



## GLPC AGENDA ITEM # 3

MARCH 27, 2023

### Conditional Use Request by Robert Griner File #: CU-2023-01

Robert Griner, on behalf of Griner Real Estate Services LLC (dba Griner Moving Services), is requesting a Conditional Use Permit (CUP) for a “moving & storage services” business in a Highway Commercial (C-H) zoning district. The subject property consists of 1.56 acres located at 434 Connell Road, which is along the north side of the road about 300 feet west of Bemiss Road. The property currently contains a commercial building (3,465-sf) with a covered rear canopy area (1,123-sf) (total = 4,588-sf). The applicant acquired the property a few months ago and their City business license application is still pending. The applicant is proposing no expansions to the existing building and will utilize most of it for temporary storage of household items in association with their independent moving & storage business. Instead of large moving vans, the business utilizes a small fleet of 2-axle “box trucks” that will park behind the existing building.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan. .

The subject property is grandfathered-in with a non-compliant C-H zoning that predates the City’s adoption of Character Area designations. This property, along with all of its surrounding neighbors with C-H zoning, have a long history of shifting boundary lines – in the form of both property lines and zoning lines. The common denominator in all of this is the prevalence of fairly intensive commercial uses that are often found in C-H zoning, and in this case the historical pattern has been that of an automotive theme.

Moving & storage businesses can vary greatly in their intensity, primarily based on the size of their trucks and the overall volume of their warehousing operations. The small operations can be viewed as heavy commercial, while the larger ones can approach the intensity of an industrial use. Staff’s primary concern about this kind of use in this location, is that its only means of access is Connell Road (which is not designed nor intended for heavy truck traffic) and also the existing single-family neighborhood to the north. In this particular case, the site already has an existing heavy commercial type building which offers a generous amount of warehousing space. Also, the applicant is proposing to utilize only a small fleet of “box trucks” in lieu of the larger tractor-trailer moving vans, and is keeping their proposed site plan oriented away from the existing adjacent neighborhood. In this case with these particulars, staff is supportive of this CUP request with an appropriate set of conditions that place an upward limit (at least for now) on potential future expansions of the site volume or intensity.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted in the name of the application only, for a Moving & Storage Services business in C-H zoning with total building area (under roof) not to exceed 7,000 square feet. All buildings shall be 1 story and not exceed a height of 20 feet.. There shall be no outdoor storage of any kind that is not under roof.
- (2) There shall be no large trucks with more than 2 axles allowed, and all trucks shall be parked on paved surfaces as required by the City Engineer.
- (3) A minimum 20' wide buffer yard consisting of at least 6 small trees and 2 canopy trees per 100 linear feet, shall be planted along the north property line abutting the PRD-6 zoning, and as approved by the City Arborist. Existing trees may count toward the buffer yard calculations and shrubs shall be considered optional in this buffer yard area..
- (4) Conditional Use approval shall expire 1 year from the date of approval if no City business license has been obtained by that date.