STAFF REPORT
CONDITIONAL USE PERMIT 195-20

Applicant: Amerco Real Estate Company
Procedure Type: Quasi-Judicial
Decision Date: May 7, 2020
Assessor's Map: Township 2 North, 13 East, Section 32 A
Tax Lot: 400
Address: 2640 West 6th Street
Comprehensive Plan Designation: “CG” Commercial General
Zoning District: “CG” Commercial General
Prepared by: Dawn Marie Hert, Senior Planner

REQUEST: The applicant is requesting to change the use of the old Kmart retail building to be used as a U-Haul moving and personal storage center.

BACKGROUND INFORMATION:
This request was previously approved by the Planning Commission on January 3, 2019, as Conditional Use Permit 190-18. Application approval expired on January 4, 2020; the applicants submitted their new application on March 3, 2020. Amerco Real Estate Company purchased the Kmart property in late 2018 and is requesting to change the use from retail to personal storage as well as U-Haul truck and trailer sharing in the future. Kmart recently closed business and vacated the building. The Dalles Municipal Code, Title 10 – Land Use and Development, Section 10.5.060.030 requires storage and mini-storage applications be reviewed as a Conditional Use Permit.

The site plan also includes notation on the south portion of the lot for the possibility of a future retail-use pad. Any future uses for that area would be required to file a separate application for processing.
The existing site amenities include the 86,482 square foot building along with 383 existing parking spaces and landscaping. The site plan includes modification of the parking area to the north side of the building to be used for U-Haul equipment shunting.

The building is located in a shopping center that includes six properties with shared access. The subject building has a small building attached to the south that has three retail/service type uses, and attached to that building is Coastal Farm and Supply. Each building has their own parcel and parking available. There are also three properties that front West 6th Street that were originally built as three restaurants. At this time one is vacant, one is KFC and the other is retail marijuana sales.

NOTIFICATION
Property owners within 300 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes.

COMMENTS RECEIVED
No comments were received as of the date this report was written.

RECOMMENDATION: Approval, with conditions, based upon the following findings of fact.

A. THE DALLES MUNICIPAL CODE – TITLE 10-LAND USE AND DEVELOPMENT:

Section 10.3.010.040 Applications
Subsection B. Completeness.
FINDING A-1: This application was found to be complete on March 27, 2020. The 120-day State mandated decision deadline is July 25, 2020.

Section 10.3.020.050 Quasi-Judicial Actions
Subsection A. Decision Types, (3) Conditional Use Permits:
FINDING A-2: This application is for a Conditional Use Permit per Section 10.5.060.030 K. The decision criteria listed in this ordinance section is addressed in the body of this staff report. The hearing is a quasi-judicial hearing. Criterion met.

Subsection B. Staff Report. The Director shall prepare and sign a staff report for each quasi-judicial action, which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report may also include a recommendation for approval with conditions, or denial.
FINDING A-3: The staff report will detail criteria and standards relevant to a decision, all facts will be stated, and explanations given. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request. Criterion met.

Subsection C. Public Hearings. Applications for quasi-judicial planning actions shall be heard within 45 days from the date the application is deemed complete.
**FINDING A-4:** The public hearing is scheduled for May 7, 2020, which is within 45 days from the date the application was deemed complete. Criterion met.

Subsection D. Notice of Hearing. At least 10 days before a scheduled quasi-judicial public hearing, notices shall be mailed to property owners within 300 feet of the property.

**FINDING A-5:** Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on April 24, 2020. Criterion met.

**Section 10.3.050.030 Review Procedures**

Subsection A. Applications. Conditional Use Permit applications shall be accompanied by at least 15 copies of the concept site plan, and when required, two copies of the detailed landscape and construction/design plans, per Section 10.3.030: Site Plan Review.

**FINDING A-6:** The required plans have been submitted. Criterion met.

**Section 10.3.050.040 Review Criteria**

Subsection A. Permitted Conditional Uses. The proposed use is conditionally permitted in the zone district where it is proposed to be located.

**FINDING A-7:** The proposed use is permitted conditionally in the General Commercial zoning district. Criterion can be met with conditions of approval.

Subsection B. Standards. The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located. The proposed use will also be consistent with the purposes of this ordinance, applicable policies of the Comprehensive Plan, and any other statutes, ordinances, or policies that may be applicable.

**FINDING A-8:** Section 10.5.060.050 sets out the development standards for the Commercial General zoning district. The applicant’s plans show that all development exists on the site and standards will be met. Criterion met.

Subsection C. Impact. The proposed structure(s) and use(s) shall be designed and operated in such a way as to meet the standards of this section. Impacts caused by the construction of the conditional use shall not be considered regarding a decision on the validation of the application.

1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this section shall modify other noise ordinance standards as adopted by the City.

