

July 30, 2024

Zip Storage of Dickinson, previously Safeguard Storage, is submitting an updated Special Use Permit due to new owners managing the business.

A previously approved Special Use Permit (SUP) allowed for a 440 unit convenience storage facility on 4 acres of BNSF property located 310 feet east of 9th Avenue SE and 150 feet south of the centerline of BNSF Railroad tracks along Livestock Lane.

Total units will remain at 440 and the same general layout has been maintained on the same 4 acres leased from BNSF. This updated Special Use Permit application includes minor updates to the site plan in order to match the existing structures that were built on the land and split the facility development into two phases.

Phase 1: Utilize the existing facility and perimeter fence and replace the outdoor vehicle storage with Boxwell Storage Units.

Phase 2: Expand the perimeter fence to match the previous SUP/site plan, asphalt the new driveways, and utilize additional Boxwell Storage Units.

Table 12-1: Criteria for Site Plan Review and Special Use Permits:

Land Use Compatibility:

Development Density: The proposed density ratio is 1:2.6 for the proposed use. The allowed density ratio per zoning is 1:1.33 in a GC zoned parcel. The proposed use is below the allowable density.

Height and Bulk: The buildings/storage units have a building height between 8.5 feet and 14 feet.

Setbacks: The proposed building will be setback 35 feet from Livestock Lane and 20 feet from both side property lines and 1 foot of the rear property line. These setbacks are in conformance with Section 39.06.005(f) of the Municipal Code and are more stringent than the underlying zoning setback requirements. The rear landscape buffer yard is requested to be waived, similar to the previous Special Use Permit, due to the property backing up to the railroad.

Building Coverage: The proposed development will have approximately 39% of the site under roof. This is less than the maximum building coverage of 70% allowed by the underlying zoning district regulations. Minimum landscape will be provided along Livestock Lane.

Site Development:

Frontage: The proposed development has approximately 777 feet of frontage along Livestock Lane and E. Broadway Street. The minimum Lot Width for the underlying zoning district is 100 feet.

Parking and Internal Circulation: The ingress/egress for this development will be from Livestock Lane. All the proposed structures are easily accessible to public safety vehicles.

Landscaping: Landscape will be provided in accordance with Section 39.08 of the City of Dickinson Zoning Ordinance.

Operating Characteristics:

Traffic Capacity: The proposed development will not dramatically affect the existing traffic along Livestock Lane or the surrounding area. Based on Trip Generation by Microtrans, this development will have a total traffic volume of 180 vehicles per day with 20 occurring during the peak hours of 4 to 6.

External Traffic Effects: All non-residential traffic will utilize 9th Avenue SE to access this site.

Operating Hours: The call center hours are from 9am-5pm. However, the units will be accessible by tenants via the gated keypad entry from 6am-11pm. The property is surrounded by GC zoning and will not impact any residential areas.

Outside Storage: There will be no outside storage associated with this development. All existing vehicle storage will be replaced by storage units.

Public Facilities:

Sanitary Waste Management: The office is already connected to City sewer which is located in the northwest portion of the property.

Storm Waste Management: Grading concerns where ponding storm water has been observed will be addressed as part of phase 2 expansion with the addition of new pavement.

Utilities: The facility is connected to public utilities to service this project.

The project is consistent with the City of Dickinson's Comprehensive Development Plan

Article 39.06 (f) Convenience Storage

The facility area is 4.0 acres which exceeds the minimum size of a convenience storage facility of one acre.

Activities within the facility will be limited to the rental of storage cubicles and the administration and maintenance of the facility.

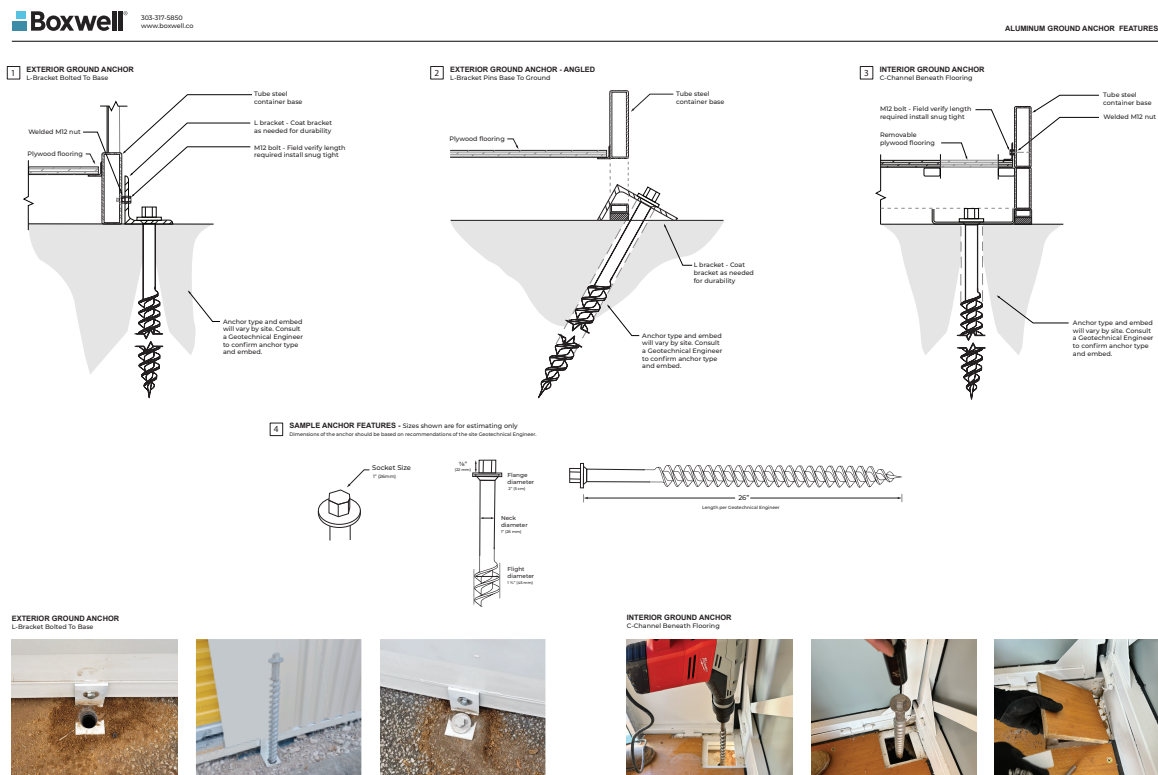
All driveways within the facility are paved asphalt and have a width of between 25.9" feet to 30.9" feet. This exceeds the minimum width requirement of 25 feet.

Phase 1 will address the outdoor storage concerns by replacing all outdoor storage within enclosed units. No hazardous materials will be allowed to be stored by tenants.

No storage buildings/units currently open or will open into required front yards.

Landscaping will be provided in accordance with Section 39.08 of the City of Dickinson Zoning Ordinance. The rear landscape buffer yard is requested to be waived, as it was with the previous Special Use Permit, due to the property backing up to the railroad.

Boxwell units are not typically required to be anchored. However, they do provide the following optional anchoring system for end units if requested.



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