



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Paul Lindahl, Planner I

DATE: December 2, 2005

SUBJECT: Case No. 1967-SU-05, Request for a Special Use Permit to establish a Warehouse, Self-Storage Facility at 2006 S. Philo Road in the B-3, General Business Zoning District.

Introduction

JSM Management, Inc. is requesting a Special Use Permit to establish a self-storage warehouse facility at 2006 S. Philo Road in southeast Urbana. The proposal includes plans for subdivided rental spaces inside of the existing building and additional storage units on the lot in separate buildings. The subject property has been vacant for several years and was formerly the site of a nursing home. The property is zoned B-3, General Business. A *Warehouse, Self-Storage Facility* is permitted by Special Use in the B-3 Zoning District. Pursuant to the Urbana Zoning Ordinance, the Plan Commission must recommend approval or denial of the Special Use and forward it to City Council for action.

Background

Description of the Site and Surrounding Properties

The subject property is an approximately 1.4 acre parcel located on the east side of Philo Road. The site contains a 13,471 square foot building. To the north is Grace Methodist Church, and the former Jerry's IGA is to the south. To the east are town homes in the Eagle Ridge subdivision. Across Philo Road to the west are apartment buildings and commercial properties. The surrounding neighborhood combines multiple uses including commercial buildings, institutional uses, multifamily residential buildings, and undeveloped land in a vacant plot to the north east of the subject property and directly east of the Grace Methodist Church.

The following is a summary of surrounding zoning and land uses for the subject site:

Zoning and Land Use Table*

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Subject Property	B-3, General Business	Vacant funeral home	Community Business
North	R-4, Medium Density Multiple Family Residential	Church	Community Business
South	B-3, General Business	Vacant grocery store and parking lot	Community Business
East	R-4, Medium Density Multiple Family Residential	Town homes	Residential (Suburban Pattern)
North West	B-1, Neighborhood Business	Commercial offices (some vacant)	Community Business
West	R-5, Medium High Density Multiple Family Residential	Apartments	Multifamily

* (Please refer to the attached Zoning, Existing Land Use, and Future Land Use maps for further information.)

The Proposal

JSM Management is the owner of the property and proposes to establish a self-storage facility as the primary use. The proposed storage facility will be all single story structures comparable to the scale of the existing building and configured in a density consistent with the general commercial development along Philo road. Three of the four new buildings are sited to the rear of the lot. The one new building at the front of the lot is located to be even with the front face of the existing building to maintain a consistent façade line facing Philo Road.

There will be 53 storage units of varying sizes accessible only from inside the existing building. Thirteen additional storage units will be added to the outside of the south façade of the building. Access to the new units on the outside of the building will be directly from the outside. There will be four new freestanding buildings containing 80 new storage units that will be also be accessible directly from the outside. The complete proposal is for a total of 146 storage units to be available in various sizes. Access hours will be controlled and a perimeter fence with automatic gate system will secure the site and limit access to customers only.

Screening and Lighting

The existing building acts as a visual screen for the majority of the units from southbound Philo Road traffic and a line of mature pine trees along the south property line screens the units from view by northbound traffic. An existing 8 foot tall solid screen fence along the east property line screens the development from the adjacent residential use. Night time illumination for security will be directed downwards and use fixtures with glare cutoff features to minimize the impact of lighting on adjacent properties.

Access & Paving

An existing drive enters the site from Philo Road. This two way asphalt paved drive will terminate at a line parallel to the rear façade of the existing building. The petitioners propose a different surface for the drives servicing the three buildings toward the rear of the lot. The proposal is to use a new paving containment product called Gravelpave2 that is essentially a grid mat of small ring like chambers that will be under the surface of the drive and will hold gravel aggregate material in place while allowing rainwater to percolate through. The purpose of this is to reduce the amount of impervious paved surface and so reduce stormwater runoff rates without the need to build detention basins. City Planning and Engineering staff is working with the petitioners to determine if this system can be used as a test case for an environmentally friendly alternative to conventional paving. This type of system is particularly suited to driveways and parking areas with low numbers of vehicular traffic. Unlike retail business operations, individual customer access to the storage units is generally infrequent. The nature of self-storage facility usage patterns are inherently low in traffic and further reduce the perceived impact of traffic at the development.

