

**BUSINESS OF THE CITY COUNCIL  
WINDSOR HEIGHTS, IOWA  
AGENDA STATEMENT**

Item No. 6  
For Meeting of 6/18/07

**ITEM TITLE:** Review Budget Storage Site Plan.

**CONTACT PERSON:** Marketa George Oliver, City Administrator

**SUMMARY EXPLANATION**

Storage Associates LLC has submitted a site plan for expansion of its convenience storage operation at 6600 Hickman. Since the existing facility was constructed the Zoning Code has been revised and convenience storage is now a conditional use at that location.

Storage Associates LLC's conditional use permit has heard for review by the Planning and Zoning Commission and subsequently was approved by the Board of Adjustment on June 12, 2007. Since this project abuts several residential uses, there was significant concern among the surrounding neighborhood about the impact of this development. Planning and Zoning recommended several conditions to help ameliorate the impact of the development on the neighborhood. The Board of Adjustment used their recommendations as a starting point but ultimately approved more restrictive conditions for the development. These conditions are found in Attachment A to the resolution. The conditions forced the applicant to revise the initial site plan.

Staff has reviewed the revised site plan, applying the criteria mandated in Table 12-1 of the Zoning Code, and recommends approval. Staff review of the site plan is found in Attachment B to the resolution. A copy of the site plan and landscaping plan are in your packet.

_____ Resolution _____ Ordinance ____ Contract _____ Other (Specify) Site Plan _____
Funding Source _____
APPROVED FOR SUBMITTAL _____ <div style="text-align: right; margin-top: 10px;">City Administrator</div>

**STAFF RECOMMENDATION:**

**COUNCIL ACTION:**

Resolution 07-0618/

RESOLUTION APPROVING THE DEVELOPMENT SITE PLAN SUBMITTED BY STORAGE ASSOCIATES LLC FOR EXPANSION OF CONVENIENCE STORAGE OPERATION AT 6600 HICKMAN ROAD.

WHEREAS, Storage Associates LLC has submitted a site plan for review for an expansion of its existing convenience storage operation at 6600 Hickman Road; and

WHEREAS, Storage Associates LLC was granted a conditional use permit by the Board of Adjustment for convenience storage at the proposed site subject to the conditions outlined in Attachment A; and

WHEREAS, the Planning and Zoning Commission reviewed both the site plan and conditional use request and recommended approval subject to conditions that ameliorate the impact of the development upon the abutting residential uses; and

WHEREAS, pursuant to the conditions placed upon the development by the Board of Adjustment in Attachment A, Storage Associates LLC has revised the site plan to minimize the impact of the development upon the surrounding residential uses; and

WHEREAS, Staff has reviewed the site plan according to criteria set forth in Table 12-1 of Chapter 41: Zoning Code of the Windsor Heights City Code and staff recommends approval based upon findings found in Attachment B; and

WHEREAS, Chapter 41: Zoning Code of the Windsor Heights City Code grants the City Council authority for approving site plans upon satisfaction of criteria in set forth in Table 12-1 of Chapter 41: Zoning Code of the Windsor Heights City Code; and

WHEREAS, the Board of Adjustment retains the power to revoke the conditional use permit should Storage Associates LLC fail to meet or maintain any of the conditions listed in Attachment A;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Windsor Heights, Iowa that the City does hereby approve the proposed site plan from Storage Associates LLC for the expansion of its convenience storage operations at 6600 Hickman Road.

PASSED AND PPROVED THIS 18TH DAY OF JUNE, 2007.

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David J. Sullivan, Mayor

ATTEST:

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Marketa George Oliver, City Administrator

