

Oakview Storage Narrative

The proposed use for the site is a climate controlled self storage building. The building is to be located on the western portion of the site approximately 200 feet back from the Douglas Street right of way. The building is proposed to be four stories tall. The building conceptual architectural elevations show the building to have various material changes, articulations and offsets in the façades of the building. The conceptual elevations show that the building will use block, brick, metal panels and stucco for exterior finish materials and will have banks of windows on all sides of the building. The elevation drawings and perspective renderings show the color palette for the materials are earth tone colors. The building will incorporate well-designed architectural features to create interest in the building façades.

Section 10.050.B

1. Character of the neighborhood

The character of the neighborhood is commercial and office uses. The site is at the intersection of two major streets. Both streets are developed commercial corridors interspersed with commercial retail, manufacturing and office uses.

2. Compatibility with adjacent property uses and zoning

Due to the adjacent surrounding commercial, office, and manufacturing uses, the site is suited for the proposed use.

3. Suitability of the property for which the special use is being requested

Due to the adjacent surrounding commercial, office, and manufacturing uses, the site is suited for the proposed use.

4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties

The properties adjacent to the site are commercial or industrial uses. The building conceptual architectural elevations show the building to have various material changes, articulations and offsets in the façades of the building which are consistent with features of adjacent buildings. The building is setback 200 feet from Douglas Road and the site will be landscaped as required by code.

5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property

The properties adjacent to the site are commercial or industrial uses. The rezoning of this property will detrimentally affect any nearby property.

6. Impact on the street system to handle traffic and/or parking

The property is zoned for industrial uses. The proposed use is a low traffic generator so the existing street network should be adequate to serve the project.

7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available

Storm sewer is available. Detention is being provided.

8. Impact of noise pollution or other environmental harm

The proposed use will generate very little noise and will comply with all noise ordinances.

9. Potential negative impact on neighborhood property values

The properties adjacent to the site are commercial or industrial uses. The potential to negatively impact property values is very low.

10. Extent to which there is need of the proposed use in the community

There is not a similar use in the area. The commercial, office, and industrial businesses in the area could benefit from having the proposed use in the area.

11. Economic impact upon the community

There would be no negative economic impact on the community.

12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use

Utility services are immediately available and accessible for the development of this property.

13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied

The commercial, office, and industrial businesses in the area could benefit from having the proposed use in the area. There is no relative gain to the public in recommending denial of this rezoning application given the existing development pattern in the vicinity. The hardship imposed upon the landowner with denial of the application would be the termination of the land sale.

14. Conformance to the UDO, and current city policies and ordinances (Amend.#16)

The project is in conformance with the UDO

15. Recommendation of professional staff

Staff is supportive of the proposed use

16. Consistency with permitted uses in the area in which the special use is sought

The proposed use is consistent with the adjacent surrounding commercial, office, and manufacturing uses.

Section 10.420.

Mini-warehouse facility

A Mini-Warehouse Facility shall be subject to the following conditions and restrictions:

- A. In any non-industrial district, a mini-warehouse facility must be enclosed on all sides by a wall or earthen berm that shields the development from view.

The proposed project is located in an industrial district and is completely enclosed with walls.

- B. Colors selected must be of muted shades.

The elevation drawings and perspective renderings show the color palette for the materials are earth tone colors.

- C. Roof pitch shall be 1:3.

The style of the building is designed to be similar to the adjacent buildings. The developer is seeking a modification to the roof pitch requirement.