



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

May 17, 2018

To: Planning Commission
From: Community Development Department
Subject: Sandy City Storage Phase 2 – Site Plan Review and Extension of Conditional Use for Storage Rental and Extended Business Hours to Include Sundays
676 E. 8800 S.
Historic Sandy, Community #4

SPR-03-18-5372
CUP-02-17-5202
Zone: BC
1.52 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-02-17-5201	Original site plan application for the Sandy City Storage Building. The Planning Commission heard the item on March 16, 2017 and approved the project with a unanimous vote.
CUP-02-17-5202	Original conditional use application that was approved to allow a self-storage use in the BC zone and to extend business hours to include Sundays. The conditional use was approved on March 16, 2017 by a unanimous vote in favor. This application is to extend this conditional use approval for a proposed additional building on the site.

DESCRIPTION OF REQUEST

The applicant, Mr. Dave Richards, is proposing a second building to the Sandy City Storage project located on the southwest corner of 8800 South and 700 East in Historic Sandy. Since the approval of the first building, the applicant has acquired additional property and is now proposing to modify the original site plan to include a second building and a large detention pond to treat storm water on site. The proposed new building would be two stories in height and would provide a total of 20,144 additional square feet of personal property storage rental space. Access to the storage building will be controlled electronically and the hours for customer access will be limited to 6:00 A.M. to 10:00 P.M., seven days a week.

BACKGROUND

A self-storage rental use and extended business hours to include Sundays are Conditional Uses. The zoning of Boulevard Commercial (BC) requires that the Planning Commission review all site and building architecture plan to determine compatibility with the Sandy City Architectural Design Standards and the BC zone requirements. The Planning Commission is the land use authority for conditional use considerations.

The BC zoning district is generally located on both sides of 700 East, north of 9000 South, and is intended to allow for... “a selective variety of (commercial) uses...in a manner that will contribute to efficient traffic flow and architectural elements compatible with adjoining residential neighborhoods”. The subject property borders other properties zoned BC on the east (across 700 East) and south. The property to the north (across 8800 South) is an isolated parcel of multi-family residential zoned RM-12, with more BC zoning further to the north. The property to the west is zoned R-1-7.5(HS) and is the subject property for a residential subdivision application that is also owned by the applicant. The United States Post Office abuts the subject property to the south.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcel to notify them of the Planning Commission meeting. The applicant held a neighborhood meeting that covered topics related to this subdivision as well as the residential subdivision on the adjacent property to the west. The meeting was held on April 17, 2018 and had four citizens in attendance in addition to the applicant and staff representatives. A summary of the discussion that took place at the meeting is attached to this report. Additionally, the Historic Committee reviewed the site plan on April 18, 2018 and were satisfied with the applicant’s intention to use the same materiality for this new building that was used for the building in Phase 1.

ANALYSISSite Plan Review

The necessary City Departments have reviewed and preliminarily approved the site plan, subject to continued plan development through final site plan approval and subject to their normal and specified conditions as outlined in their review comments. The site and the building, parking location, building setbacks and driveway elements of the site plan meet the City requirements and existing zoning.

The parking requirements for this use are to be determined by the Planning Commission, based upon information presented by the applicant and the needs of the project, as determined by the Planning Commission. The applicant has presented evidence as to the parking need for this use, based upon his direct experience building and managing similar projects. The applicant has not proposed any additional parking from what was approved in Phase 1 as part of this application. As proposed, the site has one accessible and four regular parking stalls.

Architectural Design Compatibility with the Historic Sandy Neighborhood and the BC Zone Specific Residential Compatibility Requirements.

The applicant redesigned the Phase 1 building several times in response to staff comment and the Historic Committee requests in order to have the architecture of the building be compatible with the area. The building that has been proposed in Phase 2 will use the same materials as those approved in Phase 1. However, due to the new buildings position on the site, the applicant has proposed to clad only the east façade with brick to match the Phase 1 building as that is the only façade that will be visible to the users of the storage facility. The code requires that the developer install an eight (8) foot masonry fence along the boundary line between any commercial and residential zone. For this

reason, an eight (8) foot wall will be constructed along the western boundary of the property, behind the proposed new building. The applicant plans to extend that wall to also screen the north and south facades of the building as per a request from the adjacent resident. Because the two sides and rear of the new building will be screened by this wall and landscaping, the applicant has proposed to use a single material on those three facades. 4-sided architecture is required for commercial buildings in this zone unless the Planning Commission determines that it is not necessary and waives the requirement.