**FINDING A-9:** The proposed use will be inside the existing building with accessory truck and trailer shunting. The applicant will be advised of the allowable levels. Criterion can be addressed as a condition of approval.
2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)

FINDING A-10: The applicant has not provided a photometric plan for the site. No additional lighting is planned, however, the existing parking lot lighting will be upgraded. A condition of approval shall be added to require the submittal of a photometric plan to ensure that the lighting levels meet the standards set forth in the ordinance. Criterion can be met with a condition of approval.

3. Dust and other particulate matter shall be confined to the subject property.

FINDING A-11: The applicant will be required to confine dust and particulate matter to the subject property. All areas of maneuvering for vehicles and parking are currently paved with a hard surface which will help ensure this criterion is met. Criterion can be addressed as a condition of approval.

4. The following odors shall be completely confined to subject property:
   a. industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;
   b. fuels, and
   c. fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.

FINDING A-12: The proposed use does not use any of the above chemicals, fuels or fertilizers. Trash receptacles should be sized to fully accommodate the needs of the business. Appropriate screening from the public right-of-way and adjacent neighbors and containment of trash receptacles should be required as a condition of approval. No outdoor storage of materials or supplies related to this proposed use will be allowed. Criterion will be addressed as a condition of approval.

5. Vibrations shall not be felt across the property line.

FINDING A-13: The use as personal storage and U-Haul moving does not cause vibration. However, the applicant will be made aware of the requirement. The criterion can be addressed as a condition of approval.

6. The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are not limited to:
   a. Street designations and capacities; and
   b. On-street parking impacts.
   c. Bicycle safety and connectivity; and
   d. Pedestrian safety and connectivity; and

FINDING A-14: Site access is via three existing paved driveways off of Snipes Street and one shared access off of West 6th Street. Snipes Street is classified as a Collector street and West 6th Street is classified an Arterial street. The street capacity is capable of supporting the transportation impacts generated by the use change. Staff has
determined that the proposed use is actually less intense than the current use as retail. Criterion met for street capacities.

There are 6-10 employees planned with the new uses, which is less than the current number of employees at the Kmart. The existing parking will adequately serve as employee and customer parking for the proposed use. There is also on-street parking available adjacent to the property. Criterion met for parking.

Bicycle parking was not included on the site plan and will need to be added for the proposed use change. The required parking will be two spaces for the truck rental and eight (.1 space/1,000 sf floor area) for the personal storage, for a total of 10 bicycle parking spaces. Criterion will be added as a condition or approval.

Pedestrian safety and connectivity is met with sidewalks being provided on the adjacent streets and the existing on-site walkways. Staff is suggesting that a pedestrian walkway be provided from the proposed shunting area to the existing on-site walkway. The pedestrian walkway should be clearly marked for safety purposes. Criterion for pedestrian safety will be addressed as a condition of approval.

7. In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of the Historic Resources Code.

FINDING A-15: The proposed use is not located in a historic district or structure. Criterion does not apply.

Section 10.5.060.030 Conditional Uses
K. Warehousing retail only, storage, and distribution of equipment, commodities and products in an enclosed area, including mini-storage facilities.

FINDING A-16: As indicated on the application submitted by the applicant, the proposed use is for personal storage, also called mini-storage, and for truck and trailer rentals. The use is allowed, subject to review and approval by the Planning Commission.

Section 10.7.030.110 Refuse Collection
Where refuse collection is provided in, or adjacent to a parking area the following shall be required:

A. Screening. Refuse storage facilities shall be screened by a solid wall, fence, evergreen hedge, or a combination of these methods. Screening shall be designed to screen the refuse storage area from streets, accessways, and adjacent properties.

FINDING A-17: The proposed refuse collection area is not shown on the site plan. The refuse area will need to be shown on a revised site plan and be appropriately screened as detailed above. If refuse collection
will be included inside the building it will need to be noted on the site plan. Criterion can be met as a condition of approval.

Section 10.6.050 Access Management
Subsection 10.6.050.030 General Requirements

E. Emergency Access. All development shall be arranged on site so as to provide safe and convenient access for emergency vehicles.

FINDING A-18: The existing access to the property meets the minimum width necessary for maneuvering by emergency vehicles. Criterion met.

B. Conclusion: The above findings demonstrate compliance with The Dalles Municipal Code - Title 10 Land Use and Development. Recommended conditions are added at the end of this document to provide compliance with City Ordinances.

IF APPROVED, RECOMMENDED CONDITIONS OF APPROVAL:

1. All onsite and offsite improvements must be installed by the applicant in accordance with The Dalles Municipal Code, Title 10 – Land Use Development and the APWA standards, specifications, and drawings, as amended and adopted by the City, and approved by the City Engineer, or otherwise guaranteed to be completed by the applicant to the satisfaction of the City.

