

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: January 8, 2010
Re: Staff Report for Self-Storage Facility – Development Plan

Item #2 – Self-Storage Facility– Development Plan

(PID# 200911230057)

Application: Development Plan
Location: Urbancrest Industrial Drive
Applicant: **Scott R. Harper, Harper Architectural Studio**
Zoning: IND-1, Light Industry
Use: **Storage**

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements

Project Summary:

The applicant is proposing to construct a new self-storage facility on Urbancrest Industrial Drive, with ten (10) storage buildings each containing a variety of storage unit sizes. The buildings will range in size from 2,100 square feet to 14,902 square feet. There will also be a management office with a two bedroom residence attached near the entrance to the site. The site will be accessible from a single curb cut off of Urbancrest Industrial Drive. Decorative fence is proposed around the development, as well as a security gate at the front entrance. All storage will be within the proposed enclosed buildings, with no outside storage proposed.

Site Plan:

The 6.615 acre lot will be accessed by a single curb cut off of Urbancrest Industrial Drive. Drive aisles of varying widths, ranging from twenty-two (22) feet to thirty-four (34) feet, are proposed around the site and between each building, providing access to exterior units. A decorative black fence is proposed around the site, with a white vinyl fence proposed along the north edge of the site to match the existing fence bordering I-270.

Parking:

A total of ten (10) parking spaces are proposed for the development, one of which will be handicap-accessible. All spaces are nine (9) feet wide by twenty (20) feet long. Code does not explicitly outline the required number of

parking spaces for such a use in the Non-Residential District Requirements Section (1135.12); however under Section 1135.09(12), self-storage facilities should have a minimum of five (5) parking spaces provided near the leasing office. While the proposed use is permitted by right in an IND-1 district, staff feels that using the requirements found for self-storage facilities in the Special Use Permit section is appropriate for this development. The proposed parking is typical of other self-storage facilities found in the City.

Building:

Ten (10) storage buildings are proposed, each containing a variety of storage unit sizes. The buildings range in size from 2,100 to 14,902 square feet and in height from twelve (12) to sixteen (16) feet. The storage buildings will have a decorative fiber board brick panel finish, with fiber board stone panels along the bottom three (3) feet, with lighter-tone brick accent panels on all sides visible from the roadway, including I-270 and Urbancrest Industrial Drive. The applicant has selected Rose Buff for the color of the primary brick panel finish and Beige for the accent brick panels to break up the horizontal length of the structures. Portions of buildings not visible from any roadway will be finished in metal siding. All roofing will be standing seam metal roofing.

In addition to the storage buildings, an office building with a two bedroom residence will be located at the entrance to the development. A patio will be located off the rear of the residence. The exterior of the residence / office building will be finished entirely with the fiber board brick panels and a fiber board stone base.

Signage:

Although signage is not approved as part of the Development Plan, the applicant has provided signage details and is proposing a single monument sign at the entrance to the site. The sign will have the name and logo of the storage facility and will be 40.5 square feet in area with a one-foot high masonry base.

Lighting:

A combination of free-standing lighting and sconce lighting is proposed for the development. The two lighting fixture types will have similar rectangular black aluminum housing. A total of eighty-five (85) lights are located throughout the site in order to meet the 0.5 footcandle minimum required by Code in all pedestrian and vehicular areas. 74 of these lights will be the sconce lights located on the exterior of the storage structures, and eleven (11) will be overhead lights located throughout the development, primarily along the perimeter of the site.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. The decorative black metal fence should be extended along the north edge of the pavement to create consistency with the rest of the development.
2. All of the west and north elevations of Building C should be finished with the decorative brick and stone fiber boards.
3. All metal siding used to finish elevations not visible from the roadway should have a dark bronze or brown finish.
4. All exterior overhead and man doors should have a dark green finish.
5. The storm water basin should be installed in compliance with Grove City's Public and Private Pond Design Standards, including the installation of a fountain.