

Stor-A-Lot Storage

Findings of Fact | Development Standards Variance

Given the use of the property, a large area of the site will be paved. The total paved area for the site is approximately 150,000 square feet. The amount required to be landscaped comes out to be approximately 7,500 square feet. However, due to the use of the site and the challenges that would be created by landscaping the total area, we are asking that only 800 square feet of landscaping be required. Some of the challenges that would be incurred if landscaping was required include less room to maneuver through the drive isles, difficulty with snow removal, and minimizing potential access points into the storage buildings. Additionally, only a small portion of the site will be used as a parking lot. The entrance, parking area, and initial drive isle are the only areas where cars will be parking or queueing to get in or out of the facility. The rest of the site will be used for building access and staging area for loading and unloading of units.

1. General Welfare: This variance will not have a negative affect on the general welfare as the reduction of landscape plantings does not impact the public in an injurious way. A large amount of green space about the perimeter of the site will be provided.
2. Adjacent Property: The adjacent properties will not be harmed as this variance effects only the interior of the site, while the exterior of the site will still have large landscaped areas to maintain an aesthetically pleasing development for neighboring properties.
3. Practicul Difficulty: Requiring additional interior parking lot landscaping will cause several challenges within this development. Adding more landscape areas would reduce drive isle sizes and could make the site more difficult to maneuver especially when driving a larger vehicle. Ladnscape areas to break up the sites pavement would also make it much more difficult to clear snow during the winter months and maintain access to all storage units on site.