was adjourned at 6:55 p.m. on 5/7/13 motion by Robert Hoffman and second by Thayne Nordland.

Respectfully submitted,



Breanne Rothstein, Planner

Approved:



Carol Hassebroek
Planning Commission Secretary



Memorandum

*To: Planning Commission, City of Albert Lea
Doug Johnson, Building Official*

*From: Breanne Rothstein, Planner
WSB & Associates, Inc.*

Date: June 4, 2013

Re: PD AMENDMENT PUBLIC HEARING - Application from Thorne Crest Apartment Center to amend their existing Planned Development ordinance to construct additions to their property located at 1201 Garfield Avenue.

Background

Under consideration at the planning commission meeting is a public hearing to consider a request from Thorne Crest Apartment Center to amend their PD-Planned Development ordinance to allow for the expansion of their senior housing and assisted living center.

The Thorne Crest Apartment Center was converted to a housing development from an existing school in 1973. In 1988, the property was re-zoned from R-1 to PD-Planned Development and a conditional use permit was adopted for the property to make certain improvements, including the addition of nursing home care. At that time, the property was re-zoned PD-Planned Development to accommodate a flexible site plan, several types of housing units (senior, assisted living, nursing home) and reduced setbacks.

The current building consists of a total of 81 units, split between independent living and assisted living/memory care units. The site has several residential buildings, many detached garage stalls, and the original, vacant convent building on the property.

The current request is to amend their original Planned Development to make several changes, including the following:

- Add a wellness center with pool, exercise room, exam and therapy room, conference room, and multi-purpose room
- Construct a 63 car indoor parking garage connected to the existing building. This will be constructed on the site of a parking lot and the location of existing parking garages.
- Expand the existing parking lot on the west property line
- Remodel the southern portion of the building and add an elevator
- The addition of a carport on Garfield and expansion of the existing carport on Hawthorne
- Exterior and interior remodeling/upgrades, including the addition of a greenhouse and patio in the courtyard
- They are also proposing to demolish the existing convent building and all existing detached garages on the property

Analysis

City Code Division 15 of Chapter 74 regulates the establishment and development within the PD Planned Development District. The nature of the district provides for flexibility from the standards set forth in the underlying districts. The following factors have been reviewed and analyzed as part of the PD development ordinance request:

Setbacks – The two setbacks that the site plan proposes to encroach on are the front yard setbacks along Hawthorne and Garfield in order to accommodate two new carport structures. Given the nature of the carports, staff is supportive of these changes, under the stipulation that the carports or the roof overhangs do not encroach into the right of way at any point. The proposed setbacks from adjacent residential areas are proposed to remain the same as the originally approved site plan.

Open Space – The PD district requires a minimum of 20 percent of the total land area be developed for open air and useable open spaces which shall be made an integral part of the plan. The revised plan proposes a total of 67% of the site being in hard surface areas, including garages, buildings, and parking areas, leaving 23% of the site in green space or soft scape areas. The site is proposing a 12,000 square foot courtyard for active use.

Parking/Access – The site currently has two accesses from each Hawthorne and Garfield. The revised site plan proposes to re-locate one access from Garfield farther north, at the location of the existing convent area, in order to accommodate the expansion of the wellness center on the northern side of the building. The site proposes a total of 128 parking spaces for a total of 90 units, which meets the city's ordinance for senior housing parking requirements (72 units required). Their desire to add parking is to serve their employees who currently park on the street.

The applicants are requesting the expansion of the parking lot on the far southwest side of the property. There are currently two encumbrances over the proposed expansion area that impedes their ability to expand parking into this area. One is a city-owned alley easement running along the westerly 20 feet of the property for approximately 465 feet. The second is a private access easement running along the westerly 20 feet of the property for approximately 165 feet. Both of these easements will need to be vacated/amended as a contingency of approval for the parking lot expansion portion of this request. There is also a stormwater management pipe currently located on the western edge of the property that will need to be accommodated/considered as part of the new additions to the parking lot area.

Other details – Renderings of the proposed additions have been submitted for the Planning Commission review. Utilities will be verified at the time of building permit to ensure that the water lines are adequately sized to accommodate additional needs for sprinkling of the proposed new garage addition.

Recommendation

Staff recommends approval of the amendment to the PD ordinance for Thorne Crest Apartment Center to allow for the expansion of their facilities in accordance with the site plan dated May 13, 2013, subject to the following conditions:

- 1) At no point do the carports or any appurtenance of the carports extend into the public right of way;
- 2) An application is made and approved by the city relating to the vacation of the public alley easement prior to construction of any expansion of the parking lot on the western side of the building;

- 3) Resolution is made (and proof of such resolution is supplied to the city) regarding the private easement along the western side of the building prior to construction of expansion of the same parking lot;
- 4) All resolutions and amended site plans related to this request are recorded with the city and county.

Requested Motions

Motion to recommend that the City Council adopt a resolution approving the amended PD-Planned Development ordinance for Thorne Crest Apartment Center, subject to the conditions listed in the staff report.

If you have any questions, please contact me at 763-231-4863.

