



23-0005SUP3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Self-Storage (Extra Space Storage), Located Approximately 610 Feet East of Custer Road and on the South Side of Bloomdale Road, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: July 18, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, AICP, Planning Manager
Kaitlin Sheffield, CNU-A, Senior Planner

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the specific use permit with the following special ordinance provision(s):

1. The property shall generally develop in accordance with the attached specific use permit exhibit and all applicable development requirements of the city.

APPLICATION SUBMITTAL DATE: May 1, 2023 (Original Application)
May 26, 2023 (Revised Resubmittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow for Self-Storage (Extra Space Storage), located approximately 610 feet east of Custer Road and on the south side of Bloomdale Road.

The zoning for the subject property requires that a specific use permit be granted for a self-storage facility to be operated on the subject property. As part of the specific use permit request, the applicant has submitted an exhibit, which details building locations, parking areas, ingress/egress points, and screening.

SURROUNDING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” - Planned Development District 2013-02-009 (Residential and Commercial Uses)	Undeveloped Land
North	“PD” - Planned Development District 2021-07-079 (Residential and Commercial Uses)	Undeveloped Land
South	“PD” - Planned Development District 2013-02-009 (Residential and Commercial Uses)	Undeveloped Land
East	McKinney ETJ	Mansions Addition
West	“PD” - Planned Development District 2013-02-009 (Residential and Commercial Uses)	Undeveloped Land

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

- Whether the request complies with all site specifications adopted by the City, including the base zoning district and/or the PD entitlements;
- Whether the site, buildings, and use meet the criteria specified for the use in §205C, Use Definitions and Use-Specific Standards;
- Whether the proposed use will be detrimental to the adjacent properties or to the City as a whole;
- Whether the proposed uses are compatible in terms of scale (building massing, form, orientation, and location), intensity, and operating characteristics with uses and structures on adjacent properties and properties in the vicinity of the proposed application; and
- Whether potential impacts associated with such use are adequately mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening, to minimize adverse impacts on surrounding uses and the City.

Staff has evaluated the request based on the above-mentioned parameters and feels that the site is appropriate for the proposed use and that it should be compatible with the adjacent properties.

The applicant proposes to construct two buildings for self-storage uses on the subject property with all bay doors being oriented internally on the site. The subject property is surrounded by existing flood plain and creeks on the east and west sides, which acts as a natural buffer to the surrounding properties while also isolating this tract from the properties to the east and west. The property to the east is outside the city limits in the ETJ but has been developed with multi-family uses, while the property to the west is undeveloped with commercial zoning. Additionally, this property is off the hard corner of Custer Road and Bloomdale Road, which allows for meaningful commercial to still develop at the corner of the two major arterials.

With these things in mind, Staff recommends approval of the proposed specific use permit request.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. The site circulation, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any letters of support for or letters of opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff has not received citizen comments through the online citizen portal.

BOARD OR COMMISSION RECOMMENDATION: On June 27, 2023, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit request.

SUPPORTING MATERIALS:

[Draft PZ Minutes 06.27.2023](#)

[Draft PZ Minutes 06.13.2023](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. PD Ord. No 2013-02-009](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)

[Applicant Presentation](#)