



## Legislation Text

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**File #:** 2023-0502, **Version:** 1

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Public Hearing and Request for Conditional Use Recommendation - File No. PCU2023-0011 - to construct and operate a self storage facility in the I Industrial zoning district for Hamlin Road Storage Facility at 1575 E. Hamlin Rd., located on the north side of Hamlin between John R and Dequindre Rd., zoned I Industrial, Parcel No. 15-24-401-006, Steve Osborne, CDK Development, LLC, Applicant

**Resolved**, in the matter of File No. PCU2023-0011 (Hamlin Road Storage Facility), the Planning Commission recommends to City Council Approval of the Conditional Use for an indoor storage facility to be constructed in the I Industrial District at 1575 E. Hamlin Road, based on documents received by the Planning Department on September 20, 2023 with the following findings:

### **Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The proposed building and conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposed indoor storage facility should have a positive impact on the community as a whole and the surrounding area by providing additional storage opportunities within the I Industrial District.
4. The proposed building and use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed building and use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

### **Conditions**

1. City Council approval of the Conditional Use.
2. The use shall remain consistent with the facts and information presented to the City as a part of the applicant's application and at the public hearing.
3. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.
4. Correct the discrepancy of the height of the building to a maximum height of 34 feet 10 inches.
5. Lights for the three windows on the south elevation in the center are to be on a motion sensor from 6 p.m. to 9 a.m.
6. West side wall plantings are to be moved to the south side of the site along Hamlin Rd.
7. Screening wall materials are to match the building.