



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 2, 2022

Re: U-Haul Subdivision Plat 2 – Final Plat (Case #189-2021)

Executive Summary

Approval of this request would result in the consolidation of two lots containing a combined 3.38-acres into a single parcel located at the intersection of I-70 Drive Southwest and Business Loop 70.

Discussion

The applicants, AMERCO Real Estate (U-Haul), are seeking approval of a one-lot final minor plat to be known as *U-Haul Subdivision Plat 2*. The subject parcel is 3.38 acres in size and is located south of the intersection of I-70 Drive Southwest and Business Loop 70. The purpose of the platting action is to facilitate the expansion of the existing U-Haul storage and truck rental business located immediately east of the subject parcel. The subject site is planned to hold a large scale self-service storage facility. In June 2021, a conditional use permit was approved for the storage facility that permitted the building to exceed the maximum height found in the use-specific standards [Section 29-3.3(w)(1)(vi)] of the UDC.

The site is zoned M-C (Mixed-Use Corridor) and currently consists of two lots. The proposed redevelopment of the site which would cross the existing internal property line triggered the need for the replat. Consolidation of the existing lots with the adjoining U-Haul facility was discussed; however, given the existing U-Haul facility is zoned I-G (General Industrial) this action would have resulted in a “split” zoned parcel. Creation of such properties is typically discouraged due to variations in certain dimensional requirements.

The plat dedicates the appropriate 10-foot utility easements across the street frontage and a small area of additional sewer easement to ensure proper coverage of an existing service line near the northwest corner of the property. Appropriate right-of-way for I-70 Drive Southwest and Business Loop 70 were acquired in conjunction with recent intersection improvements; therefore, no further dedications were necessary.

Locator maps and the final plat are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next 2 years. Any expansion of public services to support the site's redevelopment will be installed at the developer's expense.

Long-Term Impact: Minimal. Future impacts may include additional costs for public utility maintenance and trash collection. Such costs may or may not be off-set by increased user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/14/21	Approved conditional use permit for a self-service storage facility over 14' in height. (Ord. 024662)

Suggested Council Action

Approve the "U-Haul Subdivision Plat 2" final plat.