May 14, 2013

Project Description

Thorne Crest Retirement Community, Albert Lea, MN

Since it was first opened, the Thorne Crest Retirement Community has provided a valuable service to the City of Albert Lea. They have a great reputation for providing quality care in the community. Over the years, times have changed and so have the needs of the seniors who live at Thorne Crest. The overall goal of this project is to bring Thorne Crest up to present day standards to better service the needs of the senior residents. The project includes the following:

- The addition of a Wellness Center that will include a pool, cardiovascular work-out room, exam room, therapy room, conference room, and a multi-purpose room with seating capacity for 75. There will also be a small basement underneath the Wellness Center. In order to construct the Wellness Center the existing obsolete convent building will be demolished.
- The addition of a 63 car indoor parking garage that will be connected to the existing building. The garage will house the Independent Living unit resident's cars. The existing small garages will be demolished in order to construct the parking garage.
- The existing parking lot along the west property line will be expanded. In order to achieve this, we will need to move the easement that permits the resident to the west to access their garage.
- A new Assisted Living wing will be established by remodeling the existing southern portion of the southwest wing on all three floors. Part of the remodeling will include a small addition that will house an entrance lobby and an elevator lobby to all three floors.
- The existing exterior of the building will be updated and a new Porte Cochere and drop-off point will be added off of Garfield Avenue. Exterior improvements include the addition of trellises along Garfield Avenue and the remodeling of the existing decks and canopies on the building.

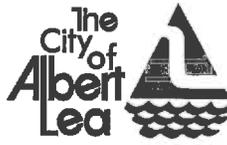
Project Description

Thorne Crest Retirement Community, Albert Lea, MN

- Much of the interior of the facility will be remodeled and updated. There will be a totally remodeled lobby, offices, dining room, and the corridors will receive an updated appearance. It is also planned that we will add a greenhouse and patio off the dining room within the existing courtyard. As part of the interior remodeling, the existing fire protection system will be extended throughout the entire facility.

When completed, the project will contain the following:

- 216,713 square feet of site area.
- 12,199 square feet of green space.
- 144,514 square feet of hard surface.
- 109,612 square feet of building footprint.
- 3,914 square feet of basement area.
- 109,612 square feet of first floor area.
- 34,754 square feet of second floor area.
- 17,629 square feet of third floor area.



City of Albert Lea Request for Development Services

Type of Service	Fee
1. Request to change zoning classification of land or zoning text	\$500.00
2. Request for a Conditional Use Permit	\$500.00
3. Request for a Planned Development District	\$500.00
4. Request to subdivide land (plats) <i>(plus \$20.00 per lot for a maximum of \$2,000.00)</i>	\$500.00
5. Site plan review	
6. Administrative Survey	\$100.00
7. Planning and Zoning Certification	\$100.00
8. Variance from Zoning Ordinance	\$500.00
9. Street, alley, public way, or utility easement vacation	
10. Orderly Annexation	
11. Interstate Development District Review	
Total	

Address and general location: 1201 Gaufield Ave

Legal Description: (Attach) See attached Parcel# _____

Applicant Name: Jeffrey Natrop Phone: (W) 414 273 6637 (H) 414 708 6091
For BBHM - David Zastrow

Email Address: jnatrop@vonnarchitects.com

Address: 643 E Erie St Milw WI 53202

Owner's Signature: [Signature] Date: 5/15/13

Receipt of payment by the city for the requested services begins the 60 day mandatory review response time for the city.

Please Return to: City of Albert Lea-Inspections/Community Dev.
Doug Johnson, Building official/Community Dev.
221 East Clark St
Albert Lea, MN 56007
Phone: 507-377-4340
djohnson@city.albertlea.org

For Office Use Only	
Check	
Cash	
Credit Card	



Preliminary Development Application

Applies to: attached dwellings, land subdivision, commercial and industrial development

Applicant Name: Jeffrey Natrop Phone: 414 273 6637 or 414 708 6091
(cell)

Email Address: jnatrope@vanneraarchitects.com

Address: 643 E Eric St, Milwaukee, WI 53202

Owner Name: ABHM - David Zwickey Phone: 952 253 1469

Email Address: dzwickey@abhomes.org

Address: 14850 Scenic Heights Rd, Eden Prairie, MN 55344

Parcel#(s): (Attach) See attached Current Zoning: Planned Development

Address of Property if Applicable: 1201 Garfield Ave, Albert Lea, MN

Legal Description of Parcel: (Attach) See attached 56007

Lot Size: _____ Width: _____ Depth: _____ Acres: _____

Description of Proposal: (Attach) See Attached

The following information is required to be submitted along with the Preliminary Development Application;

- Survey -3 sets -11 x 17 and 3 sets 24 x 36
- Arial Photo -3 sets
- Preliminary Building Plan -3 sets 11 x 17 and 3 sets 24 x 36

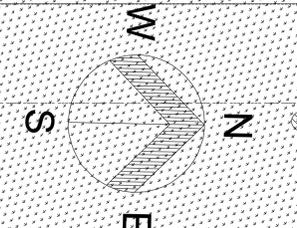
This application and attachments will be reviewed by the City of Albert Lea Development Review Committee which includes members of the following departments; Community Development, Engineering, Fire and Inspections. After the application is reviewed staff will contact the Applicant/Owner within 10 business days for further discussion.

Submittal of this application does not start the mandatory 60 day review response time for the city.

Please Return Application to:

City of Albert Lea-Inspections/Community Dev.
Doug Johnson, Building Official/Community Dev.
221 East Clark St.
Albert Lea, MN 56007
Phone: 507-377-4340
djohnson@city.albertlea.org

FOR OFFICE USE ONLY	
Date Received:	_____
Received by:	_____



65 Parking

PARKING
63 SPACES

SOUTHWEST WING

NORTHWEST WING

TRANSITIONAL CARE

COURT YARD

INDEPENDENT LIVING

HEALTH CENTER

SOUTHEAST WING

NORTHEAST WING

NEW PORTE COCHERE

1/16"=1'-0"

BY REVISIONS

RENNER
architects
643 EAST ERIE STREET MILWAUKEE, WI 53202 TEL. 414 273-6637 1-800-331-6637 FAX 273-6638 E-mail rall@exepcc.com

