



NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and Action regarding a site plan for the construction and upgrade of storage units at Lock It Up Storage at 300 East 2000 North, North Ogden

Agenda Date: May 1, 2024

Applicant: Dan Nixon

File Number: SPR 2024-03

PUBLIC NOTICE:

Mailed Notice: None

Newspaper: None

City Website: April 26, 2024

PROPERTY INFORMATION

Address: 300 East 2000 North

Project Area: 7.22 acres

Zoning: Manufacturing MP-1

Existing Land Use: Storage Units

Proposed Land Use: Upgrade and additional Storage units on site

Parcel ID: 17-068-0045

ADJACENT LAND USE

North: Commercial and Residential

East: Commercial CC-ST

South: Residential Roylance Farms

West: Residential RE-20

STAFF INFORMATION

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APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-2-9: Site Plan Review

North Ogden Zoning Ordinance Title 11-10: Commercial and Manufacturing Zones, Article E: Class A Self-Storage Upgrade Standards

TYPE OF DECISION

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by

the Planning Commission if the application demonstrates compliance with the approval criteria.

BACKGROUND

The applicant is requesting approval of a Site Plan plan for Phase 1 of upgraded and replaced storage facilities at an existing self-storage site. The proposed improvements include stormwater collection, sidewalk along 2000 N., fencing, and general site clean up. A future Phase 2 will include a Commercial Leasing Office on Washington Blvd., but that is not being considered at this time. No subdivision is necessary for this site plan review.

ZONING ORDINANCE COMPLIANCE

11-2-9 SITE PLAN REVIEW

Staff Comment: Site plans are required for all permitted and conditional uses, and the Land Use Authority for Site Plan approval is the Planning Commission. This review satisfies the Code requirements.

11-10, ARTICLE E : CLASS A SELF-STORAGE UPGRADE STANDARDS

11-10E-2 : SITE DEVELOPMENT STANDARDS

Staff Comment: This article lists the general Site Development Standards required for Class A Storage facilities. Staff will outline items of concern in greater detail. Those items that meet requirements will be noted that way.

- A. Site Development Standards:
 - 1. Frontage

Staff Comment: Frontage for storage projects on arterial streets cannot exceed 200 feet. There is currently a leasing office on 2000 N., and the frontage of this side of the project is 600 feet. However, this is a legal non-conforming condition, so the new ordinance cannot be imposed. During the Phase 2 review, the frontage of the new Commercial Leasing Office will not be able to exceed 200 feet along Washington Blvd. Standard is met.

- B. Storage shall not prevent the development of or displacement of more intense commercial uses.

Staff Comment: This is a pre-existing site being upgraded, and will not be displacing higher intensity commercial development. Standard is met.

- C. Lighting

Staff Comment: Lighting on site will need to meet dark sky requirements with 50% cut of fixtures that point downward only. This is a condition of approval.

- D. Drive Aisles and Access

Staff Comment: Standard is met.

E. Low Impact Development Techniques

Staff Comment: The Developer and City have discussed the stormwater improvements on this site at length. The current stormwater collection is undersized for the amount of impervious surface on the site, and the new Site Plan addresses this. Currently the Stormwater Basin will retain water, and that is not permitted or recommended by the City Engineer. In addition to revising the Stormwater Basin to drain all standing water, the property owners will need to provide the City with a copy of any and all Stream Alteration Permits necessary from the Army Corp of Engineers in order to protect water quality in Cold Water Creek. This is a condition of approval.

F. Signs

Staff Comment: Signage is approved administratively through the Building Department.

G. Architectural Design

1. Management Office (not reviewed)
2. General Building Design.
3. Colors and Materials
4. External Surfaces
5. Building Orientation

Staff Comment: There are two primary areas of review here. The storage units along 2000 N. and the new two-story building. The units along 2000 N. have been staggered every 40 feet along the right-of-way side to avoid a continuous uninterrupted wall plane. This also provides landscape relief areas along the sidewalk. The two-story building has vertical mixed materials to break up the design, and also has wall articulation around the building. The colors will be muted earth tones, and no storage doors will open to any public right-of-way. All new structures meet the setback and height requirements for the Zone and these standards. This section of Code has standards for Commercial Leasing Offices that will be reviewed at time of Phase 2. Standard is met.

11-10E-3: FENCING

Staff Comment: Standard is met.

11-10E-4: OUTDOOR STORAGE

Staff Comment: Standard is met.

11-10E-5: LANDSCAPING

Staff Comment: Percentages of hard scape and landscape have been provided on the Site Plan, and it indicates 10%. Most new landscape will be water-wise xeriscape. The Code outlines Landscape Design, which will be reviewed and approved at time of Building Permit. Meeting 11-10E-5 D. Landscape Design is a condition of approval.

11-10E-6: OPERATIONS

Staff Comment: Standard is met.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan map shows this property in the South Town Mixed Use area with two land use designations, i.e., Mixed Use and Commercial (along Washington Blvd.).

Mixed Use – development areas that combine residential, commercial, and/or office uses.

Commercial – commercial or mixed-use commercial uses with a direct orientation to the street/sidewalk. These uses should have little or no setback from the public right of way.

The proposed site is a legal non-conforming use within the Mixed-Use Zone. The land uses in the area are a mix of housing, industrial, office, and commercial. The zone is legal, and therefore must be considered for administrative applications such as this Site Plan. The land uses are not changing, evolving, or creating additional impact on the area. In fact, the project will infuse significant capital funds and improvements to what was once a low investment storage unit location. These improvements will be a major upgrade to the area, and the project meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan. The General Plan map calls for this property to be developed as South Town Mixed-Use. Existing Manufacturing and Commercial uses are consistent with this General Plan Map designation, and staff believes that the Planning Commission can find the proposal consistent with the General Plan.

CONDITIONS OF APPROVAL

- Meet the requirements and conditions of the Technical Review Memo, Engineering Department Letter, Fire Department Email, and Building Department Reviews prior to issuance of a Building Permit.
- All Lighting on site will need to meet dark sky requirements with 50% cut of fixtures that point downward only.
- Amend the stormwater basin to remove retention of water.
- Provide the City with a copy of any and all Stream Alteration Permits necessary from the Army Corp of Engineers in order to protect water quality in Cold Water Creek.
- Landscape Review will be completed at time of Building Permit to assure the design and installation meets 11-10E-5 D. Landscape Design standards.

SUMMARY OF PLANNING COMMISSION CONSIDERATIONS

- Does the proposed site plan meet the requirements of the applicable City Zoning Ordinances?
- Is the proposal consistent with the General Plan?

RECOMMENDATION

Staff recommends Site Plan Approval of Lock It Up Storage based on the conditions listed in this staff report and supporting departmental recommendations.

EXHIBITS

- A. Application and Receipt
- B. Site Plan – Site Plan, Improvements, Landscape
- C. Architectural Elevations
- D. Engineering Memo
- E. Fire Department Memo
- F. Technical Review Memo

PROJECT AREA

