



Board of Adjustment
Meeting Date: March 28, 2023
Requested By: Development Services Dept.

Item Title:

Consider a request for a conditional use permit for property located at 1717 3rd Ave E

Explanation:

Applicant Matthew Spoelstra has submitted a request for a Conditional Use Permit to allow convenience storage (indoor) on property located at 1717 3rd Avenue East. The property contains a 17,000 SF building that was previously occupied by Spinnin' Wheels Skate Center. That business has permanently closed and the property was sold to Spoelstra Properties in early March. The proposal is for interior storage only and access to individual units will be primarily from interior hallways.

The property is zoned CC Community Commercial district. "Convenience Storage" land uses are allowed by conditional use permit within the CC district. Supplemental regulations at OMC Sec 17.22.050(G) also apply.

Staff recommends approval of the request subject to the applicable supplemental regulations stated at OMC Section 17.22.050(G), as follows:

1. Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
2. Any new driveways within the facility shall provide a paved surface with a minimum width of twenty-five feet.
3. All storage must be within enclosed buildings and shall not include the storage of hazardous materials.
4. No new storage buildings or entrances may open into required front yards.
5. The facility must maintain the existing landscaped buffer yards adjacent to other property lines.

The board may, at its discretion, apply a conditional use permit to a specific owner or applicant and may also establish special site regulations as a condition of approval.

Attachments

Application with floor plan attachment, resolutions, zoning location map, review criteria