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Assisted Living Addition Small Pool Option THORNECREST
(63 Car Parking Structure)
APARTMENT CENTER

Albert Lea, MN

Sheet Name:	Date: 5-13-13	Sheet:
Scale:	Job #:	1 of 1
Checked By:	Drawn By:	



ABHM
American Baptist Homes of the Midwest

THORNE CREST
Albert Lea , MN
View of the New Wellness Addition

RENNER
architects
643 E. ERIE STREET MILWAUKEE, WI 53202
(414) 273-6637



ABHM
American Baptist Homes of the Midwest

THORNE CREST
Albert Lea, MN
View of the New Main Entrance

RENNER
architects
643 E. ERIE STREET MILWAUKEE, WI 53202
(414) 273-6637



ABHM

American Baptist Homes of the Midwest

THORNE CREST

Albert Lea, MN

View of the New Garage and Deck Improvements

RENNER
architects
643 E. ERIE STREET MILWAUKEE, WI 53202
(414) 273-6637



ABHM

American Baptist Homes of the Midwest

THORNE CREST

Albert Lea , MN

View of the New Skilled Nursing Entrance

RENNER
architects
643 E. ERIE STREET MILWAUKEE, WI 53202
(414) 273-6637



ABHM

American Baptist Homes of the Midwest

THORNE CREST

Albert Lea , MN

View of the New Assisted Living Entrance

RENNER

architects

643 E. ERIE STREET MILWAUKEE, WI 53202



Memorandum

*To: Planning Commission, City of Albert Lea
Doug Johnson, Building Official*

*From: Breanne Rothstein, Planner
WSB & Associates, Inc.*

Date: June 4, 2013

Re: ORDINANCE TO RE-ZONE – Application from Albert Lea Port Authority requesting a re-zoning of the properties generally located east of County Road 20 on Plaza Street, with PIDS 342550010, 344090010, 344090040, and 344090050; from IDD-Interstate Development District to I-1 Limited Industrial District.

Background

The application before you tonight is a public hearing to consider a request from the Albert Lea Port Authority to re-zone four parcels along Plaza Street, east of County Road 20 from IDD-Interstate Development District to I-1 Limited Industrial District to allow for more generalized regulations regarding development on these parcels (a map is included for your reference). Specifically, the Port Authority would like the city to consider this re-zoning to allow for the opportunity to additional outside storage on these properties. The full written request is also included in your packet.

The Port Authority has been working with a business for several months who would like to purchase a portion of the area to be re-zoned and has large outside storage needs (excavation company). Therefore, city staff has been discussing the issue of outside storage in the IDD District (and other issues with the district) with the Port Authority for several months.

Outside storage is currently an issue with several businesses in the IDD District, and six businesses are in violation of the outside storage regulations.

Analysis

It is important to consider two main factors when analyzing the appropriateness of a re-zoning. The first is to compare the existing zoning district designation with the proposed zoning district. Per this request, the applicant is seeking to re-zone from IDD Interstate Development District to I-1 Limited Industrial District. The primary differences in these zoning districts are summarized below:

Outside Storage - The most important and applicable distinction between the IDD District and the I-1 District is the allowance for outside storage. The IDD District, given its purpose, puts significant restrictions on outside storage, limiting it to only seasonal storage that does not exceed 10% of the gross floor area. The I-1 district has no such limitations.

Architectural Review Required - The second most notable requirement of the IDD District is that a review committee must review the architecture of proposed buildings and landscaping

proposed around the building. While this committee has no formal approval authority, it assists in determining compliance with the IDD intent and ordinance requirements. The I-1 district has no requirements for architectural and landscaping review.

Signs - Another notable difference between the IDD and the I-1 zoning districts is with regard to signs. In the I-1 district, off-premise billboard signs are permitted, where such uses are prohibited in the IDD District.

These three factors are the most important differences affecting the subject properties. If re-zoned, these four properties will have no outside storage restrictions, no billboard restrictions, and not require architectural/landscaping review.

The second important factor is to consider the intent of the existing zoning district and make a determination whether or not the request is consistent with the intent of the district and harmonious with surrounding properties.

The IDD District was established in 1999 with the written purpose to:

- “1) Provide an opportunity for owners of larger parcels of land visible from or adjacent to Interstate Highways 90 and 35 to develop planned, integrated, and diversified development serving interstate transportation, goods movement, the traveling public, local industrial and commerce, and the community;
- 2) To encourage planned commercial and industrial development by requiring an interstate development district to have a minimum land area at the time of rezoning;
- 3) To enhance the development of job opportunities for the community and interstate related activities;
- 4) To preserve land along interstate highways for high quality commercial and industrial development intended to enhance services to freeways, and maintain a high quality community image as seen by the traveling public. “

The I-1 District was established in 1980 with the purpose to create industrial areas that will not adversely affect adjacent business or residential neighborhoods by permitting industrial establishments whose operations are relatively free from objectionable uses. This district is very simple and contains few guidelines or restrictions on development.

Recommendation

Staff does not support the request to re-zone the four subject properties from IDD to I-1 for the following reasons:

- 1) The request is not consistent with the intent to maintain a high quality community image as seen by the traveling public;
- 2) The request will not protect existing or future businesses from potential conflicting or unclear standards associated with spot zoning (zoning certain properties different from their neighboring properties);
- 3) The request is not consistent with the Comprehensive Plan, which states that the interchange district is intended to “establish a sense of identity and presence to Albert Lea, optimize use of infrastructure and land resources, to satisfy the demand for economic growth, and peak an interest in travelers in exploring downtown Albert Lea through signage and wayfinding.”
- 4) The request will allow for unfettered outside storage, off-premise signage, and a lack of architectural and landscaping control which has been applied in this district since 1999.

