



Planning Commission Agenda Item

Meeting Date: 9/12/23
From: Josh White, Principal Planner
Item: 425 W Quincy Ave Conditional Use Permit

Purpose: Hold a public hearing to consider the advisability of granting a conditional use permit to allow a self-storage facility in a C-2, Restricted Commercial District located at 425 W Quincy Avenue.

Background:

The subject property is located at 425 W Quincy Avenue. The surrounding area is comprised of residential and institutional uses. Single Family Residential surrounds the site. Churches are located both northwest and southeast of the site. The property consists of approximately 11.22 acres. The applicant has submitted the request for a conditional use permit for a self-storage facility. The use must meet the requirements of Subdivision Regulations Section 13-702. In the C-2 District this use is only permitted with a conditional use permit. The sale of the property to Chris Befort is contingent upon approval of this request. Staff does have some concerns but having a Conditional Use Permit as a requirement for the proposed use alleviates some of these concerns. Assuming the issues can be mitigated by requiring certain conditions, it is the recommendation of staff that the conditional use permit for a self-storage facility be approved based on the following conclusions:

- The property has remained underutilized for the past year or more.
- A portion of the area has been a commercial use in the recent past.
- The project should not adversely affect the neighboring properties with conditions imposed on it by the Conditional Use Permit.
- The public health, safety and general welfare should not be negatively impacted by this conditional use permit.

Recommended Conditions:

- The project must meet the requirements of Subdivision Regulations Section 13-702
- The project must ensure its drainage plan does not negatively impact the existing drainage ditch on the property.
- Automotive Repair or related operations shall not be conducted on the site.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request for a conditional use permit to allow a self-storage facility in a C-2 Restricted Commercial District at 425 W Quincy Ave.

Attachments:

Staff report, Subdivision Regulations Section 13-702

Presentation Link: <https://arcg.is/OGTWmu>