



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 22-55 An Ordinance of the City Council Approving a Special Use Permit for Timberline Land Co LLC to Operate a Boat, Vehicle, and Self-Storage Facility at the 3400 Block of East U.S. Highway 60.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: October 4, 2022

### **Issue Statement**

Timberline Land Co LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at the 3400 Block of East US Hwy 60.

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

The subject property of this application is comprised of approximately one point three-eight (1.38) acres of land and is zoned General Commercial (C-2). The lot is currently vacant.

The property is surrounded by:

- Fieldstone Planned Development District (PDD) to the South
- Heavy Manufacturing (M-2) across US Hwy 60 to the North and West
- Wilsons Valley Planned Development District (PDD) across S Farm Road 101

### **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 55,500 SF in total. This Application, were it to be approved, would allow for a future New Commercial Building Permit 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 from the property to the south. Determinations as to the exact placement of water and sewer infrastructure 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:** A Stormwater Report has been provided for the project. Development of the property will be required to meet the necessary improvements outlined in the report.

**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 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 will be accessed from FR 101.

A Traffic Impact Study (TIS) was not required for the Rezoning 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.

**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 considers the **proposed Special Use Permit** request for a Storage Facility in a General Commercial (C-2) Zoning District, located at the 3400 Block of E US Hwy 60, 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.