## ATTACHMENT A

1. Owner shall demonstrate to the satisfaction of City its good faith intention and ability to comply with all conditions set forth herein before Permit will be issued and, upon issuance of such Permit, shall submit to unannounced inspections by City at least four times per year during normal hours of operation, pursuant to which inspections, City shall determine to its satisfaction that Owner is complying with all conditions of Permit. In the event (a) Owner fails to cooperate in such inspections or (b) City determines there has been a violation of the conditions of Permit, City shall exercise its powers provided under the applicable law, including, but not limited to, its power to revoke Permit.
2. Pursuant to City Zoning Code 41.112fl, Permit shall be issued to and for the benefit of Owner only and shall terminate automatically and immediately at such time Owner leases the operation of the business to a third party or conveys title to all or any part of property subject to Permit to another party. Condemnation or taking of a portion of the property for a public purpose, easement, or public utility shall not constitute a lease of the operation of the business or a conveyance that would terminate the Permit.
3. Zoning Code states 41.127(d)vi that "Developments that abut existing developments, which are not part of the HCOD, shall be designed to respect the surrounding developments in order to provide for a transition from the typical development patterns to the new district." Further, HCOD defines "buffer" as "a combination of horizontal space (land) and vertical element (plants, berm, fences and walls), used to physically separate or visually screen incompatible adjacent land use." Table 12-1 under Land Use Compatibility - Development Density provides, "Site area per unit or floor area ratio should be similar to surrounding uses if not separated by major natural or artificial features." Table 12-1 provides in pertinent part under Site Development - Landscaping that "Landscaping should be integral to the development ... buffering where required by surrounding land uses." Finally, WHCP recognizes that " ... traffic and operating characteristics of Community Commercial Districts] may have more negative effects on residential neighborhoods than those permitted in a more restrictive district." In order to comply with the cited provisions of HCOD and Table 12-1 in view of the policy of WHCP to consider the negative effects of Community Commercial Districts on adjacent residential neighborhoods, Owner shall provide on the south side of the newly constructed area a 75 foot or greater bufferyard, and on the west side of the newly constructed area provide a 45 foot bufferyard. This bufferyard shall be included in the site landscaping plan submitted by Owner for approval by City. Further, Owner shall not construct any building in the newly constructed area having more than 6,600 square feet.
4. Landscaping shall be installed pursuant to the site landscaping plan approved by City. A tree inventory shall be submitted annually to City for first five years of Permit. Trees on Owner's site shall be maintained in accordance with the site landscaping plan.
5. Owner shall submit to City a plan for maintenance of detention area that is subject to approval by City. Detention pond shall utilize upgraded beehive intake grates as approved by the city
6. Doors specifically designed to minimize noise shall be installed in lieu of traditional doors on exterior storage units in the newly constructed area and sound reducing strips shall be installed to doors on exterior storage units in the existing site whenever such storage units are vacated by customers.
7. Owner shall install a facade of stone or brick material to cover existing retaining wall.

The entire retaining wall shall be replaced with a brick or stone wall if an independent registered structural engineer deems any point of the wall or façade has failed or to be imminently in danger of failing. Such replacement wall shall comply with the materials and construction as required by the Hickman Overlay District, excluding wood.

8. Owner shall install an 8 foot wooden fence along the entire top of the retaining wall provided for in 7 above and the approximate 81 feet running East and West bordering 2201 – 68<sup>th</sup> Street. The fence along the south between the western existing construction and newly constructed area shall be no less than 6 feet. This fence and the 8 foot fences to be constructed in the newly constructed area shall be made of high quality wood, matching in design, stained and treated to resist deterioration. Owner shall maintain the wooden fences in good repair and effective condition. Owner shall not be required to stain fence that abuts commercially zoned area.
9. The hours of operation in the newly constructed area shall be from 7:00 a.m. to 9:00 p.m. Access to the newly constructed area shall be through security gates that are locked at 8:30 p.m. No one can or will be permitted to enter the newly constructed area after 8:30 p.m. All persons must have vacated the newly constructed area by no later than 9:00 p.m.
10. Lights on the existing site and the newly constructed area must be redirected or covered appropriately to eliminate bleeding into neighboring residences. One-third of all exterior lights in the newly constructed area shall be turned off not later than 9:00 p.m. local time and shall remain off until 7:00 a.m. local time the next morning.
11. Owner shall install a pitched-roof facade application to (a) the front-facing portions of buildings on the existing site bordering on Hickman Road and (b) to the back-facing portions of buildings on the existing site visible from the neighboring residential areas.
12. Internal driveways of newly constructed area shall be sufficient to accommodate fire apparatus.
13. Animals in wooded areas shall be properly relocated prior to construction of newly constructed area.
14. Climate control units on buildings in newly constructed area shall emit less than 80 decibels of sound.
15. Owner shall make its storm water pollution prevention plan available to City at City Hall throughout period of construction of newly constructed area.
16. Hours of construction of newly constructed area shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Saturday. There shall be no construction work done on Sunday.
17. Residence at 6601 Lincoln Avenue shall not be used during construction of newly constructed area for ingress, egress and staging.
18. Owner shall provide a 24-hour telephone number to City and residents of neighboring residential areas where City or such residents will be able to contact Owner and speak with an employee of Owner or leave a message that will be returned by Owner within one business day (24 hours), Monday through Saturday. Owner shall maintain a written record of all telephone calls received from City or residents in neighboring areas and provide to City this written record on a quarterly basis. Owner shall include in this written record the nature of any complaints by City or residents in neighboring areas and the manner in which these complaints were handled or resolved.

