

PLANNING & ZONING COMMISSION MEETING OF 12-8-15 AGENDA ITEM #15-270SUP

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility (Marketplace Retail Self Storage), Located Approximately 1,020 Feet East of Custer Road and on the North Side of Stacy Road

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 5, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed specific use permit as Staff feels that other 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: October 12, 2015 (Original Application)
October 26, 2015 (Revised Submittal)
November 17, 2015 (Revised Submittal)
November 24, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow a single-story mini-warehouse facility (Jenkins Self Storage), totaling 99,635 square feet, on approximately 4.7 acres, located on the north side of Stacy Road and approximately 1,020 feet east of Custer Road.

The zoning for the subject property ("PD" – Planned Development District Ordinance No. 2013-08-075) requires that a specific use permit be granted in order for a mini-warehouse 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 informational-only renderings of the proposed buildings.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2013-08-075 and "REC" – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2013-08-075 and "CC" Corridor Commercial Overlay District (Multi-Family Residential Uses)	Future Venue at Craig Ranch Apartments
South	"PD" – Planned Development District Ordinance No. 2010-11-049 and "REC" – Regional Employment Center Overlay District (Multi-Family Residential Uses)	Wellstone at Craig Ranch
East	"PD" – Planned Development District Ordinance No. 2009-05-034 and "REC" – Regional Employment Center Overlay District (Multi-Family Residential Uses)	The Avenues at Craig Ranch Apartments
West	"PD" – Planned Development District Ordinance No. 2013-08-075 and "REC" – Regional Employment Center Overlay 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.

Although the proposed use could be seen as a compatible use in some scenarios with adjacent commercial and residential uses, Staff feels that the proposed use at this location may impede the overall development from attracting the meaningful commercial

development originally envisioned when the property was rezoned in 2013. Furthermore, the proposed mini-warehouse buildings are typically constructed in a manner that cannot easily be adapted to another type of commercial/service use.

IMPACT ON EXISTING DEVELOPMENT: In August of 2013, the City Council approved a rezoning request for the parent tract (approximately 84 acres), of which the subject property (approximately 4.7 acres) was a portion, and reduced the size of the commercial and office portion of the property (approximately 60 acres). At that time, the applicant indicated that with the changing retail and commercial markets, there was no longer a strong market for 60 acres of office and commercial uses, and requested to reduce the commercial area on the property to approximately 20 acres at the northeast corner of Stacy Road and Custer Road and approximately 8 acres at the southeast corner of Silverado Trail and Custer Road.

Staff was in agreement that the reduction in commercially designated land, coupled with high visibility from two principal arterial roadways (Stacy Road and Custer Road) could attract a very meaningful, high quality commercial development.

With a base zoning of “C” – Planned Center District, the ability to construct and operate a mini-warehouse facility must be reviewed and approved through the specific use permit process. In addition to this process, the mini-warehouse buildings on the subject property 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).

Although the applicant has agreed to these standards, Staff has remaining concerns regarding the aesthetics and feel of a commercial development with a significant portion of the property occupied by a mini-warehouse use. As stated above, when the property was rezoned in 2013, the intent was to create a smaller parcel to create meaningful commercial development given the visibility of the subject property at a primary intersection in the southwestern sector of the City. Staff has concerns that the proposed use will not make a positive contribution to this retail/commercial corner, and feels that other 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 impact of a strong retail corner. 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 mini-warehouse 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 prior to issuance of a building permit.

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 130' Right-of-Way, Principal Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Existing Planned Development Ordinance No. 2013-08-075
- Previous Planned Development Ordinance No. 1756
- Proposed SUP Exhibit – Site Layout
- Proposed Elevations – Informational Only
- Proposed Renderings – Informational Only
- PowerPoint Presentation