

BOARD *of* ADJUSTMENT



Joe Bazzoli
Commission Chair

~Special Meeting Agenda~

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**Tuesday
September 4, 2018**

5:30 PM

**Paul Mann Building
221 E Second Street**

Call to order

1. **Approval of Minutes from August 29, 2018**

ACTION: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. **Approval of Relevant Criteria and Standards for Property Located at located at 209 Rodeo Drive – LUP2018-0024**

A proposed Conditional Use Permit application for a Self-Storage Facility located at 209 Rodeo Drive in the Motor Business (MB) Zoning District.

ACTION: Review the draft Relevant Criteria and Standards document and approve the document; or approve the document with corrections; or provide Staff further direction as deemed necessary.

3. **Board Communications**

4. **Other Business**

Adjournment

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

**BEFORE THE BOARD OF ADJUSTMENT
OF THE CITY OF MOSCOW,
COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

**REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
REGARDING A CONDITIONAL USE PERMIT APPLICATION FOR A SELF-
STORAGE FACILITY LOCATED AT 209 RODEO DRIVE IN THE CITY OF MOSCOW,
IDAHO, WITHIN THE MOTOR BUSINESS ZONING DISTRICT PER MCC 4-3-4.**

WHEREAS, the applicant filed an application for a Conditional Use Permit on July 31, 2018; and

WHEREAS, this matter came before the Moscow Board of Adjustment during a duly noticed public hearing on August 29, 2018; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented:

**THE MOSCOW BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW, IDAHO,
AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:**

I. RELEVANT FACTS AND CONCLUSIONS

1. The Board of Adjustment considered the request pursuant to the City of Moscow Zoning Code, Comprehensive Plan, State Statutes, and Moscow City Code.
2. The applicant is proposing to construct a 42,410 square foot Self-Storage Facility located at 209 Rodeo Drive where the property is currently vacant.
3. The self-storage units range in size from 5-feet by 5-feet to 20-feet by 40-feet.
4. The subject property is a 90,300 square foot (2.07-acre) lot with 210 feet frontage on Rodeo Drive.
5. The site is surrounded to the west and south by vacant properties. A row of duplexes border the site on the eastern side.
6. A 30-foot utility easement exists on the northern and eastern sides of the subject property. The eastern side overlaps the residential properties by 10-feet, leaving a 20-foot easement on the eastern side of the subject property. The required 10-foot irrigated landscape buffer will be placed over the easement area.
7. The Engineering Department has recommended the large trees, as part of the required landscape buffer, be placed on the western-most edge of the easement area to avoid tree roots interfering with underground utilities.

8. The existing roads and traffic infrastructure would sufficiently support the proposed development. A 2014 Traffic Impact Study confirmed that the presence of new development in the area would not significantly impact the intersection of Hwy 95 and Rodeo Drive such that a signalized traffic light would be required.
9. The subject property is located in Motor Business Zoning District, which requires a Conditional Use Permit (CUP) for Self-Storage Facilities per MCC 4-3-3.
10. Adjacent properties to the east are all located within the Medium Density Residential (R-3) Zoning District and properties to the west and south are located in the Motor Business Zoning District.
11. Land uses are primarily auto-related and commercial to the north, west, and south and are primarily residential to the west.
12. Chapter 2, Community Character and Land Use, designates the subject property's future land use as Auto-Urban Commercial.
13. According to the Comprehensive Plan, Auto-Urban Commercial Designated Areas, *"provide for commercial series and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Development within these designations should be required to provide significant landscaping which would be applied to enhancing area along the street edge, screening parking lots, and buffering adjacent uses."*
14. Self-Storage Facilities are defined as establishments primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where client can store and retrieve their goods.
15. Upon review of the submitted materials, it is the Board's determination that the proposal meets all of the required setbacks and height, and locations of the proposed buildings conform to the proper zoning requirements.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed use is a conditionally permitted use within the Zoning District:** Self-Storage Facilities are conditionally permitted in the Motor Business Zoning District per MCC 4-3-4.
2. **The character of the proposed use will be in harmony with the neighborhood and surrounding land uses:** The proposed Self-Storage Facility is consistent with the existing character of the uses within the surrounding neighborhood. The proposed design of the facility creates a visually pleasant character that is in keeping with the character of the rest of the neighborhood.
3. **The proposed use as approved, or as approved with conditions, will not generate nuisances that would be injurious or detrimental to the adjoining properties or the**

neighborhood (including, but not limited to, noise, dust, glare, vibrations, odors, and the like): The proposed use will not generate nuisances to the adjoining properties or the neighborhood through noise, dust, glare, vibrations, or odors. The Self-Storage facility is not expected to generate a significant amount of additional traffic to the neighborhood since most users of the facility will access their units during the day. The facility will contain a 10' landscape buffer along the eastern property line abutting residential properties, shielding the nearby homes from any unwanted light or noise nuisances. Full cut-off lighting is required for all commercial developments, preventing unwanted light from entering nearby residences at night. The units will also be completely fenced with a locked gate that will require a key code for entry, ensuring privacy and safety in and around the facility.

4. **The location, design, and size of the proposed use will be adequately served by existing streets, public facilities and services:** Primary access to the Self-Storage Facility is via Rodeo Drive, which is a collector street with nearby access to Hwy, 95, which is a National Highway. The existing streets and public facilities will sufficiently serve the proposed facility. A 2014 Traffic Impact Study examined the impact of new development on the intersection of Hwy. 95 and Rodeo Drive and found no signalized light to be necessary. Because the proposed development is significantly less intense than the development proposed in the study, the intersection will sufficiently provide for the traffic impacts of the proposed Self-Storage Facility.
5. **The proposed use will not endanger the public health or safety if located where proposed:** The proposed use will not endanger the public health or safety on the proposed site. The Facility will be completely fenced in and with a key code required for entry. Such security features will serve as protection for the contents inside the units and will decrease the incentive for unwanted visitors to loiter nearby the facility and subsequently, the nearby residential properties.
6. **Proposed use meets all applicable development standards of the Zoning Code:** The use meets all applicable development standards of the zoning code. The existing facility conforms to the overall height, setback, and lighting requirements in the zoning code.
7. **The proposed use will not be in conflict with the Comprehensive Plan:** The use is consistent with the Comprehensive Plan as it supports the goals and strategies of multiple chapters and does not conflict with other sections of the Plan.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Board of Adjustment approves the application for a Conditional Use Permit for a Self-Storage Facility at 209 Rodeo Drive with no conditions.

PASSED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW THE ____ DAY
OF _____ 2018.

Joe Bazzoli, Chair
Board of Adjustment