



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 22-45 An Ordinance of the City Council Approving a Special Use Permit for Josan Properties Arkansas LLC to Operate a Boat, Vehicle, and Self-Storage Facility on Real Property Located at 3020 U.S. Highway 60.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: July 19, 2022

### **Issue Statement**

Josan Properties Arkansas LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at 3020 US Hwy 60.

### **Discussion and/or Analysis**

The subject property of this application is comprised of approximately 5.7 acres of land and is zoned General Commercial (C-2). The lot is currently occupied by three existing buildings. These buildings are not, however, present within the bounds of the development plan.

The property is surrounded by:

- General Commercial (C-2) to the East and West
- Planned Development District (PDD) to the South

### **Applicant's Special Use Permit Request**

The Applicant is requesting a Special Use Permit to allow for the development and operation of a Self-Storage Facility of approximately 54,000 SF in total. This Application, were it to be approved, would allow for a future new commercial application in line with the proposed development plan.

### **Compatibility with City's Special Use Ordinance**

The City's Special Use Permit Ordinance, Section 405.670, authorizes, upon approval of the City Council, uses which are otherwise prohibited by the subject zoning district provided appropriate conditions and safeguards which may be imposed to protect the public welfare and to conserve and protect the condition and value of property in the neighborhood. Special Use Permits are required by Section 405.670 for Boat, Vehicle, and Self-Storage Facilities.

In addition, the operator of the site will be required to have a valid business license on file with the City prior to conducting business.



**Municipal Water and Sewer Service:** This site currently has access to City of Republic water and sanitary sewer services. Determinations as to the exact placement of water and sewer infrastructure will be made during the review process for a New Commercial Building Permit. Additional hydrants will be placed on the site to ensure the Fire Department can provide adequate coverage.

The City's Water and Wastewater systems have the capacity to serve the site improvement.

**Stormwater:** A Stormwater Report will be required during the development of the project.

**Duration:** This Special Use Permit, if approved, would remain valid until a change in use or in the configuration of the use occurred. Changes in use or configuration would void the Special Use Permit. Furthermore, the Applicant is required to abide by the various elements outlined in the submitted Site Plan as well as any additional conditions that may be placed on the permit at City Council's request. Design review of site improvements would occur during the review phase of the building permit application process.

**Transportation:** A Traffic Impact Study (TIS) was required previously for the development of this property. Improvement of the site in the manner described by this application will necessitate meeting the recommendations made by the TIS. The easternmost commercial entrance will be removed, as required by the TIS, MODOT, and the City of Republic for compliance with the safety standards and adopted plans of these organizations. The site will utilize the westernmost commercial entrance to the property to serve these (and any future) site improvements.

**Floodplain:** The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

**Sinkholes:** The subject parcel **does not** contain any **sinkholes**. A geotechnical report has been conducted on a sinkhole previously believed to be onsite, which places the rim off of the subject property.

#### **Recommended Action**

Staff considers the **proposed Special Use Permit** request for a Storage Facility in a General Commercial (C-2) Zoning District, located at 909 North College Avenue, to be **generally consistent with the City's Special Use Permit Ordinance** and **able to be adequately served by the City's transportation network and the City's municipal facilities**. The BUILDS Department's analysis is performed without the benefit of evidence and testimony of a Public Hearing and **does not account for the discretionary authority of the City Council to limit the placement and number of storage facilities in the City**.

**Development of the subject parcel will require adherence to the City's adopted Plans and Ordinances;** the next step in the process of development of the subject parcel, upon a favorable Special Use Permit outcome, will be the development, review, and approval of a Commercial Building Permit.