

CUP-17-26

Conditional Use Permit

Uniprop – Self Storage / Outside Storage

2651 Leah Avenue



Applicant Information:

Applicant: Glenn Couch
355 Eastman Park Drive, Ste 200
Windsor, CO 80550

Property Owner: San Marcos Land, LLC
280 Daines Street, Ste 300
Birmingham, MI 48009

Applicant Request: A Conditional Use Permit (CUP) to allow the use of Mini-Warehouse / Self-Storage Units and the use of Outside Storage in a Light Industrial District located at 2651 Leah Avenue.

Public Hearing Notice: Public hearing notification mailed September 15, 2017

Response: None as of staff report date

Subject Property:

Location: 2651 Leah Avenue

Legal Description: Uniprop Subdivision, Block A, Lot 2

Frontage On: Leah Avenue

Neighborhood: N/A

Existing Zoning: Light Industrial (LI)

Preferred Scenario: Employment Center

Utilities: Adequate

Existing Use of Property: Vacant

Proposed Use of Property: Mini-Warehouse / Self-Storage Units and Outside Storage

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	FD	Vacant
S of Property	FD	PODS Storage
E of Property	ETJ	Vacant
W of Property	LI	Army Reserve Center

Code Requirements:

This is a request for a Conditional Use Permit (CUP) for two proposed uses, Mini-Warehouse / Self-Storage Units and Outside Storage, in a Light Industrial (LI) district. A CUP allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

Background

The subject property is an approximately 11.3 acre lot located along Leah Avenue. Surrounding uses include PODS storage, the San Marcos Army Reserve Facility, Amazon, and several vacant lots both in and outside the city limits. The applicant would like to develop the property as a mini-warehouse / self-storage facility with associated outside storage for RVs and boats. The proposed site includes a 900 square foot office, 17,550 square feet of mini-warehouse, 38,400 square feet of covered RV/boat storage, and approximately 272 uncovered spaces for RV/boat storage. Parking is required for the office use and will be sufficiently provided on site. The total amount of impervious cover proposed on the site is 65%; the site is allowed a maximum of 85% in Light Industrial zoning.

Comments from Other Departments:

The Engineering Department has stated that they have no issue with the proposed land use, however, the outdoor storage area should be considered a parking lot, and constructed according to the Land Development Code regulations for parking lots, as vehicles will be parked on it. Furthermore, gravel is not an approved surface material and the site shall be required to meet approved surface material standards.

There have been no concerns from other departments.

Planning Department Analysis:

This property is located within an Employment Center on the Preferred Scenario Map and is within a Light Industrial zoning district. The use is generally consistent with the surrounding industrial, warehouse, and outdoor storage uses along Leah Avenue and north of the property along Clovis Barker Road. Surrounding zoning districts are primarily Light Industrial, Future Development, and Heavy Industrial which permits outdoor storage by right. Furthermore, there are no residential uses surrounding the property and the property is not generally visible from the IH-35 corridor.

Staff feels that it is appropriate to treat the boat and RV outdoor storage areas the same as areas used to park general customer vehicles. If this outdoor vehicular storage area is constructed to parking lot standards, the areas for vehicular outdoor storage would be required to include internal landscaping elements and be paved according to City standards.

Evaluation of a request for a CUP is subject to the criteria in Section 1.5.7.5 of the LDC concerning impacts of the use on surrounding properties.

- a. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
 - *The Preferred Scenario Map designates the property and the surrounding area between McCarty Lane and along Clovis Barker Road as an Employment Center. The Comprehensive Plan identifies Employment Centers as “locations for specialized uses such as industry, large office parks, retail malls and commercial recreation.” Although the proposed use does not generate a substantial amount of employment opportunities, the use is consistent with the existing Light Industrial zoning district and uses within the surrounding zoning districts. The property was zoned to Light Industrial*

in 2016.

- b. The proposed use is consistent with any adopted Neighborhood Character Study that has been completed for the area;
 - *There is no adopted Character Study for the area.*
- c. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
 - *The property is zoned Light Industrial (LI) and is intended primarily for “the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits.” Unlike general retail or commercial uses which may have constant customer frequency, self-storage facilities have more specialized visits.*
- d. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
 - *The property is located in a Light Industrial district, and is surrounded by similar warehouse uses, including a PODS storage facility, Amazon, and manufacturing uses with outdoor storage components along Clovis Barker Road. The property is currently undeveloped and development in accordance with the Land Development Code will enhance the site and the general area.*
- e. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
 - *The property has vehicular and pedestrian infrastructure along Leah Avenue. Staff does not feel that the proposed use will generate hazardous traffic of a vehicular or pedestrian nature.*
- f. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
 - *At this time, the need for any additional improvements has not been identified.*
- g. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
 - *The site shall be subject to all applicable Land Development Code regulations, including exterior materials and design, landscaping requirements, lighting, fence, and screening requirements.*
- h. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
 - *Staff recommends that the site meet all the standards for the zoning district without any variations from those standards.*

Staff provides this request to the Commission for your consideration and recommends **approval** of the request with the following conditions:

1. **The Conditional Use Permit approves the Land Use only, not the proposed site plan;**
2. **The outdoor storage area designated on the site plan shall meet City standards for development of a parking lot; and**
3. **The use of gravel on the site is not allowed. Surface materials shall be concrete, asphalt, pavers, or a material approved by the Engineering Director.**

The Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed Conditional Use Permit. After considering public input, the Commission is charged with making a decision on the Permit. Commission approval is discretionary. The applicant, or any other aggrieved person, may submit a written appeal of the decision to the Planning Department within 10 working days of notification of the Commission's action, and the appeal shall be heard by the City Council.

The Commission's decision is discretionary. The Commission shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and residential areas under Section 1.5.7.5 by considering the factors outlined by staff above.

Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.

Prepared by:

Andrea Villalobos, CNU-A	Planner	September 21, 2017
Name	Title	Date