The applicant has proposed to use the same materiality for the new building as what was used in Phase 1 including brick, hardiepanel, and a metal roof with aluminum decorative brackets. Per staff request, the applicant included false windows on the upper story of the building on all sides except for the north elevation. Windows were not included on this façade at the request of the adjoining property owner. With the exception of the 4-sided architecture requirement, staff has found that the proposed building and site design generally meet the applicable requirements and guidelines of the Historic Sandy Neighborhood Plan, and the architectural requirements specific to the BC zone.

Conditional Use Consideration for the Self-storage Rental Use and the Extended Business Hours to Include Sundays

Under the Sandy City Development Code, the Planning Commission, through the Conditional Use process, can: **approve** Conditional Uses if no mitigation of reasonably anticipated detrimental impacts is necessary; **approve** Conditional Uses **with conditions**, if mitigation of reasonably anticipated detrimental impacts is necessary; or **deny** Conditional Uses, if it is determined that reasonably anticipated detrimental impacts cannot be adequately mitigated. The burden of mitigating these impacts or effects is the responsibility of the applicant and not of the municipality or adjacent property owners (Section 15A-33-04). Sandy City Development Code Section 15A-08-02, Permitted Land Use Matrix...lists "Storage (Mini-storage) Facilities" as a Conditional Use in the BC Zoning District. Extended business hours beyond the normally allowed 6:00 A.M. to 10:00 P.M., six days a week limitations, can also be considered for approval as a Conditional Use, through the Conditional Use process. The Planning Commission approved a Conditional Use for Phase 1 of this project and would now need to determine the suitability of extending the Conditional Use to include the Phase 2 building.

The following section was taken from the original staff report for Sandy City Storage Phase1 that was used to determine the suitability of the original Conditional Use application. The Planning Commission may use the following criteria to determine if the proposed Phase 2 significantly changes any of the criteria used to review a Conditional Use.

Compliance with Section 15A-33-04 Conditional Use Permit

In order to achieve compliance with the **standards** set forth herein, the City may impose conditions which address these standards:

1. Size, configuration and location of the site and the proposed site plan layout.

The layout is properly designed and located. The site is adequately sized for the storage building use.

2. Proposed site ingress and egress to existing and proposed roads and streets.

The ingress and egress to and from the site is existing and will be adequate.

3. The adequacy, provision, relocation or protection of public facilities and amenities, including roads and street, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.

All of these public facilities presently exist at the site and are functioning and will not be detrimentally impacted by the proposed conditional use of the property.

4. Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

The applicant has built many of these projects, all along the Wasatch Front. From his experience, the proposed five parking spaces will be adequate for the facility.

5. Site circulation patterns for vehicular, pedestrian and other traffic.

Site circulation will be a one way, south to east driveway around the “back” of the building and will be sufficient for the use.

6. Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

This standard is not applicable to the extended business hours request. Discussion of the proposed building details is included in the analysis of the site plan review, as stated above.

7. The location and design of all site features, including proposed signage, lighting, and refuse collection.

Site Lighting will be provided, as per the photometric plan submitted with the site plan package, which has been reviewed by the Police Department’s Crime Prevention Specialist. Signage is not included in this review. No dumpster will be provided for use by the customers.

8. The provision of useable open space, public features, and recreational amenities.

This standard is not applicable.

9. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining owners from noise, visual and other impacts.

Landscaping will meet City requirements. No screening is necessary, as the storage uses will be enclosed within the building structure. The south side of the property is currently fenced by the Post Office. A new fence will be installed along the west property line. This standard will be met.

10. Measures directed at minimizing or eliminating possible nuisance factors including, but not limited to noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

Between limiting the access hours and containing the storage spaces within the building, there will not be any unmitigated detrimental impacts to the neighborhood relative to this standard.

