



Mayor Robert E. Simison

City Council Members:

Treg Bernt
Joe Borton
Luke Cavener

Brad Hoaglund
Jessica Perreault
Liz Strader

February 14, 2023

MEMORANDUM

TO: Mayor & City Council
CC: City Clerk, City Attorney
FROM: Stacy Hersh, Associate Planner
RE: U-Haul Franklin – CR-2022-0008

History: The Planning Director approved a Certificate of Zoning Compliance and Design Review (A-2022-0232) for the 11,204 square foot U-Haul U-Box Storage Building in the I-L zoning district on December 13, 2022. A Certificate of Zoning Compliance and Design Review (A-2022-0116) was approved by the Planning Director to construct a 126,350 square foot U-Haul Store including indoor self-storage for this site on August 30, 2022. Per the conditions of approval, the existing curb cut on Franklin Road is to function as a gated emergency access only. An existing shared driveway approximately 200 feet to the west is the main access to the U-Haul site in accord with UDC [11-3A-3](#), unless otherwise waived by City Council.

Unified Development Code: Per UDC [11-3A-3A.2](#), access to a local street is not available, the property owner shall be required to grant cross-access/ingress-egress easements to adjoining properties unless otherwise waived by City Council. Access is available via a shared driveway along the site's western boundary from W. Franklin Road. Access to NW 10th Street cannot be obtained because there isn't adequate distance from the intersection to allow local street access due to ACHD policy. Therefore, a viable local street access is not available.

Noticing:

	City Council Posting Date
Newspaper Notification	1/29/2023
Radius notification mailed to properties within 500 feet	1/26/2023

Site Posting Date

2/3/2023

Next Door posting

1/30/2023

Request: The Applicant has submitted a [request](#) for City Council review of the Director's decision to allow full access in lieu of emergency access only, via W. Franklin Avenue, as shown on the site plan below.

