

## Board of Adjustment

### *Staff Report*

**CASE NUMBER:** BA15-040 (PLN2015-00322)  
**STAFF PLANNER:** Lisa Davis, Planner II  
**LOCATION/ADDRESS:** 2253 E University Drive  
**COUNCIL DISTRICT:** Council District 2  
**OWNER:** MR Investments #2, LLLP  
**APPLICANT:** Michael Ransome

**REQUEST:** *Requesting a Special Use Permit (SUP) for an accessory automobile rental use at an existing mini storage facility in the Limited Commercial (LC) zoning district.*

#### **SUMMARY OF APPLICANT'S REQUEST**

This request is for a Special Use Permit to allow rental of UHaul trucks for clients of the existing mini-storage facility at 2253 E University Drive. The applicant is proposing to utilize four of the eight existing parking spaces in order to park the UHaul trucks. This would leave four parking spaces remaining, which meets current code requirements.

The initial notice and legal advertising of this request included a SUP for an on-site residence for the facility manager. Additional research concluded that the mini-storage activity classification is defined as including an on-site resident manager living quarters, so that portion of the request has been decided (it is an allowed accessory activity with this specific land use), and no longer needs to be addressed by the Board as part of this case.

#### **STAFF RECOMMENDATION**

Staff recommends approval of case BA15-040 with the following conditions:

1. *Compliance with the site plan and narrative as submitted, except as modified by the conditions below.*
2. *Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*
3. *A maximum of four parking spaces can be utilized for the UHaul trucks.*

#### **SITE CONTEXT**

**CASE SITE:** Existing mini-storage facility – zoned LC (limited commercial)  
**NORTH:** (across University Road)  
**WEST:** Existing office, single residence homes and multi residence homes-zoned OC, RS-6 and RM-2  
**SOUTH:** Existing multi-residence – zoned RM-3-PAD  
**EAST:** Existing multi-residence – zoned RM-3-PAD

#### **STAFF ANALYSIS**

This Special Use Permit is being requested to allow an accessory automobile rental at the existing mini storage. The truck rentals are intended to be utilized by the clients of the mini-storage facility. The trucks are proposed to be parked in four of the eight parking spaces currently provided adjacent to the office. There are a minimum of two parking spaces identified for the managers residence. These are in addition to the eight parking spaces by the office. Therefore utilizing four of the eight parking spaces for the UHaul trucks will leave four parking spaces of the site which meets current parking codes.

The General Plan designates this character area as Neighborhoods-Suburban. This does allow for the Limited Commercial (LC) zoning district. Any perceived impacts to the surrounding area from the proposed vehicle rental activity can be accommodated on the mini-storage facility, with little to no detrimental effects on surrounding areas. The proposed activity would provide a service to the surrounding area that is consistent with the character description of this area in the general plan.

**FINDINGS:**

1. The development conforms to General Plan Character Area designation of Neighborhoods-Suburban. This classification allows for Limited Commercial zoning district supportive of surrounding neighborhoods.
2. The accessory automobile rental use is subordinate to the primary mini-storage use.
3. The proposed accessory automobile rental use is compatible with adjacent developments, and can be complimentary to existing surrounding uses.
4. The number of on-site parking spaces meets minimum Zoning Code requirements.
5. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.
6. The proposed accessory automobile rental use, with the recommended conditions of approval, will not be injurious or detrimental to the adjacent or surrounding properties in the area.

**ORDINANCE REQUIREMENTS:**

Zoning Ordinance, Sec 11-70-5: Special Use Permit

**E. Required Findings.** A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.