



# STAFF REPORT

## PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers  
47 Hall Street

Wednesday, January 25, 2017

7:00 P.M.

### 1. SKETCH PLAN REVIEW

Applicant: The Ellis Co. Ltd./Cole Ellis  
Location: 72 Industrial Park Place  
Existing Zoning: Planned Industrial District (PI)  
Request: To review a proposal to renovate an existing self-storage site to remove boat and RV storage and replace it with new self-storage buildings.

Aerial Site Image: <https://goo.gl/maps/nK4JgkdxSH42>

### Project Background

The existing structures and site plan were approved in 1986 (image 1). Since that time, there was a change to the entry sign and approval to utilize boat/RV/vehicle storage in place of Buildings 4, 5, and 6 until the owner found it time to build those buildings. Today, the site has seven structures with open areas used for boat and RV storage (Image 2). The ownership has now changed and the new owner, the applicant, is proposing to improve the site, construct new buildings, and remove boat and RV storage.

Image 1 – Approved Plan

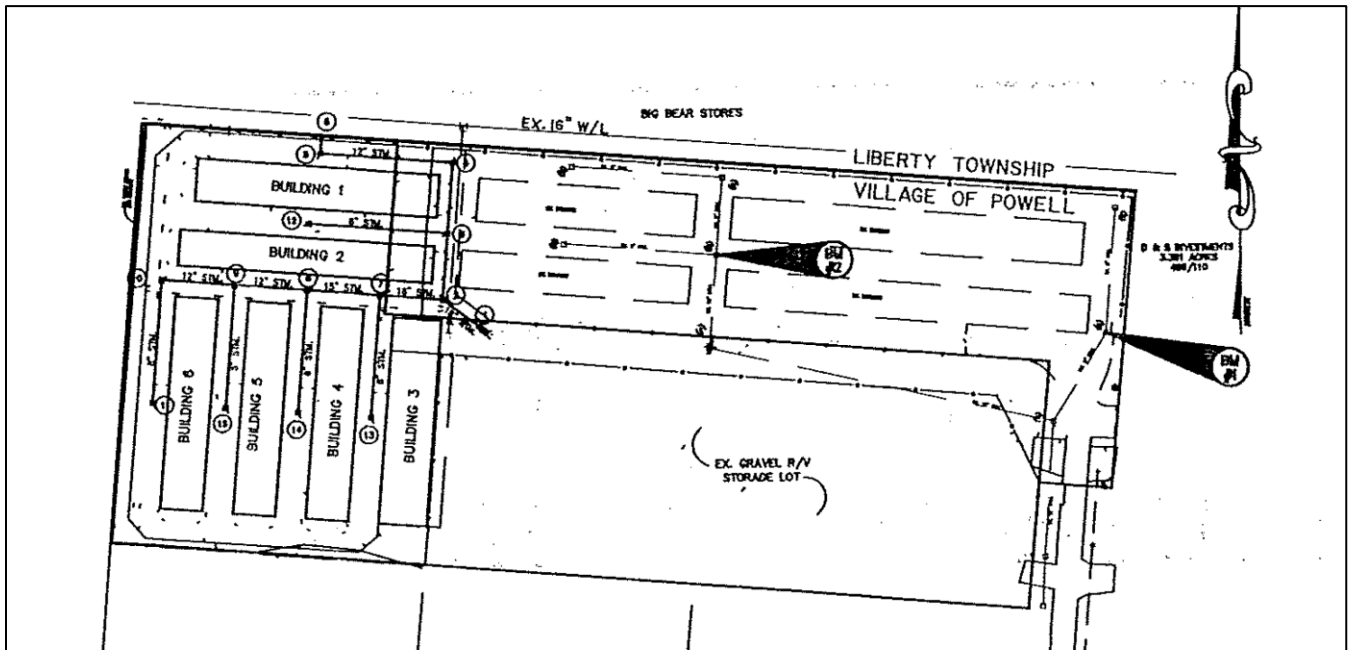
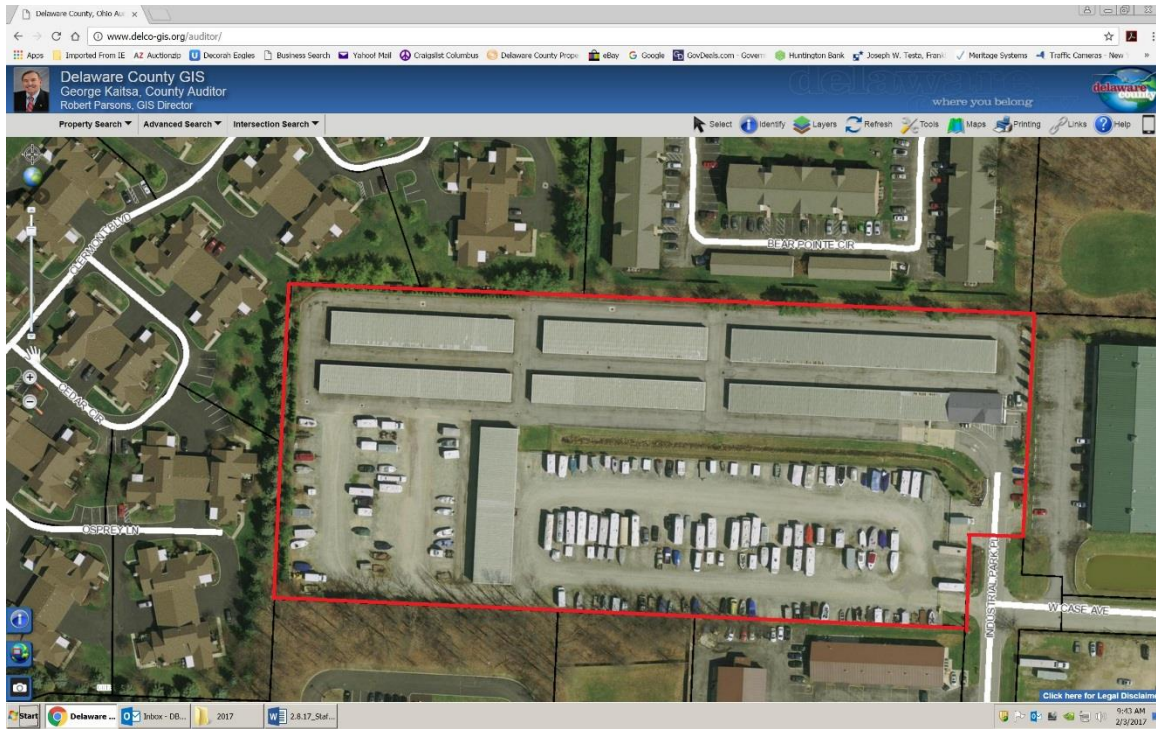


