

# MEMO

March 28, 2023

**To:** City Council

**From:** Marlin Eckhoff, Building Official

**Subject** Application for a Conditional Use Permit to build a mini-storage facility at Lot 1 less Lot 1A of Kum & Go Store, and Lot 2 of the Mon-Kim Business Park.

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## **BACKGROUND / DISCUSSION**

Curt Weiss has applied for a Conditional Use Permit to build a mini-storage facility at 444 & 458 Mack Ln, aka Lot 1 less Lot 1A of Kum & Go Store, and Lot 2 of the Mon-Kim Business Park. This property is the vacant lot located just south of the west Kum & Go. The property is located in a Community Commercial Zone (C-2). Mini/Self storage facilities are only permitted in a C-2 Zone with an approved Conditional Use Permit. *(See "444 & 458 Mack Ln")*

The facility would be an extension of the Craig Storage facility which is located just west of the proposed site. The new expansion would consist of 6 buildings totaling 26,000 sq. ft. The overall size of the new property is 62,517 sq. ft. *(See "Craig Storage Expansion")*

The attached site plan is a basic concept at this point, if the Conditional Use Permit is approved, a completed site plan will need to be submitted and approved. The final site plan will need to address the Land Use Code requirements such as, landscaping, building aesthetics, etc. However, the following is an outline of some of the basic Land Use Code requirements, along with some items the applicant may be requesting a variance for. This gives you a few things to consider so you can give the applicant some direction on what the final site plan should look like should you choose to recommend the conditional use.

1. Drive isles: All drive isles and parking will be asphalt which will meet our code.
2. Landscaping: The landscaping that would be required is 5,000 sq. ft. of landscaped area, with 10 trees and 15 shrubs. During the site plan process the applicant may be asking for a variance to the landscaping requirement of having irrigated landscaping.
3. Blank wall requirement: Our code requires an architectural break-up of any wall over 50' long. With these buildings being typical storage buildings, there are 3 buildings at 170' and 3 at 90'.

Letters, along with the concept plan were sent to all property owners within 150 ft. As of Friday March 10<sup>th</sup>, I have received two responses from residential property owners that oppose the project. (*See “435 Apple” & “445 Apple”*), and one response from Yampa Valley Bank in support of the project. (*See “Yampa Valley Support Email”*)

Curt is proposing a decorative façade on the ends of the buildings facing Mack Ln. I have attached a concept drawing of the proposed facades, and two pictures from the Steamboat storage units that have the same design.

At this time, council is mainly deciding on whether or not the proposed “Use” would meet our criteria for approving a conditional use. I have attached our land use code requirements for conditional use approval. (*See “Conditional Use Criteria”*)

One thing that will definitely need addressed is drainage. There is currently too much snow to get a drainage plan figured out. Adding this much hard surface could cause an issue for adjacent properties. However, I wanted to bring this to you as a conditional use first, if it gets denied for that, then there is no need for him to spend a lot of time and money on an engineered drainage/site plan. If you believe this use would be appropriate, then we can have the final details on the site plan for both staff, the planning commission and council to approve or deny based on our Land Use Codes, drainage, etc. At that time, notices will also be sent out to property owners within 300 ft of the subject property notifying them of the site plan request.

## **RECOMMENDATION**

The Planning and Zoning Commission was presented with the application on March 20, 2023 at their regular scheduled meeting. The Commission voted 3 to 0 to recommend City Council to approve the conditional use for Curt Weiss at 444 and 458 Mack Ln with the following conditions:

1. A potential detention pond be constructed on the southwest corner of the property if needed to help create a buffer between the residential units and the new facility.
2. There must be both a landscape buffer and fence on the south side of the property to create separation between Woodbury residents and the storage units.
3. On the north wall of the storage units, visible from Victory Way, there must be an aesthetic façade that will somewhat match the proposed façade on the east end of the units.