However, staff acknowledges the challenges of the IDD standards, and does recommend analyzing this district to see how it can be more accommodating and flexible with regard to

outside storage without compromising the intent of the ordinance. Direction from planning commission regarding a re-examination of this district is being requested tonight.

Requested Motions

Motion to recommend that the City Council adopt a resolution denying the request for a re-zoning of the subject properties, based on the following findings:

- 1) The request is not consistent with the intent to maintain a high quality community image as seen by the traveling public;
- 2) The request will not protect existing or future businesses from potential conflicting or unclear standards associated with spot zoning (zoning certain properties different from their neighboring properties);
- 3) The request is not consistent with the Comprehensive Plan, which states that the interchange district is intended to “establish a sense of identity and presence to Albert Lea, optimize use of infrastructure and land resources, to satisfy the demand for economic growth, and peak an interest in travelers in exploring downtown Albert Lea through signage and wayfinding.
- 4) The request will allow for unfettered outside storage, off-premise signage, and a lack of architectural and landscaping control which has been applied in this district since 1999.

AND

Motion to direct staff to re-examine the outside storage regulations in the IDD District.

If you have any questions, please contact me at 763-231-4863.



May 7, 2013

Mr. Doug Johnson
City of Albert Lea-Inspections/Community Development
221 E. Clark Street
Albert Lea, MN 56007

Dear Doug:

RE: Preliminary Development Application-Description of Proposal

At the May 1, 2013 meeting, the Board of the Port Authority of Albert Lea, voted to request that the City of Albert Lea re-zone the property owned by the Port Authority located on Plaza Street.

Currently, the property is zoned IDD and the Board is requesting that the property be re-zoned to I-1. The Port Authority is currently negotiating the sale of one of the parcels. The potential use for the property will require outside storage which will be screened.

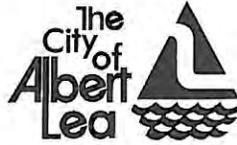
Outside storage is prohibited in the IDD. However, the parcels south of Plaza do not abut the interstate nor will the storage be visible from the interstate.

Port Authority staff suggests that Freeborn Lumber and Plaza Landscaping be re-zoned, but is neutral on this issue as the land is not owned by the Port Authority. It should be noted that re-zoning would bring Freeborn Lumber and Plaza Landscaping into compliance relative to outside storage.

The Port Authority is not requesting the re-zoning of any other property owned by the Port Authority that is currently zoned IDD.

Sincerely,

Dan Dorman
Executive Director



Preliminary Development Application

Applies to: attached dwellings, land subdivision, commercial and industrial development

Applicant Name: Port Authority Phone: 373-3930

Email Address: dandorman@growalbertlea.com

Address: 2610 Y.H. Hanson Avenue, Albert Lea, MN 56007

Owner Name: _____ Phone: _____

Email Address: _____

Address: _____

Parcel#(s): *(Attach)* 342550010, 344090010, 344090040, 344090050 Current Zoning: IDD

Address of Property if Applicable: Plaza Street

Legal Description of Parcel: *(Attach)* See Attached

Lot Size: See attached Width: _____ Depth: _____ Acres: _____

Description of Proposal: *(Attach)* See Attached

The following information is required to be submitted along with the Preliminary Development Application;

- Survey -3 sets -11 x 17 and 3 sets 24 x 36
- Arial Photo -3 sets
- Preliminary Building Plan -3 sets 11 x 17 and 3 sets 24 x 36

This application and attachments will be reviewed by the City of Albert Lea Development Review Committee which includes members of the following departments; Community Development, Engineering, Fire and Inspections. After the application is reviewed staff will contact the Applicant/Owner within 10 business days for further discussion.

Submittal of this application does not start the mandatory 60 day review response time for the city.

Please Return Application to:

City of Albert Lea-Inspections/Community Dev.
Doug Johnson, Building Official/Community Dev.
221 East Clark St.
Albert Lea, MN 56007
Phone: 507-377-4340
djohnson@city.albertlea.org

FOR OFFICE USE ONLY

Date Received: _____

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Date Created: 5/7/2013



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Freeborn County, MN



Date Created: 5/7/2013

Summary

Parcel ID 342550010
Property Address ALBERT LEA
Sec/Twp/Rng 32-103-021
Brief Tax Description Sect-32 Twp-103 Range-021 60.18 AC NW1/4 NW1/4 & N1/2 SW1/4 NW1/4 32-103-21 60.18 ACRES CITY OF ALBERT LEA
(Note: Not to be used on legal documents)
Deeded Acres 60.18
Class 101 - (NON-HSTD) AGRICULTURAL
District (3401) A LEA CITY 241 SRRW
School District 0241
Creation Date 01/16/1990

Owner

Primary Owner Albert Lea Port Authority P O Box 370 Albert Lea, MN 56007	Alternate Taxpayer	Fee Owner
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Land

Map Area AREA 1
Lot Area 60.18 Acres; 2,621,441 SF

Agricultural Land

Description	Soil Type	Acres
Tillable 61	61 CER	56.74
ROADS (NV)	ROADS	3.44
		Total Acres: 60.18
		Tax CER/Acres: 61.000

Valuation

	2013 Assessment	2012 Assessment	2011 Assessment	2010 Assessment	2009 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$315,000	\$225,000	\$179,400	\$179,400	\$165,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Value	\$315,000	\$225,000	\$179,400	\$179,400	\$165,000

Taxation

	2013 Payable	2012 Payable	2011 Payable	2010 Payable
Gross Taxable Value	\$225,000	\$179,400	\$179,400	\$165,000
- Excluded Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$225,000	\$179,400	\$179,400	\$165,000
Net Taxes Due	\$3,394.00	\$2,694.00	\$2,402.00	\$2,124.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$3,394.00	\$2,694.00	\$2,402.00	\$2,124.00

