

Agenda Action Report
Prepared for the
Cascade County Commission

ITEM: Buildings for Lease or Rent
PRESENTED BY: Kevin Angland, Planner

GENERAL INFORMATION

APPLICANT/OWNER: Kyle Edwards, Four Corners Self Storage, LLC
130 Gibson Flats Rd, Great Falls, MT 59405

PROPERTY LOCATION: This storage facility is located on Parcel #2645650 on Lot 005, Block 001 of Foothills Ranch Commercial, Section 24, Township 20 North, Range 04 East, P.M.M. Cascade County, MT.

EXISTING ZONING: Commercial (C) District

REQUESTED ACTION: Approval of Buildings for Lease or Rent

EXISTING LAND USE: Vacant Rural

SURROUNDING ZONE: North: MU-20 District/Vacant
AND USE South: OS District and C District/Parkland and Commercial
East: RR-5/Vacant
West: C District and SR-2 District/Commercial and Residential

BACKGROUND INFORMATION

The Applicant and property owner of record, Kyle Edwards representing Four Corners Self Storage, LLC, requests approval to build four (4) storage buildings and an office with 10 18'x50' units, 40 10'x10' units, 40 10'x20' units, 15 12'x32' units, 30 6'x7' units, and approximately 31 outdoor RV storage units. These buildings are not exempt under the Regulations, and require the approval from the Board of County Commissioners.

FACTS

1. The lot will be accessed from Sapphire Lane, while an internal access is provided by a 45-foot driveway around all 4 buildings and outdoor RV storage area.
2. The proposed storage units will receive law enforcement services from the Cascade County Sheriff's Office and fire protection services from the Sand Coulee Volunteer Fire Department, and the ambulance service will be Great Falls Emergency Services.
3. The development will have four (4) storage buildings, 10 18'x50' units, 40 10'x10' units, 40 10'x20' units, 15 12'x32' units, 30 6'x7' units, and approximately 31 outdoor RV storage units. No proposed buildings will require water and wastewater facilities. However, the office building will utilize water and wastewater facilities.

FACTS (Continued)

4. The proposed storage buildings contain the following units and square-feet:
 - Storage building No. 1 will have 10-units. The square footage is 9,000 square-feet.
 - Storage building No. 2 will have 40-units. The square footage is 4,000 square-feet.
 - Storage building No. 3 will have 40-units. The square footage is 8,000 square-feet.
 - Storage building No. 4 will have 15, 12'x32'-units and 30 6'x7'-units. The square footage is 7,200 square-feet.
 - The facility will have a 1,200 square foot office, and the total facility will be 29,400 square feet of buildings.
5. Proposed buildings will meet the C District's setbacks from property lines: 15 feet from the front, 10 feet from the rear, and 6 feet from the sides.
6. Landscaping is required along the west property line on the portion of the property that abuts the SR-2 residential district per CCZR section 8.18.2.3.
7. The building is not located in the Regulated Flood Hazard Area¹.

FINDINGS

1. The proposed buildings for lease or rent, as submitted or conditioned, complies with the BLR Regulations and other regulations applicable to the property, and avoid or minimize potential significant impacts on the physical environment and human population in the area affected by the buildings for lease or rent.
2. No water, wastewater, and solid waste facilities are needed or will be utilized to serve the building for lease or rent, but will be needed for the office building. This will be reviewed during processing of the submitted Location/Conformance Permit.
3. There is adequate access to the site to serve the buildings for lease or rent.
4. There is adequate emergency medical, fire protection, and law enforcement services available to serve the building for lease or rent.
5. Floodplain Regulations are inapplicable.

CONCLUSION

This proposed storage structure meets the requirements of the Cascade County Zoning and BLR Regulations.

¹ Based on FEMA FIRM Panel No. 30013C0631E effective March 19, 2013.

RECOMMENDATIONS

Two motions have been provided for the Board's consideration:

1. "I move the Cascade County Board of Commission, after consideration of the Staff Report, that the four (4) storage buildings and an office with 10 18'x50' units, 40 10'x10' units, 40 10'x20' units, 15 12'x32' units, 30 6'x7' units, and approximately 31 outdoor RV storage units, located on Parcel #2645650 with Geocode 02-3016-24-1-08-03-0000 be **denied**;

or

2. "I move the Cascade County Board of Commission **adopt** the Staff Report and **approve** that the four (4) storage buildings and an office with 10 18'x50' units, 40 10'x10' units, 40 10'x20' units, 15 12'x32' units, 30 6'x7' units, and approximately 31 outdoor RV storage units, located on Parcel #2645650 with Geocode 02-3016-24-1-08-03-0000 be subject to the following conditions:
 1. The Applicant must obtain any other required Federal, State or County permits and/or approvals and comply with the regulations associated with any other permits and/or approvals.

Attachments:

1. Location Conformance Permit Application
2. Buildings for Lease or Rent Application
3. Site Plan
4. Vicinity & Zoning Map
5. Plat 2014-011
6. Notice
7. Commissioner Approval
8. Correspondence from CCHD
9. Correspondence from MS4

cc: Kyle Edwards, Four Corners Self Storage, LLC
Cascade County Attorney's Office