11. Measures designed to protect the natural features of the site, including wetlands and drainage ways, ground water protection, soils, wildlife and plant life.

This standard is not applicable.

12. The regulation of operating hours for activities affecting normal schedules and functions;

Normal Sandy City business hours are 6:00 A.M. to 10:00 P.M., six days a week. The applicant wants to allow customer access on Sundays, but subject to the same 6:00 A.M. to 10:00 P.M. hours. There are other businesses along the 700 East Corridor that are open on Sundays. This request seems justifiable, due to the anticipated low daily volume of customers visiting the facility.

13. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

The conditional use will be reviewable upon legitimate complaint, and any new impacts arising can then be addressed through the imposition of additional mitigating measures.

14. Measures to ensure compliance with all conditions and requirements of approval including but not limited to bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, restrictive covenants.

Measures to ensure compliance will be enforce by the Sandy City staff upon citizen complaint or staff observance, and will be adequate to mitigate potential violations of approval conditions.

15. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

No additional restrictions or requirements are necessary, beyond the conditions as listed in the conditions portion of the recommendation.

CONCERNS

The applicant has proposed a building that is not designed with 4-sided architectural treatments. The front façade, which is what will be seen from the street and by users of the facility, is designed to match the other building on the site. The sides and rear of the proposed new building are fenced and will only be accessed by landscape and maintenance workers. Additionally, the eight (8) foot masonry wall and the landscaping on the perimeter of property would likely screen the main level of the proposed new building from view by any of the adjoining properties. However, staff is concerned with the proposal that shows three sides of the building clad with only one material and would recommend that the materiality of the front façade be continued and wrapped around the front two corners of the building.

Phase 1 of the project was approved with five parking stalls. The applicant is proposing to add an additional 20,144 square feet of storage space on the site but has not included any additional parking to the site plan. The Planning Commission may require more parking should it feel that the project warrants it. Self-storage uses do not have high traffic counts and vehicle stops usually occur at the garages that are being rented. Parking stalls on the site would likely only be utilized for small amounts of time. The applicant has developed several self-storage facilities along the Wasatch Front and staff is relying on his experience to know the appropriate amount of parking stalls. Although staff is comfortable with the proposed parking, it may warrant additional consideration from the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the conditional use request: to allow extended business hours to 6:00 A.M. to 10:00 P.M., seven days a week; to allow the proposed storage building use in the BC zone; and approve the site plan, including the proposed building design, mass, scale, architectural design and building materials for the Sandy City Storage Phase 2 project located at approximately 676 East 8800 South based on the following findings and subject to the following conditions:

Findings

1. That extended business hours to include Sundays from 6:00 A.M. to 10:00 P.M. are reasonable due to the expected low volume of customer visits to the site.
2. That restricting customer access to the facility to the extended business hours will minimize disruption or traffic impacts to the residential neighborhood.
3. That granting this conditional use for customer storage in an enclosed building will minimize potential detrimental impacts to the neighborhood, but will provide a service to the community, for which there is an increasing demand, particularly with more multiple family residential projects being built in Sandy.
4. That the proposed building design, mass, scale, and architectural elements meet the requirements of the BC Zoning District, the Historic Sandy Neighborhood Plan, and the Sandy City Architectural Design Requirements as designed and as conditioned in the staff recommendation section of this report.

Conditions

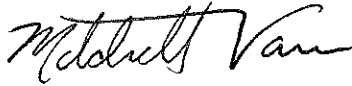
1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved.
3. That the Conditional Use Permit for extended business hours be reviewed upon future legitimate citizen complaint or staff observation of non-compliance with conditions or limitations.

4. That the applicant be responsible to meet all provisions of the Sandy City Development Code and all conditions of approval that are included in this report and as may be imposed by the Planning Commission to mitigate the reasonably anticipated detrimental effects of the proposed use.

5. That the applicant revise the building elevations to wrap the northeast and southeast corners of the proposed new building with the same materiality as the front façade in order to enhance the architectural quality of the building.

Planner:

Reviewed by:



Mitch Vance
Planner

Brian McCuiston
Planning Director