Taxes Unpaid

Unpaid Tax	\$3,394.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00

Summary

Parcel ID 344090010
Property Address N/A
Sec/Twp/Rng 32-103-021
Brief Tax Description Sect-32 Twp-103 Range-021 PORT AUTHORITY PLAT NO. 2 Lot-001 Block-001 8.85 AC LOT 1 BLK 1 ALBERT LEA PORT AUTHORITY PLAT NO. 2 8.85 ACRES CITY OF ALBERT LEA
(Note: Not to be used on legal documents)
Deeded Acres 8.85
Class 101 - (NON-HSTD) AGRICULTURAL
District (3401) A LEA CITY 241 SRRW
School District 0241
Creation Date 11/15/2005

Owner

Primary Owner	Alternate Taxpayer	Fee Owner
Albert Lea Port Authority P O Box 370 Albert Lea, MN 56007		

Land

Map Area ALBERT LEA C&I
Lot Area 8.85 Acres; 385,506 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/20/1997	CITY OF ALBERT LEA	ALBERT LEA PORT AUTHORITY		UNQUALIFIED SALE - IMPORTED	WARRANTY DEED		\$137,525.00

Valuation

	2013 Assessment	2012 Assessment	2011 Assessment	2010 Assessment	2009 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$132,800	\$132,800	\$51,900	\$51,900	\$51,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Value	\$132,800	\$132,800	\$51,900	\$51,900	\$51,900

Taxation

	2013 Payable	2012 Payable	2011 Payable	2010 Payable
Gross Taxable Value	\$132,800	\$51,900	\$51,900	\$51,900
- Excluded Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$132,800	\$51,900	\$51,900	\$51,900
Net Taxes Due	\$2,004.00	\$692.00	\$536.00	\$440.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,004.00	\$692.00	\$536.00	\$440.00

Taxes Unpaid

Unpaid Tax	2013 Payable \$2,004.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$2,004.00

Freeborn County, MN



Date Created: 5/7/2013

Summary

Parcel ID 344090040
Property Address N/A
Sec/Twp/Rng 32-103-021
Brief Tax Description Sect-32 Twp-103 Range-021 PORT AUTHORITY PLAT NO. 2 Lot-004 Block-001 12.09 AC LOT 4 BLK 1 ALBERT LEA PORT AUTHORITY PLAT NO. 2 12.09 ACRES
(Note: Not to be used on legal documents)
Deeded Acres 12.09
Class 958 - (NON-HSTD) MUNICIPAL PUBLIC SERVICE-OTHER
District (3401) A LEA CITY 241 SRRW
School District 0241
Creation Date 11/15/2005

Owner

Primary Owner Albert Lea Port Authority P O Box 370 Albert Lea, MN 56007	Alternate Taxpayer	Fee Owner
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Land

Map Area N/A
Lot Area 0.00 Acres; 12 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/20/1997	CITY OF ALBERT LEA	ALBERT LEA PORT AUTHORITY		UNQUALIFIED SALE - IMPORTED	WARRANTY DEED		\$137,525.00

Taxation

	2013 Payable	2012 Payable	2011 Payable	2010 Payable
Gross Taxable Value	\$151,000	\$151,000	\$151,000	\$151,000
- Excluded Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$151,000	\$151,000	\$151,000	\$151,000
 Net Taxes Due	 \$0.00	 \$0.00	 \$0.00	 \$0.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00

Taxes Unpaid

No taxes are due at this time.

Taxes Paid

Receipt #	Receipt Print Date	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
211342	10/9/2009	\$0.00	\$0.00	\$0.00	(\$312.00)
199562	5/14/2009	\$0.00	\$0.00	\$0.00	(\$312.00)
176647	10/2/2008	\$0.00	\$0.00	\$0.00	(\$221.00)
163708	5/8/2008	\$0.00	\$0.00	\$0.00	(\$221.00)

Tax Statements

No data available for the following modules: Agricultural Land, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras,

Freeborn County, MN



Date Created: 5/7/2013

Summary

Parcel ID 344090050
Property Address N/A
Sec/Twp/Rng 32-103-021
Brief Tax Description Sect-32 Twp-103 Range-021 PORT AUTHORITY PLAT NO. 2 Lot-OLA 12.91 AC OUTLOT "A" ALBERT LEA PORT AUTHORITY PLAT NO. 2 12.91 ACRES CITY OF ALBERT LEA
(Note: Not to be used on legal documents)
Deeded Acres 12.91
Class 958 - (NON-HSTD) MUNICIPAL PUBLIC SERVICE-OTHER
District (3401) A LEA CITY 241 SRRW
School District 0241
Creation Date 11/15/2005

Owner

Primary Owner Albert Lea Port Authority P O Box 370 Albert Lea, MN 56007	Alternate Taxpayer	Fee Owner
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Land

Map Area ALBERT LEA C&I
Lot Area 12.91 Acres; 562,360 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/20/1997	CITY OF ALBERT LEA	ALBERT LEA PORT AUTHORITY		UNQUALIFIED SALE - IMPORTED	WARRANTY DEED		\$137,525.00

Taxation

	2013 Payable	2012 Payable	2011 Payable	2010 Payable
Gross Taxable Value	\$9,000	\$9,000	\$9,000	\$9,000
- Excluded Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$9,000	\$9,000	\$9,000	\$9,000
 Net Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00

Taxes Unpaid

No taxes are due at this time.

