
MEMORANDUM



TO: Mayor & Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Conditional Use Permit to allow a Mini-storage Facility at 210 19th Avenue North**
DATE: June 2nd, 2023

THIS IS INFORMATIONAL ONLY

Background:

Patten Properties, LLC, applicant submitted an application for a Conditional Use Permit to allow a Mini-storage Facility at 210 19th Avenue North. The property is in the B-3, General Commercial Business District.

Analysis:

The Planning Commission held a public hearing on May 15th, 2023 for the Conditional Use Permit application.

The Developer of Rivertown Crossing was present at the public hearing. He still owns lots there. He opposes the mini-storage facility and said he had sold the property 15 years ago to the applicant. The Developer said this development was meant for retail. Storage facilities are not meant for this district and would devalue the other lots. There is sewer and water connection to this lot and should be used for commercial. A mini-storage facility would not create jobs.

A commercial real estate agent also attended the public hearing and stated that a mini-storage facility does not belong in this development. He named the businesses that are currently in the area and that the owner of the property should be patient and this area will develop.

The Planning Commission reviewed the Conditional Use Permit Standards for the Findings of Fact.

Conditional Use Permit Standards/Findings of Fact:

The Planning Commission shall grant a Conditional Use Permit and shall order the issuance of such permit only if it finds that such use at the proposed location complies with the following standards:

1. Are there characteristics of the proposed use that may violate the health, safety or general welfare of Princeton residents? No.
2. Does the proposed use present any unique concerns regarding erosion, runoff, water pollution or sedimentation? No.
3. Could the proposed use create any special problems with parking? No.
4. Would the proposed use cause any problems with access or traffic generation? No.

5. Is the proposed use incompatible with other uses located in the zoning district? Yes, does not fit the character of the location.

For each response answered affirmatively, are there conditions that could be attached to the granting of a permit that would mitigate the adverse impact?

The Commission recommends denial of a Conditional Use Permit based upon the Findings of Fact.

Conclusion / Recommendation:

Based on the findings of the general review standards for a Conditional Use Permit, as listed in the Zoning Ordinance, the Planning Commission denied the Conditional Use Permit to allow a mini-storage facility at 210 19th Avenue North, PID #24-750-0110.

The City Attorney was present at the Planning Commission meeting for another item on the agenda. Procedure was followed by the Planning Commission Board on the denial decision of the applicant.

