



Planning Commission Memorandum

To: Planning Commission

From: Justin Fortney, City Planner

Date: June 14, 2021

Item: Special Use Permit– 2021-25 – Climate Controlled Storage – 275 33rd Street West – Crossroads Mall Inc.

Planning Commission Action Requested: The Planning Commission is asked to review the proposed Special Use Permit and make a recommendation to the City Council.

Background Information:

The applicant sought an ordinance amendment to allow storage in their commercial district due to chronic vacancies in their strip center. The proposed amendment to the zoning ordinance was approved in 2019.

They propose to convert the center portion of the strip mall into climate-controlled storage. The attached floorplan shows the conversion of about 10,600 Sf or 65% of the building from retail space to storage.

SUP Review

The Zoning ordinance now allows climate-controlled storage within the C-4 Regional Shopping Center zoning district by Special Use Permit with the following requirements:

- (a) All storage activity must be conducted within a building. Exterior storage, or use of accessory buildings, pods, trailers, and the like shall be prohibited.
- (b) No more than 20,000 s.f. of any building shall be utilized for Climate Controlled Storage.

Special Uses are presumed to be compatible with the subject zoning district as long as they are reviewed individually to determine if any special conditions are necessary to assure they function well in the proposed location.

Walk-in access would be acceptable from the front of the building. However, the rear of the structure should be utilized for loading and unloading. The front of the building should continue to resemble a shopping district, which typically wouldn't have regular loading activities. Loading from the front of the building would also lead to vehicles parking in the front of the building and blocking the drive isle. The front of the building is striped and

signed for no parking. Signs should be added at the front doors of the front storage entrance.

The buildout of the storage area would include the following changes:

1. Bolting nonutilized doors
2. Storage pods along the front of the building spaced 2-feet from the windows to allow for window cleaning/ maintenance.
3. An overhead door is proposed in the rear of the building.

Notification

Property owners within 350' were notified of the SUP. No comments have been received.

Zoning Classification

The subject property is zoned C-4, Regional Shopping Center, which allows the proposed use as a result of a recent ordinance amendment relate to this proposal.

Adjacent Zoning and Land Use

<u>Direction</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Comp Plan</u>
North	Parking lot/ Bank	C-4	Commercial
East	Coborn's / Crossroads Church	C-4	Commercial
South	Pond/ Residential	R3-PRD	Med Dens Res
West	Vacant Land	C-4	Med Dens Res

Recommended Action:

Approval of the SUP, subject to the following conditions:

- 1) Conformance with the Planning Commission Staff Report and plans dated June 14, 2021
- 2) If the use authorized has not been established within one year from approval by the Board of Adjustment and Appeals, the permit shall be null and void.
- 3) If the use authorized is discontinued for a period of three years or longer, the permit shall be null and void.
- 4) Customers should be directed to the rear of the building for loading.
- 5) No parking / loading signs installed on the front of the building, near the front doors.

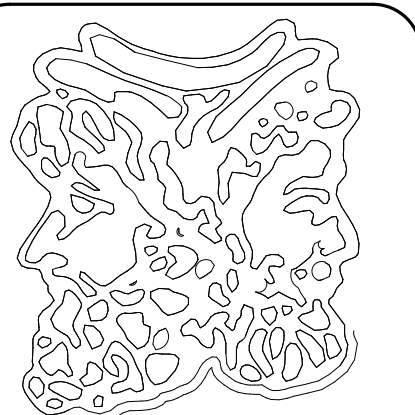
Attachments:

- Aerial Photograph
- Photographs
- Floor Plan





Rear



JANUS
INTERNATIONAL

135 Janus Intl Blvd
Tempe, Georgia 30179
(866) 562-2580 Toll-Free
(770) 567-0686
www.janusintl.com

NOTE TO CLIENT, CUSTOMER OR OWNER
THIS PRELIMINARY UNIT MIX LAYOUT MAY NOT MEET SOME LOCAL OR NATIONAL BUILDING CODES. IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE THE LAYOUT CHECKED BY A LICENSED ARCHITECT/ENGINEER TO VERIFY THAT IT MEETS ALL LOCAL CODES INCLUDING EGRESS. UNIT SIZES ARE NOMINAL AND ACTUAL DIMENSIONS MAY VARY DEPENDING ON BUILDING DIMENSIONS AND OBSTRUCTIONS.

HASTINGS, MN

Drawn For **RYMER COMPANIES**
CANNON MALL CONV.

Project #
28355

Rev #	Date
08-MGW	05.19.21

Drawn On **02.27.20**

Drawn By **M. Wilson**
Checked By **B. Johnson**

J101
CONV AREA
UM



- 5 X 5
- 5 X 7
- 5 X 8
- 10 X 7.5
- 10 X 8
- 10 X 10
- 10 X 12.5
- 10 X 15
- 10 X 20
- 12 X 8
- 12 X 12.5
- 13 X 12.5

1st Unit Mix Schedule			
Count	Name	Rent As	%
6	5 X 5	150	7%
7	5 X 7	245	8%
15	5 X 8	600	18%
15	10 X 7.5	1125	18%
6	10 X 8	475	7%
15	10 X 10	1500	18%
3	10 X 12.5	375	4%
3	10 X 15	450	4%
12	10 X 20	2400	14%
1	12 X 8	96	1%
1	12 X 12.5	150	1%
1	13 X 12.5	162	1%
85		7728	100%