

Stor-A-Lot Storage

Findings of Fact | Use Variance

1. General Welfare: This use will not be injurious to the public or to the neighboring community due to it being a low traffic facility that will not create any public health or safety issues.
2. Adjacent Property: The value of adjacent property will not be affected as the anticipated use will be a low volume facility that will be well kept and not cause any nuisance to the residential neighborhood. This use will be less distracting and intrusive than many other uses allowed in the IG district. It also provides a better transitional use between industrial and residential zoning. When compared to other general industrial uses, this development is more suitable next to a residential area.
3. Peculiar Condition: The shape and size of this site being long and narrow makes it challenging for other industrial uses allowed within the IG district to fit. The site also has multiple existing utility easements that limit the buildable area. The required buffer yards and building setbacks further limit the available buildable space on the site. After considering the easements and building setbacks, the buildable depth for this site is approximately 250 feet. If a developer were to decide to split this property into two separate parcels, the buildable depth remains very narrow and only reduces the available length a developer would have to work with. This poses a significant challenge to any potential general industrial use. The proposed development is able to make excellent use of the slender shape of the site due to the ability to customize the size of the storage buildings to fit within the 250 foot buildable depth. This allows the developer to maximize the use of this property without needed to make any modifications to the site.
4. Unnecessary Hardship: The shape and size of the site could cause unnecessary hardships for many of the general industrial uses. The buildable depth is only 250 feet when considering the existing utility easements and building setback requirements. Some general industrial uses could also cause unnecessary hardships to the neighboring residential subdivision. The proposed use will prevent any of those issues due to its low traffic volume and lack of noise pollution. This use also avoids having to split the property into two separate parcels by maximizing the buildable area. Another general industrial use would have challenges dealing with a split property due to the large building setbacks and existing easements.
5. Comprehensive Plan: The proposed use complies with the comprehensive plan by still being an industrial use. It also helps serve as a buffer between the residential neighborhood to the west and any potential industrial developments to the east. By maximizing the use of this property, we are responsibly developing the area and maintaining plenty of land still to be used for future industrial developments.