## Attachment B: Site Plan Review Criteria for Budget Storage Expansion Project

<u>Criteria</u>	<u>Explanation</u>	<u>Staff's Findings</u>
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	Buildings are consistent with previous development and surrounding commercial developments.
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	<b>CONTROLLED BY BOA PERMIT:</b> Portions of the project abutting residential uses will have no less than a 45 foot bufferyard. The southern portion of the development has a 75 foot bufferyard between the project and the residential parcels.
Building Coverage	Building coverage should be similar to that of surrounding development of possible. higher coverage should be mitigated by landscaping or site amenities.	<b>CONTROLLED BY BOA PERMIT:</b> Owner shall not construct any building in the newly constructed area greater than 6,600 square feet. BOA did not specify any additional building coverage conditions more restrictive than the minimum standards of the zoning code.
Frontage	Project frontage along a street should meet minimum frontage requirements and provide reasonable exposure for the development.	Original project exceeds frontage requirements.
Parking and Internal Circulation	<p>Parking should serve all structures with minimal conflicts between pedestrians and vehicles.</p> <p>All structures must be accessible to public safety vehicles.</p> <p>Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.</p>	<p>Project Requires Very Little Pedestrian-Vehicle Interaction</p> <p><b>CONTROLLED BY BOA PERMIT:</b> BOA Permit mandates fire apparatus accessibility. Fire Chief has approved plan for adequate circulation.</p> <p>Development has access to Hickman Road.</p>
Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainage ways should be preserved.	<p>BOA required Owner to develop a landscape plan to be approved by the City. In consultation with our landscape architect, the City has developed a plan that staff is recommending for approval.</p> <p><b>CONTROLLED BY BOA PERMIT:</b> Owner shall install and stain an 8 foot wooden fence along residential areas in existing and new areas.</p>

Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations	Building materials match the structures on the previous development and are consistent with the Hickman Overlay District (HOD). Buildings in newly constructed area are compliant with HOD. The rooflines of the existing development will be brought into compliance through a faux pitched roof.
Traffic Capacity	Project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	Development should have little impact on the overall traffic circulation.
External Traffic Effects	Project design should direct non-residential traffic away from residential areas.	Project does not provide access to customers through adjacent residential area.
Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	<b>CONTROLLED BY BOA PERMIT:</b> The hours of operation in the newly constructed area shall be from 7:00 a.m. to 9:00 p.m. Access to the newly constructed area shall be through security gates that are locked at 8:30 p.m. No one can or will be permitted to enter the newly constructed area after 8:30 p.m. All persons must have vacated the newly constructed area by no later than 9:00 p.m.
Outside Storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	The development has no outside storage areas. However, the project is screened from the less intensive zoning district adjacent to the property per BOA permit requirements.
Sanitary Waste Disposal	Developments within 500 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.  Sanitary sewer must have adequate capacity to serve development.	Project will be adequately served by Urbandale-Windsor Heights Sanitary Sewer District.
Storm Water Management	Development should handle storm water adequately to prevent overloading of public storm water management system. Development should not inhibit development of other properties. Development should not increase probability of erosion, flooding, landslides, or other run-off related effects.	The City solicited an independent engineer from the firm, Veenstra and Kimm who reviewed the stormwater management plan. The engineer has approved the stormwater management plan and will be available at the meeting.
Utilities	Project must be served by utilities.	Project is served by utilities.