

MEMO

June 27, 2023

To: City Council

From: Marlin Eckhoff, Building Official

Subject A Site Plan application from Curt Weiss 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.

BACKGROUND / DISCUSSION

Curt Weiss has submitted a site plan 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 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.

The following is an outline of our Land Use Code Requirements for this site:

Zoning:

Self-storage facilities are only permitted in a C-2 Zone as a Conditional Use.

Note: A Conditional Use Permit for the “storage facility use” was approved by City Council on March 28, 2023, with the condition that a site plan was approved that addressed any drainage and buffering issues.

<u>Setbacks:</u>	<u>Required</u>	<u>Proposed</u>
Front:	25’	25’
Sides:	10’	10’ +
Rear:	15’	15’

Pavement requirements:

All drive isles and snow storage areas will be paved per our Land Use Code.

Landscaping:

Area required: 5,001 sq. ft.

Area provided: 7,517 sq. ft.

Trees required: 10, min 2 different types

Trees provided: 10, Aspen & Crabapple

Shrubs required: 15, min 2 different types

Shrubs provided: 15, Boxwood, Rock Spirea & Kelsey Dogwood.

5,491 sq. ft. will be irrigated natural grass mainly in the drainage swales along the south and north border. 2026 sq. ft. will be xeriscape along Mack Ln consisting of limestone cobble, decorative boulders, 6 trees and 10 shrubs. This area along Mack Ln will also include a decorative 54” black metal fence. All landscaped areas will be irrigated with either a drip system or sprinklers. All plants will meet the minimum caliper and gallon size requirements.

Architectural:

The buildings will be typical one-level metal storage buildings with tannish-brown walls and gray doors and trim. The east ends along Mack Ln will have larger decorative facades as represented in the pictures provided with decorative rock wainscoting and stained wood siding. The north wall facing Kum & Go will also have a decorative façade with wainscoting, faux windows and a vertical break-up every 50'.

Drainage:

I have included the engineered drainage plan from Headwater Engineering. It will consist of two drainage swales that will run to a catch basin on the north and south side of the property, along with a catch basin in the middle of the site. These catch basins will run into underground pipe that will tie into the existing storm drain in Mack Ln. This should prevent water from running onto adjacent properties during times of heavy rain or snow melt without the need for a detention pond.

Lighting:

All lighting will be down turn security lighting.

Replat:

This project will require an administrative replat to combine lots 1 & 2 to create lot 1A, this is currently in the works, however, we are just waiting for the remaining utility companies to approve the easement vacation, which is just a 5ft easement on both sides of the property line running east & west.

I have included the following information:

1. Site plan with the location of the buildings and landscaping.
2. Drainage Plan
3. Front façade and north wall pictures/concepts.
4. Examples of the exterior colors, rock façade and fence material along with a narrative of how they will use the material.
5. Mon-Kim Business Park #3 Replat to remove the center lot line.

Letters, along with the site plan were sent to all property owners within 300 ft. As of Wednesday June 21, I have received one comment from Scott Cook of Cook Chevrolet approving of the project.

Edie Eggers who resides at 435 Apple Street attended the meeting and did say that the applicant had worked well with her and offered to plant trees on her property as a buffer. She felt as two trees would suffice.

PLANNING & ZONING RECOMMENDATION

The Planning & Zoning Commission recommended City Council to approve this site plan with the following conditions:

1. That the east west easement between lots 1 and 2 is vacated.
2. That they berm the area on the south west corner to ensure that water is diverted to the south drainage swale as to not enter adjacent properties.
3. 2 trees be planted in Eddie Eggers yard to enhance the landscape barrier.