



## PLANNING AND DEVELOPMENT

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### Memorandum

To: Judiciary and Administration Committee  
From: Planning and Development Department  
Date: **October 1, 2019**  
Re: 19-1344, Review of plans at 2110 Enterprise Ave in the Interstate Industrial Park (Mini-Warehouse/Self-Storage) and 19-1352, Application of Sue Bute for a Conditional Use Permit allowing mini-warehouse buildings in a heavy industrial zoning district at 2110 Enterprise Avenue.

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At the September 30, 2019 meeting of the City Plan Commission, it was requested that the Planning Department review the revised Certified Survey Map that was submitted shortly before the CPC meeting and evaluate the impact that the new building will have on the existing building and its conformance to the covenants.

By dividing the parcel to create a new lot for the development, the new lot fully conforms. All of the set-back requirements are in place and the new building will occupy approximately 26% of the lot (maximum is 40%).

A concern raised during the CPC was that subdividing the lot would make the existing building non-conforming with the industrial park covenants as the new lot line will create an 8.2' side yard setback. The requirement is that "No part or portion of any building shall be erected, constructed or extended nearer than ten (10) feet to any interior side lot line." Planning staff does not feel that this compromises the integrity of the Industrial Park nor the covenants and does not object to this issue. There are other existing buildings in the Industrial Park that are also less than 10' from the lot line. Additionally, the existing building is non-conforming since the parcel was previously divided which allowed that building to cover two lots therefore creating no rear-yard setback. We do feel it is important to continue to review these items on a case by case basis. The building on the new lot will occupy approximately 34% of the lot (again, the maximum is 40%).

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