

**CITY OF LESLIE PLANNING COMMISSION STAFF REPORT**

**DATE:** October 5, 2020  
**TO:** Planning Commission  
**FROM:** Susan Montenegro, City Manager and Zoning Administrator  
**SUBJECT:** Staff Review of Site Plan for 810 W. Bellevue.

**Background & Building Information**

James R. Byrum has submitted a site plan review request for a 4.76 acre parcel located at 810 W. Bellevue. The intent is to place a public storage facility at this location.

**Zoning and Zoning Use**

	<b>CURRENT LAND USE</b>	<b>ZONING</b>
Site	Mixed Commercial / Vacant	B-2 Highway
North	Residential / Vacant	RM-1 multi family / B-2 Highway
South	MDOT land / Commercial	Residential / B-2 Highway
East	Commercial	B-2 Highway
West	MDOT land – US 127 Highway	Residential

	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Zoning	B-2 Highway or A-1 Agricultural	B-2 Highway	No change
Gross Lot Area	8,000 square feet	4.76 acres = 207,345.60 square feet	No change
Max. Height of Structure	35'	---	
Setbacks –			
Front Yard	50'	---	91.15'
Side Yard	20'	---	113.89'
Rear Yard	40'	---	30.17'
Parking	1 per 10 units or parking lanes in access aisles	---	Included in access aisles

**Principal Uses Permitted**

Per Section 98.945 of the Leslie Code of Ordinances, Public Storage Rental Facilities are subject to the following conditions:

- (a) The minimum lot area for any public storage rental facilities shall be 8,000 square feet.
- (b) Public storage rental facilities shall be limited to storage use. Other commercial or associated uses are prohibited.

- (c) A residence may be permitted for security personnel or on-site operator.
- (d) Parking and circulation:
  - (1) One parking space shall be provided for each ten storage cubicles, equally distributed throughout the storage area. The parking requirement can be met with the parking lanes required for the storage area.
  - (2) Two parking spaces shall also be required for the residence of security personnel or onsite operator employed on the premises.
  - (3) One parking space shall also be required for every twenty storage cubicles up to a maximum of ten spaces, to be located adjacent to the rental office for the use of prospective clients.
  - (4) The following parking lanes and access aisles shall be required:  
Twelve feet wide by a minimum of 25 foot long aisles.
  - (5) All driveways, parking, loading, storage, and vehicular circulation areas shall be paved, or constructed of approved driveway material.
- (e) The hours of operation of any public storage rental facilities shall be between 8:00 a.m. and 8:00 p.m., seven days per week.

### **Off-Street Parking**

Access aisles are 25' wide and will be used for parking as needed. Site will not have a rental office; everything will be done online. Access aisles will run the full length of each building.

### **Waste Material**

Dumpsters are not required.

### **Surface Water**

A Stormwater Management Report was prepared by DC Engineering dated 8-12-2020. Site will drain from North to South. Runoff will be collected at the south end of the site by a storm system. Storm system will discharge to a storm water detention basin at the south end of the property. This basin will also directly collect runoff from the north half of the existing building immediately south of the proposed development.

Discharge from the detention basin will be controlled by a gravel jacketed standpipe. Discharge will leave the basin to the south and will discharge to the existing County Drain (Royston Branch#) on the north side of Bellevue.

This will need approval from the Ingham County Drain Commission as it connects to a County Drain.

### **Building Construction**

Building will consist of block and metal finishes. Building height is still needed for site plan.

### **Fences and Walls**

A 6' fence with three rows of barbed wire will surround the property. The detention basin will have a 4' fence around it.

**Staff Recommendations**

Staff recommends approval at planning commission level and forwarding to City Council for approval.

**Commission Action**

Consider granting site plan approval for the project with the following motion:

Motion by \_\_\_\_\_ to approve the site plan for the public storage rental facility located in the North end of the Plaza at 810 W. Bellevue as depicted on the plan prepared by Alan S. Dewey, CFM of DC Engineering, PC, last dated 8-17-2020 subject to the following:

1. That construction of the proposed building will require a building permit and full construction plans.
2. Any signs will require sign permits.
3. Ingham County Drain Commission approval needed for drainage from detention basin.
4. Ingham County Road Commission approval needed for driveway placement.

Supported by \_\_\_\_\_.