



ZIP STORAGE CONVENIENCE STORAGE SUP Staff Report

To: City of Dickinson Planning and Zoning Commission
 From: City of Dickinson Community Development Services
 Date: September 4, 2024
 Re: SUP-004-2024 Special Use Permit Convenience Storage

OWNER

BNSF
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APPLICANT

Zip Storage-David Knight
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|-----------------------|--------------------|--------------------------------|
| Public Hearing | September 11, 2024 | Planning and Zoning Commission |
| Final Action | September 17, 2024 | City Commission |

Request: The applicant is requesting approval of a special use permit application for a convenience storage facility for 440 units. The convenience storage facility would be located on a four (4) acre parcel at 677 Livestock Lane in the City of Dickinson. The property is zoned General Commercial (GC).

Staff recommends approval subject to conditions.

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|--|-------------------|
| CURRENT ZONING | GC |
| FUTURE LAND USE MAP DESIGNATION | COMMERCIAL |
| GROSS SITE ACREAGE | 4.00 |

| ADJACENT ZONING & LAND USE | | |
|----------------------------|--------|-----------------|
| Direction | Zoning | Land Use |
| North | GC | Commercial uses |

| | | |
|-------|----|-----------------|
| East | GI | Undeveloped |
| South | LI | Commercial uses |
| West | GC | Commercial uses |

BACKGROUND: Section 39.04.005 of the Zoning Ordinance allows for convenience storage facilities as a special use in the GC zoning district. Convenience storage facilities are subject to additional requirements as listed in Section 39.06.005.f of the Zoning Ordinance.

A special use permit for a convenience storage facility at this location was approved by the City Commission in 2013. Community Development staff determined a new special use permit is required for the following reasons:

- the applicant is proposing revisions to the layout and operation of the existing facility;
- the applicant is proposing the layout for their phase 2 operations; and
- the applicant is proposing to use a different type of storage container.

OPERATION: According to the applicant's transmittal letter, the proposed convenience storage facility will be developed with 440 units and a call center.

Proposed hours for the call center are 9:00 a.m. to 5:00 p.m. Units would be accessible using a gated keypad entry system from 6:00 a.m. to 11:00 p.m.

Access to the site would be provided from Livestock Lane.

The applicant proposes to continue using the three existing storage buildings. The applicant proposed to develop the rest of the property with portable storage containers manufactured by Boxwell Company.

COMPLIANCE WITH ZONING REGULATIONS: Per Section 39.06.005.f. of the Dickinson Municipal Code, convenience storage facilities in the GC zoning district are subject to the following additional requirements:

- The minimum size of a convenience storage facility shall be one acre.
- Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
- All driveways within the facility shall provide a paved surface with a minimum width of 25 feet.
- All storage must be within enclosed buildings and shall not include the storage of hazardous materials.
- No storage buildings may open into required front yards.

- Facilities must maintain landscaped buffer-yards of 35 feet adjacent to any public right-of-way and 20 feet from the adjacent property lines if the adjacent properties are of a less intensive zoning district and/or unless greater setbacks are required by Article 39.08.

The current special use permit was approved with a waiver of the rear landscaped buffer-yard requirements. The applicant is requesting the same waiver. As the facility's rear yard is adjacent to the railroad tracks, staff does not object to the waiver request. Otherwise, staff finds the proposed revised project meets the additional requirements in Section 39.06.005.f.

Currently there are a number of vehicles and other items on the property that are stored outside. Section 39.03.007 of the Zoning Ordinance defined the convenience storage use as follows:

Storage services primarily for personal effects and household goods within enclosed storage areas having individual access but excluding use of such areas as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.

Convenience storage does not allow outdoor storage. Convenience storage does not allow vehicle storage.

All vehicles parked on the property shall be removed prior to final approval of the SUP. All items currently stored outside shall be removed prior to final approval of the SUP.

COMPATIBILITY WITH LOCAL USES: The adjacent properties are developed with commercial and industrial uses.

Public Input: As of the date of this this, City staff has not received any public comments.

Staff Recommendation: The City Community Development Team staff recommends approval subject to the following conditions:

- **The maximum number of storage units shall be limited to 440.**
- **Operation of the convenience storage facility shall be as described in this staff report as well as in the site plan and other material found in Attachment A.**
- **The development shall be exempt from the landscaped buffer-yard requirements on the portion of the project adjacent to the BSNF railroad tracks. Otherwise, the project shall be developed in conformance with Section 39.06.005.f. as well as with all applicable portions of the City of Dickinson Municipal Code.**
- **Prior to final approval of this convenience storage facility all vehicles parked on the property, as well as all items stored outside, shall be removed.**

- In the event of a change in ownership or controlling interest in this convenience storage facility and the transfer of this special use permit, any successors and assigns of the original permittee shall comply with the requirements and conditions of this SUP. Within 30 days of such change in ownership or controlling interest of any entity owning the convenience storage facility, the parties to the transaction shall notify the City by letter. The letter shall be signed by the authorized representatives or agents of both the original permittee and the entity to which the permit is being transferred.
- Development and operation of the convenience storage facility shall comply with all applicable City, County, State and Federal regulations.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **the SUP -004-2024 Zip Storage Convenience Storage** petition, subject to the conditions above, as being compliant with the City of Dickinson Zoning Ordinance and also being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **SUP -004-2024 the Zip Storage Convenience Storage** petition as NOT being compliant with the City of Dickinson Zoning Ordinance and as being contrary to interest of the public health, safety and welfare."*