Taxes Paid

Receipt #	Receipt Print Date	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
199563	5/14/2009	\$0.00	\$0.00	\$0.00	(\$50.00)
163714	5/8/2008	\$0.00	\$0.00	\$0.00	(\$42.00)

Tax Statements

No data available for the following modules: Agricultural Land, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Valuation, Photos, Sketches. [Click here for help.](#)

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a

To: Members of the Advisory Planning Commission, City Manager, and Building Official.

This letter is in response to the public hearing notice regarding a requested change in the zoning classification for the IDD District located along Plaza Street west of Bridge Avenue. The public hearing is advertised for Tuesday, June 4, 2013 at 5:30 p.m.

I have been retained by George Dress, a property owner on the north side of Plaza Street within the IDD District. I am submitting this letter on behalf of Mr. Dress.

The purpose of the IDD District is clearly defined in the purpose of the ordinance and the development standards clearly demonstrate the level of quality that is intended for the district. The district is intended to provide opportunity for high quality development that will enhance job opportunities and a welcoming appearance for Albert Lea visitors and residents. The original model for the district was the North Metro Industrial Park at Ankeny, IA and the Casey's General Store headquarters development.

The best example of successful IDD development in Albert Lea is the Larson Manufacturing warehouse that provides for quality construction, appearance, and screening. Plaza Landscaping and Freeborn Lumber are other examples that were approved for IDD development. Both have outdoor storage but the primary view from the freeway is of the building and the storage is somewhat screened. Home Depot was originally in a Planned Development District but was changed with the entire area to IDD. Seasonal outdoor display is permitted.

The IDD district along Plaza Street is the last freeway opportunity for Albert Lea to provide opportunity for high quality welcoming development. Development does not always occur as quickly as some desire, but if the land is developed for a lower value land use the opportunity for the desired development is lost forever. Based on land values the IDD is the highest and best use of the property on Plaza Street. A change in the zoning classification would not be consistent with the City's policy for zoning changes.

The IDD provides opportunity for diversity of development from warehousing, distribution, motels, and multiple family development. High levels of employment and population density is desired for the area as opposed to low levels of population. Therefore low intensity uses such as mini warehousing are not permitted in the IDD.

Mr. Dress requests that the existing IDD zone on either side of Plaza Street be retained and that all future development be consistent with the IDD intended standards.

Thank you for your consideration of this request.

Sincerely,

Robert A. Graham, Planner

Albert Lea, Minnesota, Code of Ordinances >> PART II - CODE OF ORDINANCES >> **Chapter 74 - ZONING AND LAND USE >> ARTICLE III. - DISTRICTS >> DIVISION 10A. - IDD INTERSTATE DEVELOPMENT DISTRICT >>**

DIVISION 10A. - IDD INTERSTATE DEVELOPMENT DISTRICT

[Sec. 74-580. - Purpose.](#)

[Sec. 74-581. - Principal permitted uses.](#)

[Sec. 74-582. - Conditional permitted uses.](#)

[Sec. 74-583. - Prohibited uses.](#)

[Sec. 74-584. - Accessory uses and buildings.](#)

[Sec 74-585. - Architectural and site development review.](#)

[Sec. 74-586. - Development review process.](#)

[Sec. 74-587. - Performance, locational, and site development guidelines.](#)

[Sec. 74-588. - Dimensional requirements.](#)

[Sec. 74-589. - Signs permitted in the IDD interstate development district.](#)

[Sec. 74-590. - Off-street parking and loading.](#)

[Secs. 74-591—74-615. - Reserved.](#)

Sec. 74-580. - Purpose.

It is the purpose of the interstate development district to:

- (1) Provide an opportunity for owners of large parcels of land visible from or adjacent to interstate highways 90 and 35 to develop planned, integrated, and diversified development serving interstate transportation, goods movement, the traveling public, local industry and commerce, and the community.
- (2) Encourage planned commercial and industrial development by requiring an interstate development district to have a minimum land area at the time of rezoning.
- (3) Enhance the development of job opportunities for the community and interstate related activities.
- (4) Preserve land along interstate highways for high quality commercial and industrial development intended to enhance services to freeways, and maintain a high quality community image as seen by the traveling public.

(Ord. No. 29, 3d, § 1, 5-24-99)

Sec. 74-581. - Principal permitted uses.

In the interstate development district, no building, structure, or land shall be used and no building or structure shall be erected, altered or changed which is arranged, intended or designed for other than one of the following uses and is in compliance with the provisions of this division, except as provided in article VIII of this chapter:

- (1) Retailing and consumer services, governmental offices and facilities, financial and business centers and services.
- (2) Eating and drinking places, restaurants, cocktail lounges, theaters and entertainment.

- (3) Retail and convenience retail including vehicle fuel.
- (4) Hotels, motels, and hospitality facilities.
- (5) Automotive, truck, agricultural, and recreational vehicle sales and services.
- (6) Lumberyards, home improvement centers, and agricultural building supplies.
- (7) Churches and religious buildings.
- (8) Clubs.
- (9) Clinics and hospitals, medical centers and services.
- (10) Public and private transportation terminals and heliports.
- (11) Industrial offices, research and training centers.
- (12) Manufacturing. Light manufacturing or processing, including assembling, fabricating, altering, converting, finishing, treating, packaging or bottling.
- (13) Warehousing and wholesaling. The storage, handling, assembly and distribution of goods and materials for retail, wholesale or on-site use except any hazardous combustible materials and flammable liquids or gases.
- (14) Multiple-family residential including townhouses of three or more units subject to a useable open space requirement of 400 square feet per dwelling unit.
- (15) Day care either as a free standing use or incorporated into a residential, business, or industrial land use.
- (16) Live/work.

