



16-165SU3

TITLE: 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, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 4, 2016

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, Director of Planning
Samantha Pickett, Planning Manager
Eleana Galicia, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- 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.

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.

BACKGROUND INFORMATION:

- Please see attached Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On September 13, 2016, the Planning and Zoning Commission voted 5-2-0 to recommend approval of the specific use permit request.

SUPPORTING MATERIALS:

[08.23.16 PZ Minutes](#)

[09.13.16 PZ Minutes](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Self-Storage Density Map](#)

[Letters of Opposition](#)

[Letters of Support](#)

[Arch. Elev. Open Space Info. Only](#)

[Arch. Elev. Self-Storage Info. Only](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[PowerPoint Presentation](#)