

GENERAL INFORMATION

Applicant: Janice Bengtson
Location: 620 Mission Road
Request: Recreational Vehicle Permit to park and store a 24 foot Class II Recreational Vehicle (RV) less than 5 feet from the side property line
Existing Land Use and Zoning: Single Family Residential; zoned R-1
Surrounding Land Use and Zoning: North, east, south and west – Single Family Residential; zoned R-1
Comprehensive Plan Designation: Low Density Residential

CHRONOLOGY

Planning Commission Action: 06/16/16 - Review scheduled.
City Council Agenda: 06/27/16 – Anticipated

DEADLINE FOR AGENCY ACTION

Application Date: 05/06/2016
60 Days: 07/08/2016
Extension Letter Mailed: No
120 Days: 09/06/2016

STAFF CONTACT

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PROPOSAL

The applicant requests approval of a Recreational Vehicle Permit to park and store a 24 foot Class II RV less than five feet from the side property line. The recreational vehicle is an enclosed trailer that stores and hauls a classic car. According to the applicant's project description, the proposed location has been used to store recreational vehicles since 1994. This is the applicant's first Recreational Vehicle Permit.

Based on the pre-built survey submitted, the principal dwelling and attached garage are 35 feet from the front property line and 10 feet from the side property line.

The recreational vehicle is parked on gravel pad located adjacent to the attached garage. The attached garage has an overhanging eave and the vehicle is parked as close to the eave as possible. The vehicle is two feet from the side property line and 35 feet from the front property line. There is a six foot privacy fence atop a retaining wall that completely screens the trailer from the neighboring property to the north. The garage provides screening as well. Due to the vehicle being screened on three sides, the applicant is not requesting a waiver to the screening requirement.

ANALYSIS

City Code section 2.14(d) states "if the applicant is unable to obtain written consent of all adjacent and affected residential property owners, the application for outside storage of a recreational vehicle may be submitted to the Planning Commission and City Council pursuant to the provisions of 19.17 through 19.21 of this Code." The applicant received signatures from all adjacent property owners except for the owners at 512 and 630 Mission Road. Therefore, Planning Commission and City Council review is required.

The northwest side of the vehicle is screened by a six foot fence and retaining wall. The vehicle is approximately nine feet tall and extends above the fence. The City Code requires screening to be provided if more than 50% of the horizontal length is visible from within the neighboring principal structure. The neighboring dwelling is located over nine feet higher and 50 feet from the storage location. Staff believes the six foot fence is adequate to meet the City Code intent for reasonable screening. Therefore, a waiver is not requested.

Access to the rear yard via the southeast side is difficult with a six foot privacy fence that wraps around the perimeter of the rear yard. While access could be provided along garage, the property slope would not allow access without a substantial retaining wall. In addition, the proposed location provides the most screening for the vehicle. Therefore, the proposed location is the most reasonable location on the property.

The proposed storage location and has been a gravel surface since approximately 1990. The driveway expansion in front of the garage was installed sometime after 1990. The City Code requires a five foot side setback for the driveway. While staff supports the RV location, the

applicant must remove the driveway to provide the required five foot setback or apply to obtain a variance.

When looking north and south along Mission Road, the vehicle is minimally visible, as shown in Figure 1 and 2.

Figure 1: Looking east from Mission Rd



Figure 2: Looking west from Mission Rd



The property owners at 600 Mission Road, 10500 and 10512 Hopkins Road have signed a recreational vehicle Consent Form supporting the parking and storage as proposed. The owners at 512 and 630 Mission Road have not signed the recreational vehicle Consent Form.

Staff has reviewed the location of the trailer with the Fire Marshal in terms of Fire Codes. The Fire Code does not have standards for this type of situation at single family properties.

RECOMMENDATION

In Case PL2016-72, staff recommends approval of a three-year Recreational Vehicle Permit to park and store a 24 foot Class II RV less than 5 feet from the side property line at 620 Mission Road subject to the attached conditions of approval.