



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 25-27 An Ordinance of The City Council Approving a Special Use Permit for Repmo 1st Store LLC To Expand and Construct a Self-Storage Building at An Existing Self-Storage Facility on Real Property Located At 715 N Denver Avenue.

Submitted By: Patrick Ruiz, Senior Planner

Date: August 26<sup>th</sup>, 2025

### **Issue Statement**

RepMo 1<sup>st</sup> Store LLC has applied for a Special Use Permit to construct a self-storage building on property located at 715 North Denver Avenue.

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

The subject property of this application is approximately one point nine-three (1.93) acres of land with an existing self-storage facility comprised of three buildings. The property is zoned General Commercial (C-2).

The property is surrounded by:

- Multi-Family Residential (R-3) to the North and South
- General Commercial (C-2) to the West
- Two-Family Residential (R-2) across Denver Avenue

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

The Applicant is requesting a Special Use Permit to allow for the construction of a new 9,000 SF storage building at an existing and operational Self-Storage Facility that is currently 19,862 SF in total building space.

The existing self-storage facility has not received a special use permit in the past as storage facilities did not require a special use permit at the time of the initial construction (2002). The construction of a new storage building or significant improvement to the site triggers the need for a special use permit.

This Application, were it to be approved, would allow for a future New Commercial Building Permit application in line with the proposed development plan with a total of 28,862 SF of self-storage.

### **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.

**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 and/or replacement of water and sewer infrastructure (if needed) will be made during the review process for a New Commercial Building Permit.

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

**Stormwater:** Plans for the design and construction of stormwater management infrastructure will be reviewed and required during the building permitting phase of this project in accordance with the City of Republic Municipal Code.

**Duration:** This Special Use Permit, if approved, would remain valid until a change in use or configuration occurred. Changes in use or significant reconfiguration 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 property has existing access from North Denver Avenue. The development plan proposes using this existing access.

A Traffic Impact Study (TIS) was not required for the Special Use Application, as the developer has indicated a use of low intensity. The traffic impact of the proposed use has been initially evaluated by the City Engineer; the proposed use generates less trips than other Permitted Uses within the General Commercial Zoning District. Staff will reevaluate this decision in the event that a more intense use applies for permitting at the subject site.

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

**Sinkholes:** The subject parcel **does not** contain any **sinkholes**.

#### **Recommended Action**

Staff consider the **proposed Special Use Permit** request for a Storage Facility in a General Commercial (C-2) Zoning District, located at 715 North Denver 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 Community Development Department's analysis is performed without the benefit of evidence and testimony of 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 parcels will require adherence to the City's adopted Plans and Ordinances;** the next step in the process of development of the subject parcels, upon a favorable Special Use Permit outcome, will be the development, review, and approval of a Commercial Building Permit.