



# COUNCIL AGENDA REPORT

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SUBJECT: PH-14-20 Unified Development Code –Climate Storage  
Conditional Use for OI

PLANNING COMMISSION: March 11, 2015

CITY COUNCIL: March 30, 2015

## REPORT-IN-BRIEF

Section 4.2 of the Unified Development Code permits an application for a text amendment to be initiated by the City Council, Planning Commission or by any person who owns property in the City. The property owner/applicant is requesting a change to the Unified Development Code in order to request a climate controlled storage facility become a conditional use within the OI zoning property.

## DISCUSSION

The Unified Development Code currently includes two definitions for Storage facilities. A Storage, Climate Controlled facility as a building where customers access their storage units through a lobby and whereby a Storage, Mini-Warehouse facility has doors that open directly to the outside of the building, no lobby entrance.

Currently, both Storage facility definitions are only permitted by right within the Light Industrial zoning district. Some Climate Controlled facilities are being constructed to resemble office buildings with limited signage and may be appropriate to be considered as a conditional use within other zoning district such and O-I (Office-Institutional). Conditional use standards that would be considered for applications are as follows:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;
2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;
3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring property;
5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and
6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Using the Conditional Use standards would permit review through the public hearing process to determine if a facility could be approved based upon topography and visibility, the goal of trip reductions, relation to abutting or nearby uses as well as architectural requirements.

In order to consider a Climate Controlled storage facility as a conditional use within the O-I zoning district the Unified Development Code requires a change as proposed. The City does have a pending application for a climate controlled storage facility that will seek review and approval for a conditional use within an O-I district if the changes to the Unified Development Code are approved.

The current O-I zoning designation permitted and conditional uses are attached.