

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility (Simply Storage), Located approximately 350 Feet North of McKinney Ranch Parkway and on the East Side of Hardin Boulevard

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 4, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed specific use permit as it is Staffs' professional opinion that other retail commercial uses may be more appropriate for the property.

However, should the specific use permit request be approved, the applicant is requesting approval of the following special ordinance provisions:

1. A mini-warehouse facility shall be permitted on the subject property; and
2. The property shall generally develop in conformance with the attached site layout exhibit.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
July 12, 2016 (Revised Submittal)
July 26, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow a self-storage facility (Simply Storage) totaling 150,381 square feet on approximately 5 acres of land located approximately 350 feet north of McKinney Ranch Parkway and on the east side of Hardin Boulevard.

The zoning for the subject property ("C" – Planned Center District) requires that a specific use permit be granted in order for a self-storage facility to be constructed and operated on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing building locations, overhead bay door locations, screening devices and parking areas, and has also submitted

architectural elevations of the proposed buildings, and the additional open space provided along the northern property line.

On August 23, 2016, the Planning and Zoning Commission voted 7-0-0 to table the item and continue the public hearing to the September 13, 2016 planning and Zoning Commission meeting per the applicant’s request.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“C” – Planned Center District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1995-10-51 (Single Family Residential Uses)	Eldorado Pointe Subdivision
South	“GC” – Governmental Complex (Institutional Uses)	Undeveloped Land
East	“RG-18” – General Residence District (Residential Uses)	Undeveloped Land
West	“C” – Planned Center District (Commercial Uses)	Undeveloped Land

SPECIFIC USE PERMIT: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses.
- Adaptability of building structures to the proposed use.
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage.
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use.

In certain conditions, the proposed use could be seen as a compatible use with the adjacent residential uses, however, Staff feels that the proposed use at this location may impede the overall development from attracting meaningful commercial development. Furthermore, the proposed mini-warehouse buildings are typically constructed in a manner that cannot easily be adapted to another type of use.

IMPACT ON EXISTING DEVELOPMENT: The zoning of the subject property “C” – Planned Center District, requires a specific use permit to construct and operate a self-storage facility. In addition to this process, the self-storage facility must satisfy the following development standards:

1. No overhead bay doors or loading areas shall be visible from an adjacent use or public right-of-way;
2. Each building shall be covered with 100 percent masonry materials (brick or stone);
3. Proposed mini-warehouse buildings located directly adjacent to residential uses or zones shall be limited to a single story; and
4. Proposed mini-warehouse buildings located directly adjacent to single family residential uses or zones shall feature a pitched roof (minimum 4:12 slope).

The applicant has agreed to satisfy the standards stated above and has noted as such in their letter of intent. The applicant has proposed to increase the required 10' landscape buffer along the northern property line abutting single family residential uses to a 25' landscape buffer. In addition, to the required canopy trees to be planted in the proposed landscape buffer at a rate of 1 canopy tree for every 40 linear feet the applicant has proposed to also plant additional evergreen shrubs at a rate of 1 evergreen shrubs for every 30 linear feet. The applicant is proposing to use the back of the buildings in conjunction with a 6' screen wall in between buildings to substitute for the 6' screening device typically required along the northern property line. The applicant has chosen this alternative to maximize the open space adjacent to existing residential uses located north of the subject property. The applicant has provided architectural renderings for informational purposes only to illustrate the additional open space and landscaping, and the proposed self-storage facility. A letter of support from the Vice-President of the Eldorado Pointe Homeowner's Association is included in the request along with ten additional letters of support from residents of the Eldorado Pointe Subdivision.

Although the proposed use could be seen as a compatible use in some scenarios with adjacent residential uses located north of the subject property, Staff has concerns regarding the aesthetics and feel of a commercial development with a significant portion of the property occupied by a self-storage facility. Staff has provided a self-storage facility density map and there are currently eight self-storage facilities located within 3 miles of the subject property. It is Staffs' professional opinion that the request could result in an overconcentration of self-storage facilities in the area and the proposed use at this location may impede the overall development pattern from attracting meaningful

commercial development. Additionally, the subject property serves as an opportunity to create a transition to the regional commercial uses proposed in the Tollway Commercial module in the future land use plan module diagram, and located north of the Sam Rayburn Tollway (SH 121). Staff has concerns that the proposed use will not make a positive contribution to this retail/commercial corner, and feels that retail commercial uses may be more appropriate for the site. Staff has additional concerns that the approval of this use could encourage similar service or non-retail uses in the vicinity, further reducing the potential for retail/commercial development. As such, Staff is not in support of the requested specific use permit.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed self-storage facility. The site circulation, screening, parking, loading, sanitation, and landscaping requirements are in general conformance with the Zoning Ordinance. If this specific use permit request is approved, the applicant will be required to receive approval of an associated site plan and landscape plan package meeting all regulations stipulated in the Zoning Ordinance and in conformance with the site layout exhibit for the specific use permit prior to issuance of a building permit.

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, 120' Right-of-Way, Greenway Arterial

 McKinney Ranch Parkway, 80' Right-of-Way, Minor Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received a letter of support from the vice-president of Eldorado Pointe Homeowner's Association, and ten additional letters of support from other residents who live in the Eldorado Pointe Subdivision.

ATTACHMENTS:

- Draft 08.23.16 PZ Minutes
- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Self-Storage Density Map
- Proposed SUP Exhibit
- Proposed Elevations (Open Space) – Informational Only
- Proposed Elevations (Self Storage Facility) – Informational Only
- Letters of Support
- PowerPoint Presentation