

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 5, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-25311 - APPLICANT/OWNER: FARM MINI STORAGE PARTNERS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Condition Number One from Site Development Plan Review shall be removed.
2. The maximum building height of the storage building shall be 36 feet 8 inches from natural grade and in conformance with building elevations date stamped 10/25/07.
3. Conformance to all other conditions of approval of Site Development Plan Review (SDR-10505) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition to remove Condition Number One of an approved Site Development Plan Review (SDR-10505) which stated the maximum building height of the storage building shall be 33 feet from natural grade and replace it with a condition permitting a building height of 36 feet 8 inches at 8424 Farm Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a request for Rezoning from R-E (Residence Estates) to TC (Town Center) as part of a larger request (Z-76-98).
05/17/00	The City Council approved a Site Development Plan Review [Z-0076-98(14)] for a commercial retail center on the subject site.
06/05/02	The City Council approved a Review of Condition [Z-0076-98(27)] which allowed restaurants, with drive thrus, within this shopping center and a Site Development Plan Review [Z-0076-98(28)] for a proposed restaurant with drive-thru on a portion of the subject site.
04/19/06 *	The City Council approved a Special Use Permit (SUP-10514) for a proposed 5,000 square foot restaurant with a drive through and a Special Use Permit (SUP-10520) for an 89,250 square foot, three story mini storage facility, and a Site Development Plan Review (SDR-10505) for a proposed 153,650 square foot addition to an existing commercial center on 18.9 acres located at the northeast corner of Farm Road and Durango Drive. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
08/01/07	A building permit (# 7002422) was issued for the subject storage facility.
10/11/07	The applicant applied for a building permit for the elevator on the subject property. This permit has not yet been issued.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not held for the subject application.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.28

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial)	T-C (Town Center)
North	Single Family Residential	PCD (Planned Community Development)	R-CL (Single Family Compact-Lot)
South	Shopping Center	SC-TC (Service Commercial)	T-C (Town Center)
East	Single Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development 4 Units per Acre)
West	Shopping Center under construction	SC-TC (Service Commercial)	T-C (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The applicant is requesting a Review of Condition to delete condition number one from Site Development Plan Review (SDR-10505). This condition limited the building height to 33 feet from natural grade.

The applicant has submitted revised elevations that depict the majority of the building height as 32 feet. However, there is an elevator shaft that requires a small area to have an overall height of 36 8 to accommodate the elevator.

Per Title 19.08.050: Exemptions. Chimney and vent stacks; **roof structures for the use of elevators**, stairs, tanks, ventilation, and similar necessary mechanical equipment; visual screens which surround mounted mechanical equipment; skylights; and whip and mounted antennas and flag poles up to forty feet in height may be erected above the required height limits. In no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.

The submitted elevations meet the criteria of this exemption and the primary portion of the structure has a height of 32 feet. Approval of this request is recommended. A new condition shall be added to this application stating:

The maximum building height of the storage building shall be 36 feet 8 inches from natural grade and in conformance with building elevations date stamped 10/25/07.

Conformance to all other conditions of approval from Site Development Plan Review (SDR-10505) and all other site related actions shall be required.

FINDINGS

The submitted elevations meet the criteria of the exemption provided in Title 19.08.050. The primary portion of the structure has a height of 32 feet. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 502

APPROVALS 0

PROTESTS 0