2. Signs will be applied for under a separate permit.

3. Prior to the issuance of building permits, the applicant shall submit a completed Wastewater Survey Questionnaire to the City Community Development Department.

4. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the site, or beyond allowable levels as determined by local, state, and federal standards, shall not be allowed.

5. The refuse collection areas shall be shown on a revised site plan. If the collection is planned outside of the building, it shall be screened and details of the screening materials will be provided to the Community Development Department.

6. A clearly marked pedestrian walkway shall be provided from the shunting area to the main entrance of U-Haul. This shall be shown on a revised site plan.

7. A Photometric plan will be required to be submitted that indicates that the site lighting meets the allowable levels as indicated in the code.
Conditional Use Permit Application

Applicant

Name: Amerco Real Estate Company
Address: 2727 N Center Ave
Phone#: (602) 943-6550
Email: moses.cason@ujac1.com

Legal Owner (if different than Applicant)

Name: Same as Applicant
Address: 
Phone#: 
Email: 

Property Information

Address: 2640 W 6th St, The Dalles 97058
Map and Tax Lot: 2N 13E 32 + 400
Zone: GC
Overlay: Non
City Limits: Yes No
Geohazard Zone: None
Size of Development: Site - 7.69 acres
Flood Designation: Non - "C"

Project Information

New Construction
Expansion/Alteration
Change of Use
Amend Approved Plan
Current Use of Property: K-Mart retail center
Proposed Use of Property: U-Haul moving and storage center - Indoor self-storage and truck/trailer sharing

Briefly Explain the Project: Existing retail building will be adaptively re-used to accommodate indoor, climate-controlled personal storage as well as retail moving supplies. Additional uses will include truck/trailer sharing services. Approx 15,000 sq ft of parking at the property may be devoted for future use as retail pad.

Proposed Building(s) Footprint Size (ft²): 86,482 existing

Total Number of Parking Spaces Proposed: 383 existing
Parking Lot Landscaping Proposed (ft²): 7,964 existing

Total Landscaping Proposed (ft²): 39,312
Percentage of Irrigated Landscaping: 100% existing

See Reverse Side >>>
Economic Development Information

☑ Proposed Project is in the Enterprise Zone

(for questions regarding Enterprise Zones, please contact the Assistant to the City Manager's Office at (541) 296-5481, ext. 1150)

Full Time Equivalent (FTE) jobs are currently provided: 0

FTE jobs are expected to be created by the proposed project: 6-10 full-time

In addition to the requirements of Article 3.010: Application Procedures, this application must be accompanied by the information required in Article 3.050: Conditional Use Permits or Article 3.060: Administerate Conditional Use Permits, contained in Title 10 Land Use and Development of the City of The Dalles Municipal Code.

Upon submission of this application, please provide the following number of copies for their associated plan review:

Site Team / Pre-Application:

☐ 6 - copies of concept site plan
☐ 1 - 11" x 17" concept site plan
☐ 1 - PDF of concept site plan

Official Site Plan Review Application:

☑ 4 - full size copies of construction detail plans
☐ 1 - 11" x 17" concept site plan

Signature of Applicant

Signature of Property Owner

Date

Date

Department Use Only

☐ Administrative
☑ Quasi-Judicial: URA / HLC / CC | Hearing Date: 5/7/2020
EXISTING BUILDING
1-STORY
86,482 S.F. (FOOTPRINT)

PROPOSED SELF-STORAGE
+/- 80,832 S.F.

2640W. Sixth Street
GC - General Commercial
Zoning Request Conditional Use Permit to allow Self-Storage

+ /- 7.9 acres
Self Storage Building footprint
Showroom
Dispatch & Receiving
Self - Storage

10% General landscaping
10% of building footprint = 8,648 sf

10% of parking lot area = 9,800 sf

Total landscaping provided = 18,448 sf

Notes:
1. Parking lot landscaping includes all landscaping surrounding parking and parking area landscape islands
2. Landscaping detailed on plans in existing

CONCEPTUAL SITE PLAN

CONCEPTUAL
Property was formerly a K-Mart and was converted to a U-Haul center offering truck and trailer sharing, interior heated and climate controlled self-storage and U-Box storage. Two additional mini storage buildings were also added to the property.
Property was formerly a K-Mart and was converted to a U-Haul center offering truck and trailer sharing, interior heated and climate controlled self-storage.
Property is 12.05 acres with an 86,080 sf building onsite. This property is a former K-Mart and will be converted to a U-Haul center offering truck and trailer rental, self-storage and U-Box storage.
Property was formerly a K-Mart and was converted to a U-Haul center offering truck and trailer sharing, interior heated and climate controlled self-storage and U-Box storage.