



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 23-28 An Ordinance of the City Council Approving a Special Use Permit for Gator State Storage FP, LLC to Operate a Boat, Vehicle, and Self-Storage Facility on Real Property Located at 111 and 107 West Broad Street.

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Date: August 29, 2023

### **Issue Statement**

Gator State Storage FP LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at 111 and 107 West Broad Street.

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

The subject property of this application is comprised of two lots approximately two point five-one (2.51) acres of land and is zoned General Commercial (C-2). The lots are currently vacant.

The property is surrounded by:

- Medium Density Single-Family Residential (R1-M) to the North
- Light Manufacturing (M-1) and Medium Density Single-Family Residential (R1-M) to the West
- Multi-Family Residential (R-3) and Local Commercial (C-1) across S Main St
- Local Commercial (C-1) across W Broad St

### **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 19,200 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. 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:** Plans for the design and construction of stormwater management infrastructure will be reviewed and required during the 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 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 West Broad Street. In addition, an emergency access off South Main Street will be required.

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. 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 considers the **proposed Special Use Permit** request for a Storage Facility in a General Commercial (C-2) Zoning District, located at 111 and 107 West Broad Street, 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 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.