



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-41 An Ordinance of the City Council Approving a Special Use Permit for KO Storage of Ozark LLC to Operate a Boat, Vehicle, and Self-Storage Facility at 909 North College Avenue.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: July 19, 2022

Issue Statement

KO Storage of Ozark LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at 909 North College Avenue.

Discussion and/or Analysis

The subject property of this application is comprised of approximately 3.23 acres of land and is zoned General Commercial (C-2). The lot is currently occupied by one storage facility building (10,890 SF) with a section of vehicle storage outside in the northwest corner.

The property is surrounded by:

- General Commercial (C-2) to the North
- Light Manufacturing (M-1) to the East across College Ave
- Single-Family Medium Density Residential (R1-M) to the South
- Light Manufacturing (M-1) and the Wastewater Treatment Plant to the West across West Ave

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 33,690 SF in total. At present, there is one building (10,356 SF) whose operation predates the amendment of the Special Use Ordinance's inclusion of "Boat, vehicle, and self-storage facilities..." Therefore, the existing operation is of legal nonconforming status. This Application, were it to be approved, would bring the existing use into conformity while allowing 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. A new hydrant will be placed on the site to ensure the Fire Department can provide adequate coverage. The hydrant will be served by a fire service line connecting to the 4-inch main along West Ave. The Fire Department will be able to access the hydrant by a new gate installed on the west side of the property.

The City's Water system has the capacity to serve the site improvement.

Stormwater: A stormwater report was not required for this 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: The subject parcel will have public access on College Ave and emergency access on West Ave. Due to the low traffic impact of storage facilities no Traffic Impact Study (TIS) was required for this project.

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

Sinkholes: The subject parcel **does not** contain any **identified sinkholes** on the property.

If the Special Use Permit is granted the Applicant will be eligible to submit an Application for a New Commercial Building Permit. The New Commercial Building Permit Application would then go through the review process to ensure conformance with the City's adopted codes – including, but not limited to, the City's Zoning Regulations, relevant Building Codes, and the Fire Code. This process includes meeting City regulations as they pertain to parking, screening or buffering, lighting, stormwater, etc.

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 **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.