



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-26 An Ordinance of the City Council Approving a Special Use Permit for Wilmoth Oil Company LLC to Operate a Self-Storage Facility on Property Located at the Southwest Termination of West Civic Boulevard.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: May 3, 2022

Issue Statement

Wilmoth Oil Company LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at the Southwest Termination of West Civic Boulevard.

Discussion and/or Analysis

The subject property of this application is comprised of approximately 14.04 acres of land and is zoned General Commercial (C-2). The lot is currently vacant with the exception of a detention pond in the southeast corner. The property directly borders twelve residential dwellings off the Lakeside Estates 1st and 2nd Additions to the south, all of which are zoned Medium-Density Single Family Residential (R1-M).

Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit, allowing the development and operation of a Self-Storage Facility of approximately 199,565 SF in total. The breakdown of the various unit types is as follows:

- 559 – 10' x 30' units (167,700 SF)
- 42 – 12' x 40' RV/Boat Storage units (20,160 SF)
- 54 – Climate controlled units of various sizes (11,305 SF)

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 looped 8-inch fire service line connecting existing mains on S Illinois Ave (8-inch connection crossing the street) and W Frisco Blvd (10-inch).

Sanitary sewer will be served by the 8-inch main on S Illinois Ave along the east side of the property. Sewer would flow to the Woodland Park Lift Station, Lift Station #2 and then on to the Wastewater Treatment Plant.

Both the municipal water and sanitary sewer system have the capacity to serve this development.

Stormwater: A detention pond exists onsite intended to serve the greater Frisco Square Planned Development District. Prior to development, the Applicant will be required to demonstrate that the detention pond can hold the increase in impervious area proposed by 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: The subject parcel will have public access on Illinois Ave and emergency access to Frisco Blvd. 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 the Southwest Termination of West Civic Boulevard, 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.