Parking

According to the Urbana Zoning Ordinance, for a self-storage facility one parking space is required for every 100 storage units. The site has 28 existing parking spaces but most of them will be covered by the new buildings. There will be 3 parking spaces maintained at the main entrance to the existing building including one handicapped double space. The designated spaces at the main building are all that are required by the Zoning Ordinance. Users of the self storage units that are accessible directly from the exterior will park temporarily in front of their units.

Similar Cases

In January of 2004, a similar Special Use Permit was granted to allow a mini-warehouse storage facility in the former Jewel Osco building at 1808 S. Philo road. In addition another Special Use Permit was granted in October 2002 for new mini-warehouse storage buildings east of the Jewel Osco building at 1604 E. Colorado Avenue. The Colorado Avenue storage buildings have not been constructed and that lot remains vacant.

Discussion

Requirements for a Special Use Permit

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

- 1) That the proposed use is conducive to the public convenience at that location.*

The proposed self-storage facility will provide an easily accessible location for customers with needs for short, intermediate and long term storage. The south Philo road location is well suited to offer convenient access for nearby residential and commercial areas.

- 2) *That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposed storage facility is designed and configured to the scale of the existing building and a density consistent with the general commercial development along Philo road. The new buildings will be visually screened from Philo Road traffic by the existing building and a line of mature pine trees along the south property line. An existing solid fence along the east property line screens the development from the adjacent residential use. A perimeter fence and automatic gate system will limit access to customers. Access hours will be controlled and night time illumination will be directed downwards and use fixtures with glare cutoff features to minimize the impact of lighting on adjacent properties.

- 3) *That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

A Warehouse, Self-Storage Facility is permitted as a Special Use in the B-3, General Zoning District. The proposed facility is designed to meet applicable regulations and standards of the Urbana Zoning Ordinance and Building Safety Code.

Consideration

The Plan Commission shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the special use permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting;
8. Any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings

1. The proposed facility is conducive to the public convenience because it would offer storage service to residential and business customers in the area.
2. The proposed use should not pose a detriment to the district in which it is proposed to be located.
3. The proposed use is consistent with the zoning designations of the subject site and the surrounding area.
4. The proposed use is compatible with the existing land use pattern of the general area.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 1967-SU-05:

1. Recommend approval of the Special Use Permit request, without any additional conditions.
2. Recommend approval of the Special Use Permit request, with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.
3. Recommend denial of the request for a Special Use Permit.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **approval** of the proposed special use permit in Plan Case No. 1967-SU-05 to the City Council as presented for the reasons articulated above, and with the **following conditions**:

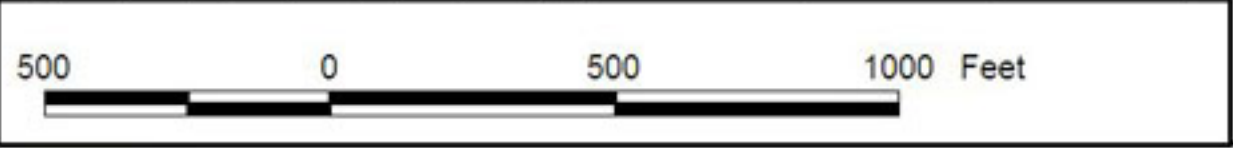
- 1. The facility will conform to all applicable regulations including building, zoning, fire safety, and site development regulations.**
- 2. The petitioners will provide adequate on site stormwater management as determined by the City of Urbana Engineering Department.**
- 3. The development shall be in general conformance to the plan submitted. Any significant deviation from the site plan (as determined by the City of Urbana Zoning Administrator) will require the project be resubmitted to the Plan Commission for reevaluation of the Special Use. The Zoning Administrator shall have the power to approve minor plan changes in order for the project to comply with City regulations including Building, Fire, and Site Development Codes.**

Attachments: Exhibit A, Location Map
 Exhibit B, Zoning map
 Exhibit C, Aerial Photo with Existing Land Use
 Exhibit D, Future Land Use map
 Exhibit E, Site Plan

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JSM Kunkel miniwarehouse PC memo vFINAL.doc