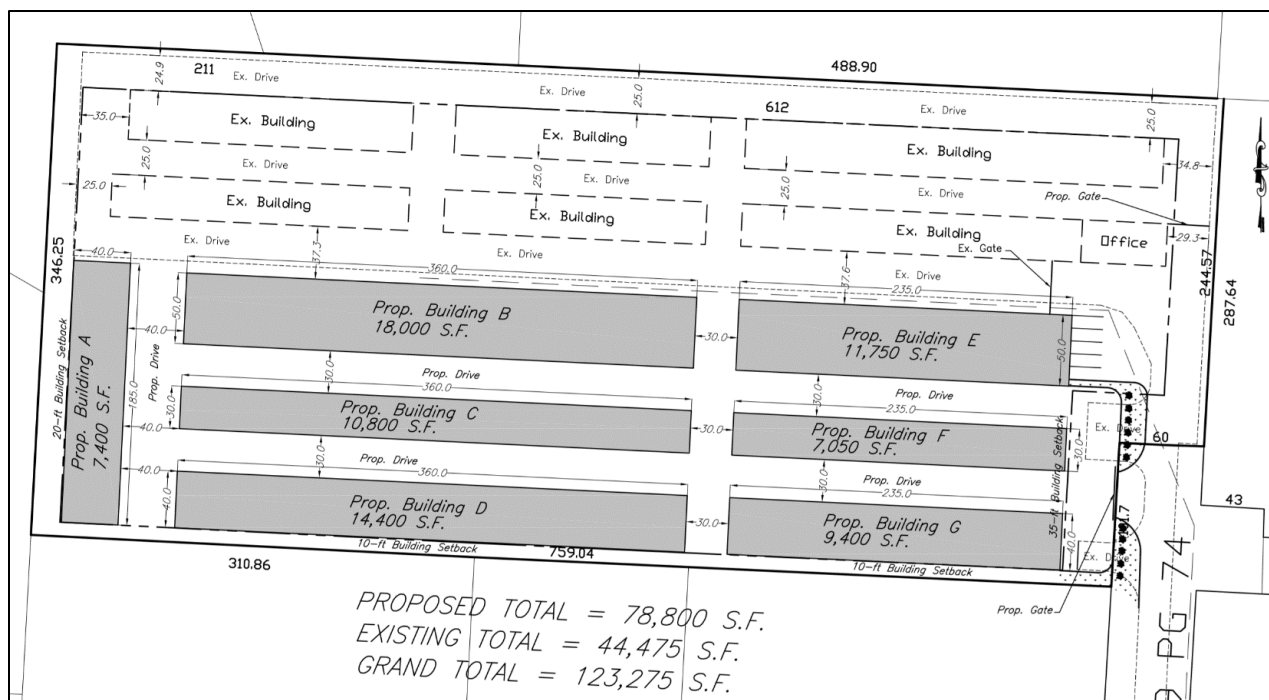
Image 2 – Existing Site Partially Implemented Approved Plan



### Proposal Overview

As stated above, the applicant is proposing new buildings and the removal of boat and RV storage from the site. The site plan below (Image 3) shows the construction of seven new structures with no parking for recreational vehicles. Not shown on the image is the removal of one structure in order to build the proposed buildings.

Image 3 – Today's Proposed Plan



## Comprehensive Plan Consistency

The proposal is generally consistent with the city's comprehensive plan. Specifically, with one of the comprehensive plan's guiding principles that, "new commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City." This is true of this proposal, storage facilities are a needed use within the city.

## Staff Comments

Overall, staff is in favor of this development. The construction of new storage buildings adds additional service to Powell residents and the construction of new buildings, as well as the removal of outdoor parking, will help lessen the visual impact to neighboring commercial and residential uses. Instead of seeing parked recreational vehicles, neighbors will see new and well-designed buildings. Also, the new buildings will help "fence off" the site and block it from the street. Thereby further lessening the impact of the site on neighboring uses. Lastly, the number and spacing of the buildings also seem reasonable as it is a more efficient use of site. The only issues from Staff's standpoint is that there will be Divergences to the Planned Industrial code as it relates to building coverage and total coverage by building and pavement, which should be set forth within the Development Plan text when submitted.

## Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(a), the Commission shall review the Sketch Plan with the Owner and provide the Owner with comments during the meeting, it being understood that no statement by officials of the City shall be binding upon either. This submission is informal and for the purpose of establishing communication and discussing the concept for developing the tract. No formal action will be taken on the Sketch Plan.

## Staff Recommendation

Staff recommends that the applicant continue through to the preliminary development plan stage of the development review process.