

10/16/2024

MEMORANDUM

TO: City Council

FROM: Bill Parsons, Current Planning Supervisor

CC: Bill Nary, City Attorney; City Clerk

RE: U-Haul Franklin Building B Access (CR-2024-0001)

History: In 2022, a request for a full access on Franklin Road was denied by City Council with file #CR-2022-0008. At the time, the same applicant was seeking a full access to Franklin Road and did not include a restriction to truck traffic only. ACHD approved a full access but reserved the right to further restrict access at some point in the future. Emergency services also requested that there be secondary access. Ultimately, the Council granted the approval of a gated emergency access only and found the other access farther to the west, which is shared with the abutting property, was sufficient to serve the development in accordance with UDC 11-3A-3. This included a requirement of a gate outside of the Franklin Road right-of-way.

Current Request: The applicant is requesting modifying the access limitation placed by the City onto Franklin Road from emergency access only to U-Box truck access only. Per the applicant, the request is based on safety concerns and a desire to provide general public access on 12th Street while restricting the general public's ability to access the portion of the site serving the commercial U-Box trucks. In support of the modified application, the applicant proposed a number of revisions to the site plan, including:

1. Constructing a westbound turn lane on Franklin Road;
2. Including additional signage showing the public access is limited to U-Box truck traffic only;
3. Demarcating the site to separate the loading and unloading area for the U-Box truck deliveries from areas used by the general public (for self-storage purposes).

- Alternative Compliance application to reduce the buffer width along Franklin Road, with a requirement to provide enhanced landscaping in the areas near 10th Street.

The Director acted on this modification and denied the applicant's request based on the previous Council decision on the matter (A-2024-0105). ACHD's decision has not changed and supports the proposed improvements listed below that would be located within ACHD right-of-way.

Attachments

Exhibit 1:

