



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 18, 2018

To: Planning Commission
From: Community Development Department
Subject: Stor-N-Lock Commercial Site Plan Review
8594 S. Harrison Street

Regional Commercial (RC)
SPR-09-18-5482

[Northwest Exposure, *Community #1*] 0.48 Acres

Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery. A Neighborhood meeting was held on this project on October 3, 2018. No one attended the neighborhood meeting, nor were there any contacts or communications received by staff on this project.

DESCRIPTION OF REQUEST

The applicant is requesting that the Planning Commission review and approve a site plan for the addition of a two-story, climate controlled, commercial storage building to the existing mini-storage building complex. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code, and must also determine the amount of required customer parking for the storage building addition.

BACKGROUND

This site is vacant, but once had a house on it. It is surrounded on three sides by the existing mini-storage complex, which occupies approximately 4 acres. The subject property is located at 8594 S. Harrison Street, and is zoned Regional Commercial, (RC). Midvale City jurisdiction property is located to the east of Harrison Street and northward. All of the Sandy City jurisdiction property is zoned RC and is developed with non-residential land uses. The proposal is to build a two-story, climate controlled storage building and integrate this storage use with the existing mini-storage business. Each level of the new building will contain 21,000 square feet of storage space, consisting of both overhead door access units around the perimeter of the building and internal storage closets, accessible from inside the building.

ANALYSIS

Access. No new access driveways will be added to Harrison Street along the frontage of the larger project. All accesses currently exist. Curb, gutter and sidewalk will be added to the frontage of the new building parcel. Ingress and egress will be sufficient for the intended use.

Building Siting and Massing. Integrating this new building into the existing business eliminates the need for side and rear yard setbacks. The front yard setback will be met for the new building. Building height is 36 feet and is lower than the maximum 40 feet allowed by the code in this circumstance. Staff has no concerns about the building siting or massing as proposed.

Parking. Storage uses do not have a predetermined parking requirement set by the Sandy City Development Code, but rather the code requires that the Planning Commission determine the required number of parking stalls for the use on a case-by-case basis. The applicant has provided a letter stating his determination of parking need, based upon the applicant's long history of owning and operating storage type businesses in Utah. Since the new building is being integrated into the existing mini-storage business, all of the operational support for customers is in place and will not need to be expanded to service the new storage building. (Please see applicants letter attached.) The applicant is not proposing any new parking on site.

Landscaping. The front yard setback will be fully landscaped. Landscaping will meet City requirements.

Architectural Design & Materials. The building architectural design, materials and colors meet the provisions of the City's Architectural Design Requirements. (Please see the attached building elevation drawings and building renderings for details on the proposed new buildings.)

Land Use. Storage use is a conditional use in the zone, due to the proximity of the site to residential uses and residential zoning in Midvale City. There is a separate staff report associated with this site plan project to address the Conditional Use process and requirements.

Utility Services. The Sandy City Public Utilities Department has a culinary water pipeline upgrade project planned and budgeted for construction along this portion of Harrison Street to improve service to this end of the City. Staff will work with the applicant during final site plan review to coordinate the City waterline project with the construction of the new building and to determine the required fire flow necessary to support the project. Timing on the City waterline project is set for next summer, 2019. Options for storm water drainage will also need to be worked out between the applicant, Sandy City and UDOT.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary site plan review is complete, and that no new customer parking is necessary in this application, based on this staff report, and the **two findings listed below and subject to the following nine conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan.
- B. That in this case, no additional customer parking is necessary for the new building, due to the integration of the new building into the existing mini-storage complex, which currently has the necessary customer support facilities on the larger site.

CONDITIONS:

1. That the developer proceed through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the utility service infrastructure be coordinated with City staff and the applicant to insure compliance with fire code and building code requirements for this use before final building occupancy.
3. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
5. That the architectural design, colors and materials proposed for this development comply with the Sandy City Architectural Design Standards and shall be finalized with staff prior to the issuance of a building permit.
6. That the developer be responsible for the placement of a temporary 6 foot high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
7. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.

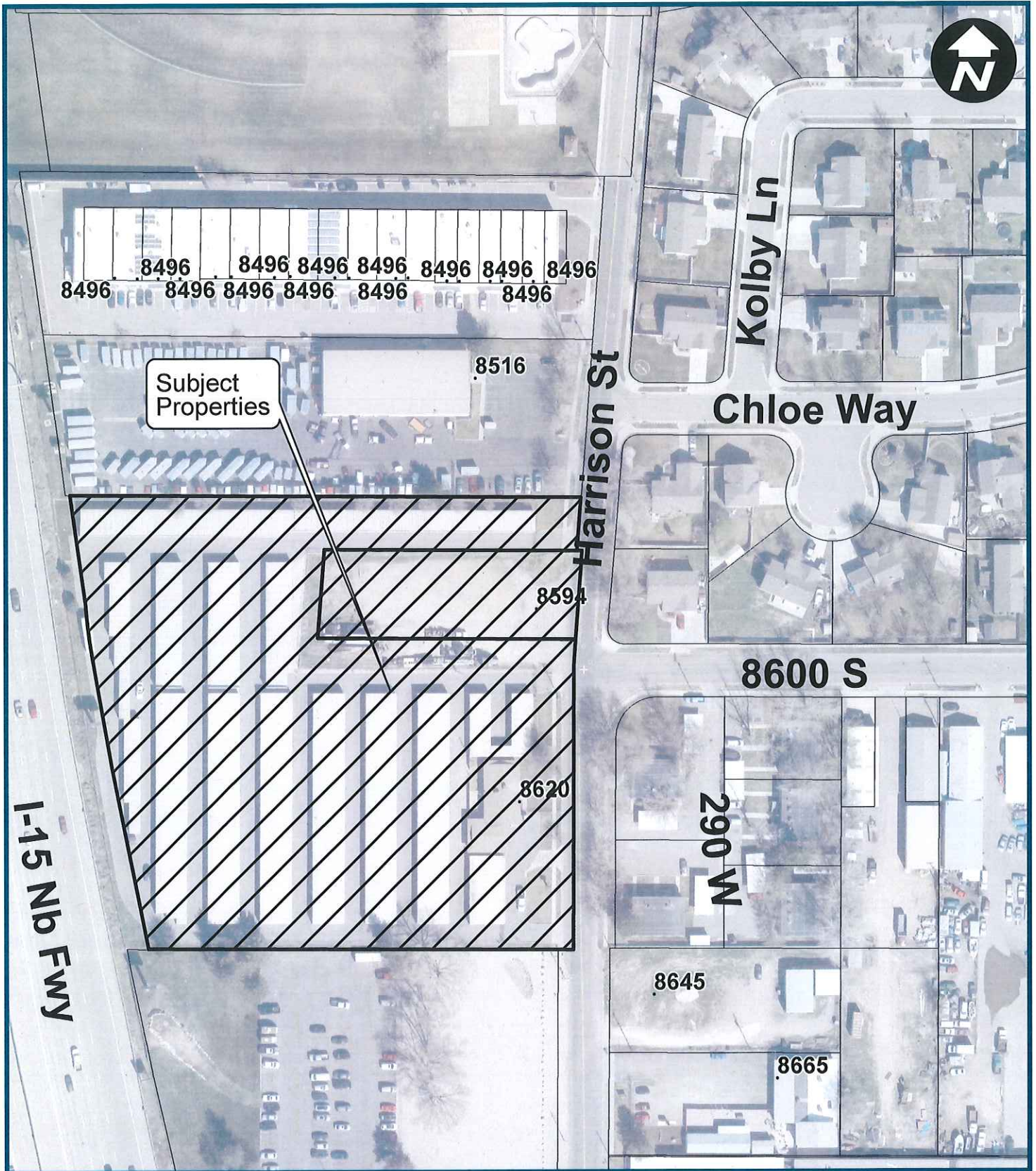
8. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
9. That all building and site signage must be reviewed separately and meet the Sandy City Development Code provisions for signage with a unified and coordinated signage design, as determined by City staff.

Planner:

Reviewed by:



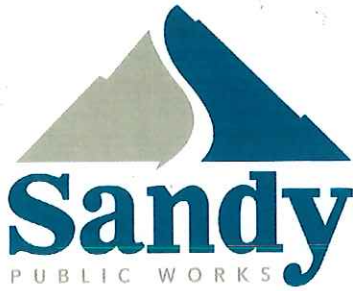
Douglas L. Wheelwright
Development Services Manager



SPR-09-18-5482 SUB-09-18-5483 CUP-09-18-5484
Store-N-Lock Storage Building
8594 Harrison St



PRODUCED BY DARRYLL WOLNIK
 THE COMMUNITY DEVELOPMENT DEPARTMENT



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: September 19, 2018

To: Doug Wheelwright, Development Services Manager

From: Ryan C. Kump, P.E., City Engineer *Ryan C. Kump*
Britney Ward, P.E., City Transportation Engineer *Britney Ward*
David J. Poulsen, Development Engineering Coordinator *David J. Poulsen*

Project Name: Sandy Stor-N-Lock Self Storage

Plan Case Number: SPR-09-18-005482

Project Address: 8620 South Harrison Street

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SITE PLAN AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SITE PLAN REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.

McCULLOUGH-
JONES
LAND COMPANY

Dear Members of the Sandy City Planning Commission,

Thank you for opportunity to address the commission regarding a proposed expansion of our self-storage property located at 8620 S. 300 W. Sandy, UT 84070. The parcel in question, located at 8594 S. 300 W., is surrounded on three sides by our existing self-storage property. (see attached). Given the population growth in Sandy City, as well as the growth within close proximity of our storage property, the public would be well served and would benefit from the expansion of our self-storage property. Currently there is a 200+ unit apartment complex under construction and in lease up within a quarter of a mile from our proposed location. Storage is always a demand for residential developments and businesses.

This new self-storage expansion project would certainly be in line with the character of the existing zoning of the area. We propose to build a 2-story building which would contain 349 storage units.

Our business is considered to be a low traffic volume type of business as the vast majority of customers that rent storage units with us do not return to the property regularly or on a recurring basis. The current self-storage property rents to 33 new customers each month on average and vacates about the same amount each month. This means that we have an average of about 2 customers moving in or out each day. In addition to the customers moving in and moving out, traffic volume from existing customers using the facility is roughly 25 per day.

The current physical office and office staff would service and accommodate the new customers in the new building with respect to payments, rentals etc. Therefore, there will not be an additional office in the new building and therefore will not require any additional customer parking. Customers using the new building will access the building just as the current customers access the existing storage buildings on the property by parking along the side of the building and accessing the storage units.

Ben Jones



Director of Operations
McCullough-Jones Land Company
STOR-N-LOCK Self Storage
Cell: 702.423.5819 | 801.270.5717 Fax