Location Map

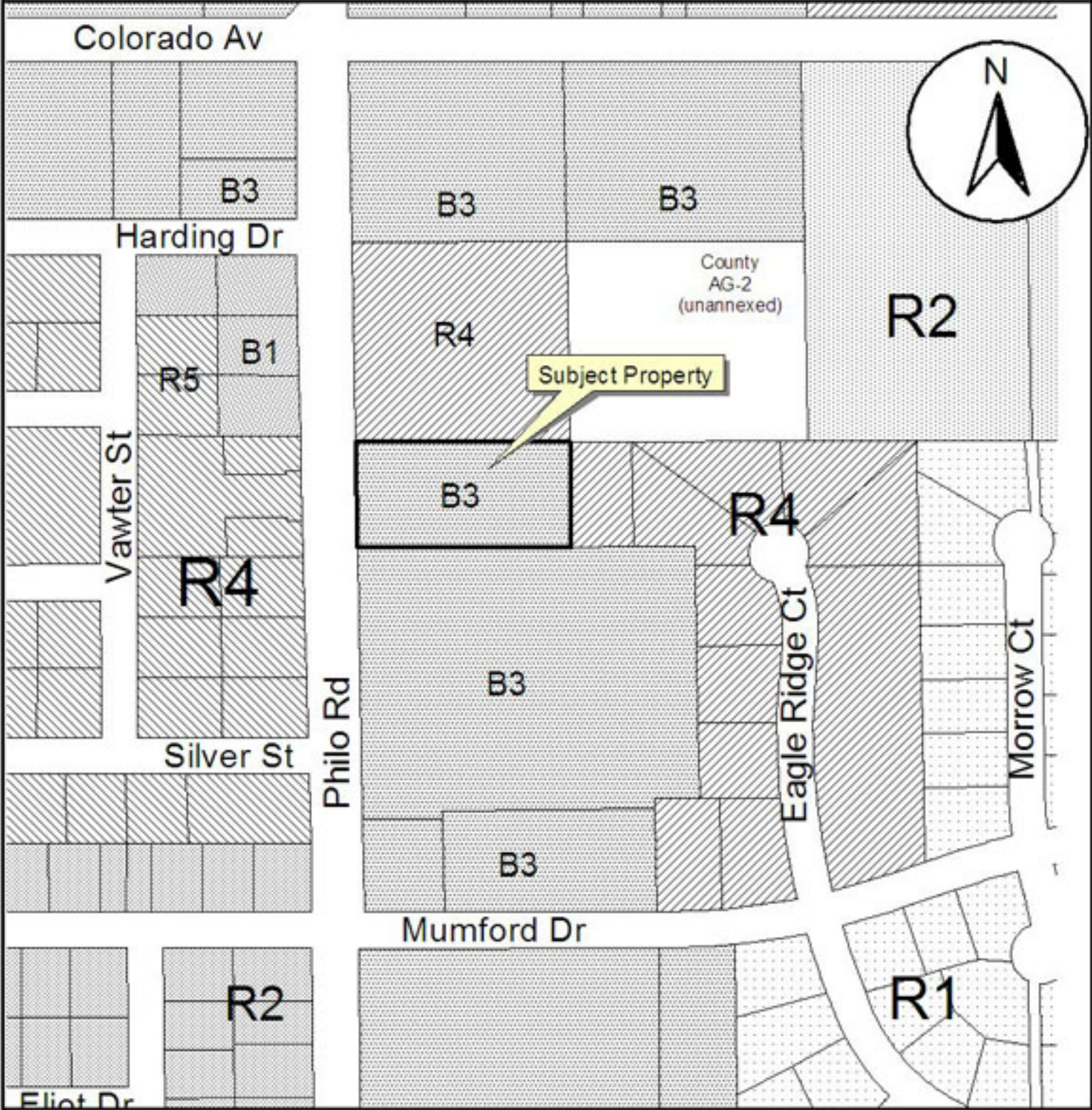
Exhibit "A"



Plan Case: 1907-SU-05
Petitioner: JSM-Scott Kunkel
Location: 2008 S. Philo
Zoning: B-3 - General Business
Description: Special Use Permit to establish a Mini Warehouse Self Storage in B-3 zone

Zoning Map

Exhibit "B"



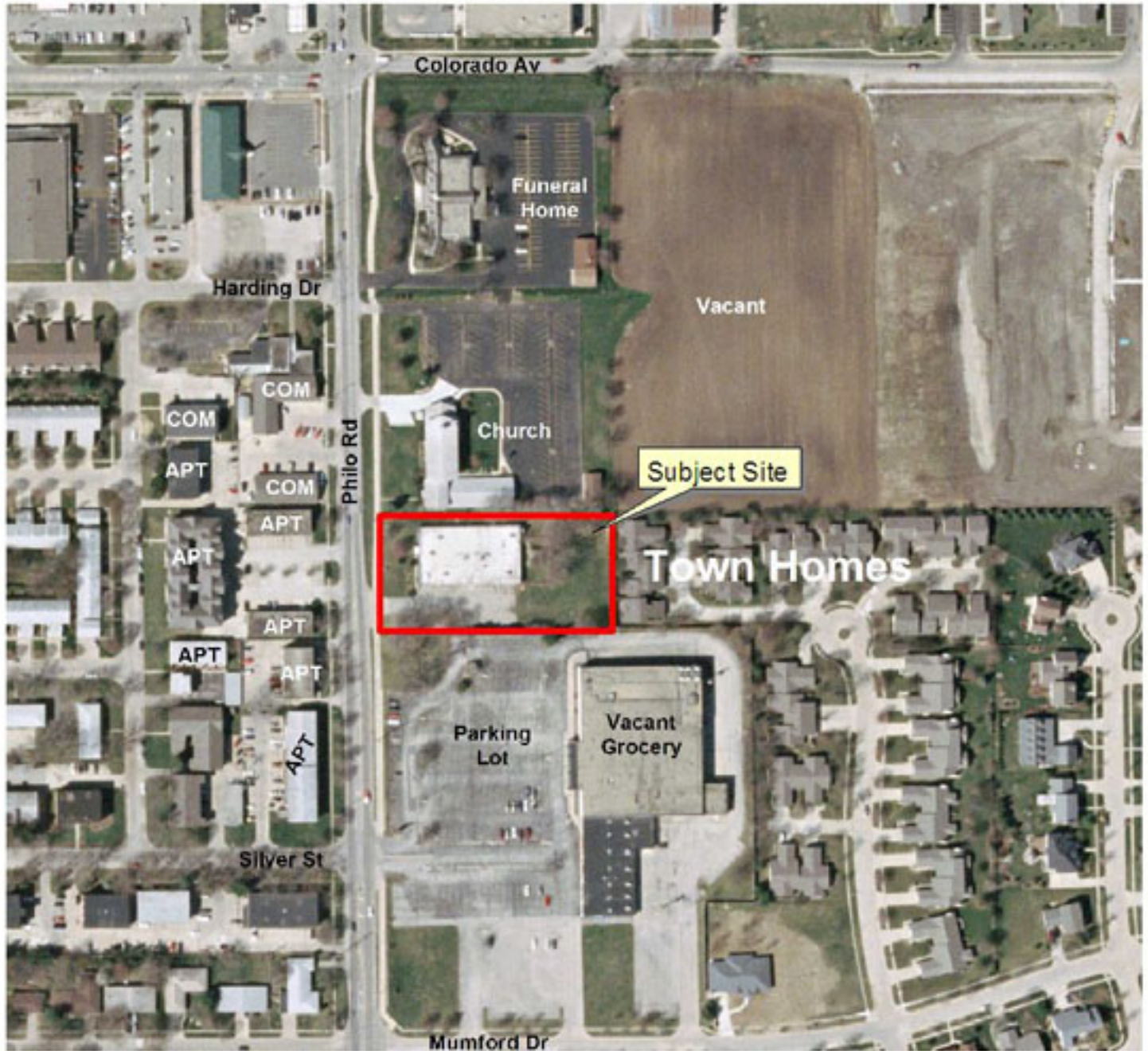
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- B3 - General Business
- B1 - Neighborhood Business
- R1 - Single Family
- R2 - Single Family
- R4 - Medium Density Multiple-Family
- R5 - Medium High Density Multiple-Family