(Ord. No. 29, 3d, § 1, 5-24-99; Ord. No. 40, 3d, § 1, 4-24-00)

Sec. 74-582. - Conditional permitted uses.

- (a) Reserved.

(Ord. No. 29, 3d, § 1, 5-24-99)

Sec. 74-583. - Prohibited uses.

In the interstate development district, no building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for any of the following uses:

- (1) Outdoor advertising devices, billboards.
- (2) Sexually oriented businesses.
- (3) Outdoor storage of raw materials, products, equipment, landscape materials, except when the square feet of area used for seasonal outdoor activities and displays does not exceed ten percent of the floor area of the principal use. This prohibition is not intended to prohibit the outside display of motor vehicles or trailers, parked or displayed for sale or service on a paved parking or display area as part of a principal use having its indoor sales and service facility on the same site.
- (4) Personalized storage or mini-warehousing.
- (5) The processing of iron ore, pulp wood, auto reduction, or similar uses as are permitted by conditional use in the I-2 industrial district, [section 74-664](#)

(Ord. No. 29, 3d, § 1, 5-24-99)

Sec. 74-584. - Accessory uses and buildings.

In the interstate development district, all uses customarily accessory to the principal use shall be incorporated into the principal buildings or structures.

(Ord. No. 29, 3d, § 1, 5-24-99)

Sec 74-585. - Architectural and site development review.

- (a) All development proposals shall be approved by an architectural and site development review subcommittee established by the chair of the planning commission. The subcommittee shall consist of five members and shall include the chair and one other planning commissioner, the city planner, a representative of the city building inspection division, and a representative from the construction industry. The subcommittee shall be appointed annually.
- (b) All proposals submitted for development shall include:
 - (1) A landscape plan showing any landscaping to be retained, and proposed landscaping by species, size, quantity, and common name.
 - (2) A site plan including topography, vegetation, wetlands, floodplains, access and egress (both existing and proposed), building locations, parking and loading, and stormwater retention and drainage.
 - (3) External architectural plans including views of each building facade, as seen from the interstate highways, local streets and adjoining properties, and drawings and descriptions of building materials.

(Ord. No. 29, 3d, § 1, 5-24-99)

Sec. 74-586. - Development review process.

- (a) The developer shall submit development plans to the city planner for review by the architectural and site development review subcommittee.
- (b) The subcommittee shall meet with the developer within ten days of plan submittal.
- (c) The subcommittee shall, within ten days of meeting with the developer, direct the developer to make plan modifications or proceed with final plan development.
- (d) The developer shall prepare modifications, if required, and submit the final plans to the city planner for subcommittee review and approval. The city planner shall present approval of the subcommittee to the developer in writing. The subcommittee may include conditions of development.
- (e) After the subcommittee gives final approval to the development plans, the developer may proceed to the building permit application.
- (f) Review and approval by the subcommittee does not include any required environmental approvals, licenses, or approvals by other governmental agencies. It is the responsibility of the developer to obtain any necessary approvals, permits, and certifications.

(Ord. No. 29, 3d, § 1, 5-24-99)

Sec. 74-587. - Performance, locational, and site development guidelines.

- (a) All land uses within the IDD district shall conform to the requirements of article VI of this chapter, and any additional guidelines listed herein or required by the architectural and site development review subcommittee.
- (b)

All land development within the IDD district shall be developed in accordance with the approved site and building plan as approved by the architectural and site development review subcommittee.

- (c) All land shall be developed to standards consistent with the purpose of this district as stated in [section 74-580](#)
- (d) All areas not used for building and parking on a developed site shall be landscaped. A minimum of 20 percent of the site for each building or development shall be landscaped. Landscape materials shall consist of grasses, wild flowers, gardens, lawn, wetlands, ponds, deciduous and coniferous trees, decorative walls and similar materials. Landscape design shall enhance architectural features, preserve natural features, and screen loading and utility functions of the site. All undeveloped land shall be left in its natural state with adequate ground cover to reduce blowing dust.
- (e) All truck parking or loading shall be treated with landscape methods and materials compatible with and similar to the building materials of the principle building in order to de-emphasize the views of these facilities from the interstate highways, local streets, and abutting properties.

(Ord. No. 29, 3d, § 1, 5-24-99)

Sec. 74-588. - Dimensional requirements.

- (a) Minimum site size at the time of rezoning shall be 40 acres.
- (b) Building height: No building, sign, or architectural feature shall exceed 1,400 feet MSL, and building height shall be subject to airport height restrictions.
- (c) Total lot coverage by buildings shall not exceed 40 percent.
- (d) The minimum setback from a street or highway right-of-way line shall be 25 feet. The setback from other lot lines or a requirement for a setback greater than 25 feet shall be established on a site by site basis by the architectural and site development review subcommittee.
- (e) Side yard setbacks shall be determined through site plan review.

(Ord. No. 29, 3d, § 1, 5-24-99; Ord. No. 32, 3d, § 1, 1-10-00)

Sec. 74-589. - Signs permitted in the IDD interstate development district.

- (a) *Freestanding business signs.* Each detached freestanding business within the district shall be permitted one freestanding business sign not to exceed 300 square feet in sign area per sign face or 100 feet in height.
- (b) *General development sign.* Each cluster of businesses consisting of a total of 100,000 square feet of ground floor area or greater, or located on 25 or more acres may have an additional freestanding sign to identify the development. Said sign may be 100 feet in height and 1,000 square feet in sign area per sign face. Said sign may only include a common identification name for the site and logos and symbols representative of major businesses for the site. The general development sign is not intended to carry other advertising messages.
- (c) *Freestanding signs and general development signs* shall be placed a minimum distance of 100 feet apart measured at any angle.
- (d) *Signs on building faces.* Signs may be permitted on all building faces. The maximum aggregate sign area on a building face shall not exceed 25 percent of the first floor level of the building on which the sign is located. For multistory buildings, additional sign area shall not exceed an area greater than five percent of the face of the remainder of the multistory

building as measured above the first floor; however, the sign may be placed anywhere on the building face, as long as the aggregate sign area for that face is not exceeded.

