

SUP13-2, Request of Mr. Danny Chu for a Special Use Permit to allow for Mini-Storage Units on a B1-zoned Parcel

Location and Proposed Use

The applicant, Mr. Danny Chu, has requested special use permit for a roughly ½ acre parcel zoned B1 (General Business). The parcel is located on N. Bank Street, and is the location of an existing commercial car wash owned by Mr. Chu (see map below).

Mr. Chu intends to discontinue utilizing the site as a car wash and convert it (and the entire site) into mini-storage units. Mr. Chu (in conjunction with the Town Planner) has developed a conceptual site layout for the proposed mini-storage units (below). The exact number of proposed mini-storage is estimated to be approximately 40 - 45 individual units. The size of the individual units will be a mix of 5' x 10' and 10' x 10'.

Additional Considerations

- Mr. Chu envisions initially converting the existing car wash facility into mini-storage units. It is estimated this structure could accommodate approximately 10 individual mini-storage units.
- The mini-storage units will be prefabricated structures that will be placed on the site as in accordance to regulations set-forth by the local Building Officials. Prior to any new prefabricated structure being located on the site, Mr. Chu will be required to obtain a Town Zoning Permit and Building Permit.
- The applicant intends to place new structures on the site once existing structures become fully occupied. Mr. Chu estimates that achieving site “build out” will take several years.
- Mr. Chu will maintain (and enhance) existing levels of lighting at the site as additional units are added. He understands that per the Town Code that lighting must be hooded, and pointed downward.
- From a use perspective, the Town Planner believes mini-storage units will have a lesser impact (in terms of vehicular traffic and vandalism) to the surrounding neighborhood than the existing car wash.

AREA MAP



CONCEPTUAL SITE LAYOUT



Visual: Example of a Prefabricated Storage Unit



Staff Recommendation: Approval

April 5, 2013

The proposed mini-storage units are believed to be a better fit to the existing neighborhood than the existing car wash. The applicant will be required to apply for a zoning permit (and building permit) for each structure placed on the site. It is believed that the proposed mini-storage units will not have an adverse impact on the surrounding area/neighborhood.