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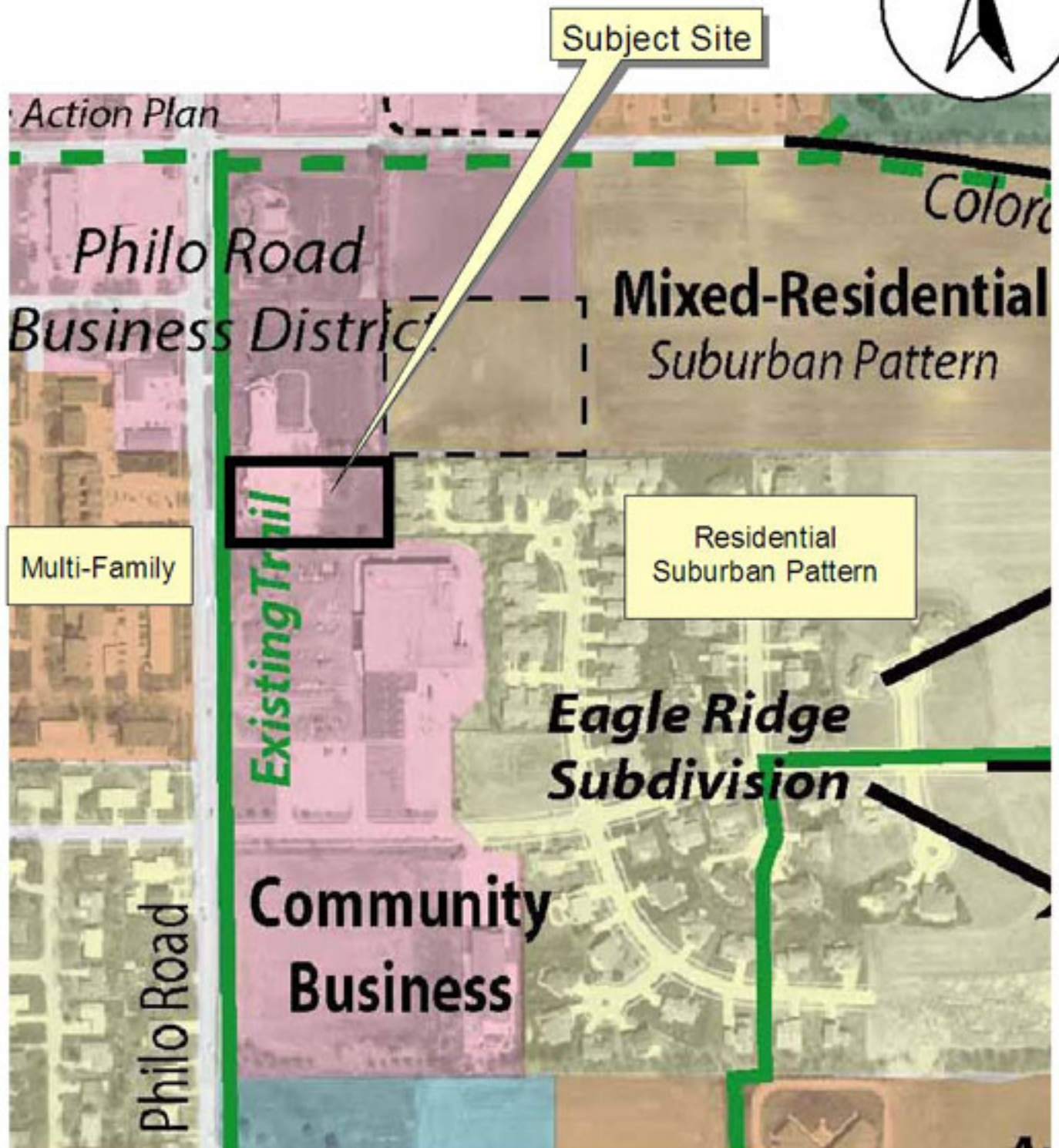
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APT - Apartment
COM - Commercial
PKG - Parking

Future Land Use Map

Exhibit "D"

Source: Comprehensive Plan Future Land Use Map # 13, p.84



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