- (e) *Roof signs* shall not be permitted.
- (f) *Information, directional and private traffic control signs.* Signs indicating information, direction, and private traffic control movement or services provided shall not exceed 50 square feet in area per sign face, 20 feet in height, and shall not carry any advertising message other than name, service, identification or logo.
- (g) *Compliance.* Other than as stated in this section, signs shall conform to the standards established in article IV of this chapter.

(Ord. No. 29, 3d, § 1, 5-24-99; Ord. No. 142, 4d, § 1, 10-10-11)

Sec. 74-590. - Off-street parking and loading.

In the IDD district, off-street parking and loading facilities shall be provided as specified in article V of this chapter and in addition, the architectural and site development review subcommittee may establish additional parking requirements but may not reduce the requirements stated in article V. Shared parking facilities will be encouraged.

(Ord. No. 29, 3d, § 1, 5-24-99)

Secs. 74-591—74-615. - Reserved.

Albert Lea, Minnesota, Code of Ordinances >> PART II - CODE OF ORDINANCES >> **Chapter 74 - ZONING AND LAND USE >> ARTICLE III. - DISTRICTS >> DIVISION 11. - I-1 LIMITED INDUSTRIAL DISTRICT >>**

DIVISION 11. - I-1 LIMITED INDUSTRIAL DISTRICT

[Sec. 74-616. - Purpose.](#)

[Sec. 74-617. - Principal permitted uses.](#)

[Sec. 74-618. - Prohibited uses.](#)

[Sec. 74-619. - Conditional permitted uses.](#)

[Sec. 74-620. - Accessory uses and buildings.](#)

[Sec. 74-621. - Dimensional requirements.](#)

[Sec. 74-622. - Off-street parking and loading.](#)

[Sec. 74-623. - Performance, locational and site development standards.](#)

[Secs. 74-624—74-660. - Reserved.](#)

Sec. 74-616. - Purpose.

It is the purpose of the I-1 limited industrial district to create industrial areas that will not adversely affect adjacent business or residential neighborhoods by permitting industrial establishments whose operations are relatively free from objectionable influences. Residential and certain institutional uses are not permitted as principal uses within this district.

(Code 1980, § 11.40, subd. 1)

Sec. 74-617. - Principal permitted uses.

In the I-1 limited industrial district, no building, structure or land shall be used and no building or structure shall be erected, altered or changed which is arranged, intended or designed for other than one of the following uses, except as provided in article VIII of this chapter:

- (1) *Manufacturing.* Any light manufacturing use or process, including assembling, fabricating, altering, converting, finishing, processing, treating, packaging or bottling, except any use or process specifically excluded in this division or which would not be in keeping with the purpose of the district as stated in [section 74-616](#). Such determination shall be made by the zoning administrator upon review of the building permit application.
- (2) *Warehousing, storage and wholesaling.* The storage, handling, assembly and distribution of goods and materials for retail, wholesale or on-site use except any hazardous combustible materials and flammable liquids or gases. The determination of hazardous materials shall be made by the zoning administrator following the standards and guidelines set forth in the state building code.
- (3) *Retailing and consumer services.* Those uses permitted under [section 74-492](#) which are principal permitted uses in the B-2 district shall be permitted uses in the I-1 district.
- (4) *Freight stations and transportation terminals.*

(Code 1980, § 11.40, subd. 2)

Sec. 74-618. - Prohibited uses.

In the I-1 limited industrial district, no building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for any of the following uses:

- (1) *Residential.* Dwellings; apartments; roominghouses, lodginghouses and boardinghouses; supervised living facilities; convalescent, nursing or rest homes; fraternity and sorority houses and similar cooperative housing; hospitals; manufactured home parks; hotels or motels.
- (2) *Industrial.* The processing of raw or primary materials into other materials such as the manufacturing of alloys and synthetics.

(Code 1980, § 11.40, subd. 3)

Sec. 74-619. - Conditional permitted uses.

In the I-1 limited industrial district, the following uses may be permitted only if specifically approved by the planning commission and authorized by the council:

None.

(Code 1980, § 11.40, subd. 4)

Sec. 74-620. - Accessory uses and buildings.

In the I-1 limited industrial district, accessory uses and buildings are permitted as follows:

- (1) *Generally.* Any accessory use, building or structure customarily incidental to a principal permitted use or conditionally permitted use, located on the same lot therewith.
- (2) *Signs.* Signs are regulated in article IV of this chapter.
- (3) *Residential.* Dwellings and sleeping or boarding accommodations for watchmen, caretakers, operators or crews as are customarily incidental and necessary to a permitted use.

(Code 1980, § 11.40, subd. 5)

Sec. 74-621. - Dimensional requirements.

In the I-1 limited industrial district, building height; lot area, width and depth; yard setbacks; and special requirements shall be those set forth in [section 74-219](#).

(Code 1980, § 11.40, subd. 6)

Sec. 74-622. - Off-street parking and loading.

In the I-1 limited industrial district, off-street parking and loading facilities shall be provided as specified in article V of this chapter.

(Code 1980, § 11.40, subd. 7)

Sec. 74-623. - Performance, locational and site development standards.

All land uses within the I-1 limited industrial district shall conform to the requirements of article VI of this chapter.

(Code 1980, § 11.40, subd. 8)

Secs. 74-624—74-660. - Reserved.