
ORDINANCE NO. O-1718-29

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	A Storage One, L.L.C.
REQUESTED ACTION	Amendment of the approved uses and the exterior finish materials in some areas in the Planned Unit Development established by Ordinance No. O-1415-22
EXISTING ZONING	PUD, Planned Unit Development District
SURROUNDING ZONING	North: C-1, Local Commercial District and A-2, Rural Agricultural District East: C-1, Local Commercial District South: R-1, Single Family Dwelling District West: A-2, Rural Agricultural District and RM-6, Medium Density Apartment District
LOCATION	1331 24 th Avenue S.E.
SIZE	3.43 acres, more or less
PURPOSE	Mini-storage facility with on-site residential manager
EXISTING LAND USE	Mini-storage facility
SURROUNDING LAND USE	North: Vacant East: Church South: Single-family West: Apartments & Vacant
2025 LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: This application is to amend the PUD, Planned Unit Development previously adopted by Ordinance No. O-1415-22. The uses for this site will be for a mini-storage facility with an on-site residential manager and the applicant is requesting a variance to the exterior masonry requirements established in Section 431.4 (c) – Exterior Appearance.

ANALYSIS: The initial application was to develop the site for a mini-storage facility that did not include a residential component for an on-site manager. There are two commercial lots fronting 24th Avenue S.E. and are not part of this PUD; the lot for the mini-storage facility is situated behind these commercial lots. Access for the mini-storage facility is from 24th Avenue S.E.

The particulars of this PUD for the mini-storage site include:

- **USE** As stated there is an existing mini-storage facility and the applicant is requesting approval of a residential unit for an on-site manager. The lots fronting 24th Avenue S.E. and East Lindsey Street are zoned C-1, Local Commercial District.
- **OPEN SPACE** The site contains .64 acres or 18.66% of open space. Included in this open space is a landscaped front yard and parking area for the office, adjacent to 24th Avenue, and the detention area consists of a vegetative bottom.
- **PHASES** The mini-storage facility has been completed, the commercial area will be developed under C-1 zoning as the market allows.
- **SITE PLAN** Access for the facility is approximately 630 feet south of the intersection of East Lindsey Street and 24th Avenue S.E. The applicant provided 6 parking spaces, including one handicapped space, for the office area, adjacent to 24th Avenue SE. The mini-storage facility area is gated for controlled access and there are 2 additional parking spaces behind the gate for the residential use.
- **DESIGN** The applicant constructed the office with brick and minimum 10/12 pitch for the roof. The exterior of all mini-storage buildings that can be seen from the public rights-of-way of E. Lindsey Street and 24th Avenue S.E. shall be of a spray on stucco type coating over metal frame.
- **IMPACTS** The drive location for the PUD has been reviewed by Traffic and is approved. The applicant stated in the original PUD Narrative that they would install an 8-foot masonry wall along the south property line, adjacent to the single-family homes, as requested by the adjacent residents during the Pre-Development meeting. However, after additional dialogue between the neighbors and the applicant the neighbors requested that their existing 6 foot stockade fences remain and that the masonry portion be applied to the back wall of the existing climate controlled building; this was for aesthetic appeal at the request of the adjacent property owners.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT There was no Pre-Development meeting required for this application.

GREENBELT COMMISSION There was no Greenbelt meeting required for this application.

PARK BOARD There are no parkland requirements for commercial developments.

PUBLIC WORKS/UTILITIES DEPARTMENT The area is already platted and filed of record; there are no additional requirements for public infrastructure.

STAFF RECOMMENDATION: Staff supports this request and recommends approval of Ordinance No. O-1718-29.