Legislation Details (With Text)

File #:	2017-1653	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Passed
File created:	11/10/2017	**In control:**	City Council - Regular Session
On agenda:	12/7/2017	**Final action:**	12/7/2017
Title:	PUBLIC HEARING - Appl. #PL2017-205 - SPECIAL USE PERMIT for indoor storage facility - Oakview Storage, 1410 NE Douglas St.; Oakview Capital Partners, LLC, applicant		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. PC 11-14-17 Minutes, 2. Staff Letter, 3. SUP Concept Plan, 4. Elevation Rendering, 5. Project Narrative & SUP Criteria, 6. Photos of Surrounding Properties, 7. SUPs for Mini-Storage Facilities Table, 8. Location Map		

Date	Ver.	Action By	Action	Result
12/7/2017	2	City Council - Regular Session	approved	
11/14/2017	1	Planning Commission	recommended for approval	Pass

PUBLIC HEARING - Appl. #PL2017-205 - SPECIAL USE PERMIT for indoor storage facility - Oakview Storage, 1410 NE Douglas St.; Oakview Capital Partners, LLC, applicant

Issue/Request:

This application is for a new 4-story, climate controlled, 114,448 square foot indoor storage facility located at 1410 NE Douglas Street. The facility will occupy 2.2 acres of an existing 7.4 acre lot currently zoned PI (Planned Industrial). This lot is currently vacant and was previously part of the Polytainers lot. The storage facility is planned to be located further back (west) on the lot, closer to the shared lot line with Polytainers. Placing the building away from NE Douglas Street reserves the street frontage for future commercial development opportunities that require greater visibility.

The proposed indoor storage facility requires a special use permit to allow said use on the subject property. There is no accompanying preliminary development plan application. A preliminary development plan application is not required on PI-zoned property unless a modification were being sought to one of the development standards contained within the Unified Development Ordinance (UDO). The proposed development does not require any modifications. The applicant is requesting removal of one standard condition associated with indoor storage facilities; this does not require a preliminary development plan. If the SUP is approved, a final development plan is required to be submitted for administrative review and approval by staff. A copy of the site plan and elevations is provided for illustrative purposes only.

The applicant requests a 25 year time period on the special use permit. Staff supports the requested time period.

Recommendation: Staff recommends **APPROVAL** of the special use permit, subject to the following:

1. Remove the standard condition that the roof pitch be 1:3 to allow the building to be built with a flat roof as shown on the plans.
2. The special use permit shall be granted for a time period of 25 years.

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