



Legislation Text

File #: Z17-0001, Version: 1

Planning Report

Z17-0001 / Self-service Storage

City Council District

Planning & Zoning Commission

April 12, 2017

REQUEST:

Hold a public hearing and consider a proposed revision to the Denton Development Code; specifically to amend Subchapter 5 pertaining to the self-service storage use. (Z17-0001, Self-service Storage, Julie Wyatt).

APPLICANT:

Mike Coker with Coker Company

BACKGROUND:

The applicant has requested to amend the Denton Development Code (DDC) to permit self-service storage use in Community Mixed Use General (CM-G) District with a Specific Use Permit (SUP) and enhanced site design requirements. This proposal is at the request of the applicant and was not initiated by staff.

Per the DDC, self-service storage, “is a structure used for dead storage, mainly of the excess personal property of an individual or family, but also of small amounts of goods or merchandise for businesses or individuals.” Currently, self-service storage is only permitted in industrial and employment-related districts. The districts which currently permit self-service storage include Employment Center Commercial (EC-C), Employment Center Industrial (EC-I), Industrial Center Employment (IC-E), and Industrial Center General (IC-G).

The proposed amendment to permit self-service storage in CM-G District also includes site design requirements to ensure that development complements the character of commercial corridors and nearby residential neighborhoods. The following is an itemization of the proposed DDC modifications:

- Relocate self-service storage from the Industrial Land Use Categories to the Commercial Land Use Categories in all zoning districts.
- Outline the requirements of a new limitation, L(35): Self-Service Storage uses must comply with the following provisions:
 1. All sides of a self-service storage facility shall be constructed of 100 percent masonry, stone, architectural concrete block with integrated color (split-face CMU), stucco, or concrete tilt-wall (colored or stamped).
 2. The limitation on exterior materials is exclusive of fenestrations such as doors, windows, glass, and entryway treatments. Glass may not account for more than 70 percent of the exterior wall area.
 3. No overhead bay doors and/or storage unit doors may be visible from adjacent property or public right-of-way.
 4. No outdoor storage permitted.
 5. All proposed fencing materials are limited to masonry and wrought iron and shall be constructed in compliance with Section 35.13.9, as amended.

6. Landscape buffers shall be provided in accordance with Section 35.13.8, as amended.
- Permit self-service storage in CM-G District with an SUP and L(35).
- Modify EC-C and EC-I Districts to require an SUP and L(35) for self-service storage. Currently the use is permitted without limitation.

CONSIDERATIONS:

1. The request is to amend the DDC regulations pertaining to self-service storage, including permitting the use in CM-G District to provide convenient access for residential customers. CM-G District is intended to provide the necessary retail, service, employment, and institutional facilities that are supported by the surrounding community. This zoning is typically located in areas adjacent to residential development with access to major roadways or at the intersection of local roads and arterial streets.
2. Self-service storage can be appropriate in the vicinity of residential neighborhoods and along commercial corridors, as it does not typically produce substantial nuisances such as light, noise, or traffic; however, the facilities must be designed thoughtfully to ensure compatibility with adjacent development. Therefore, the proposed amendment outlines a new limitation on the use [L(35)], which includes site design elements to ensure appropriate development. These elements, including enhanced exterior building materials, screening, and buffers, mute the potential visual effects of large storage facilities.
3. Given the location of CM-G, EC-C, and EC-I Districts in high-visibility areas, the proposed amendment adds a requirement for an SUP in these districts. An SUP would permit additional scrutiny on specific projects to ensure that a proposal integrates well within the context and character of a particular location. SUP's follow a public hearing process whereby approval criteria must be met to ensure the use is compatible with the surrounding area, or can be made compatible through the imposition of conditions. If the proposed use is deemed incompatible at a proposed location or with a proposed intensity of development, the Planning Division and Planning and Zoning Commission could propose conditions or recommend denial of the SUP. The City Council would then consider the request and decide to agree with the recommendation or modify it. A map of CM-G, EC-C, and EC-I Districts is attached for reference.
4. Typically, self-service storage facilities are developed as long, narrow, one-story structures with individual unit doors accessed off of drive aisles, resulting in a large, sprawling development footprint. However, because CM-G District is intended to develop with a pedestrian-friendly, mixed-use character, including compact development patterns with two-and three-story structures, it is recommended that an additional requirement within L(35) be provided stating that all individually leased storage units must be contained within a climate-controlled building. This limitation encourages a compact development pattern for self-service storage in order to meet the site design goals of commercial areas and ensure the aesthetic compatibility with the surrounding land use pattern.

STAFF RECOMMENDATION:

Staff recommends approval of the request with a condition, as it is consistent with the goals and objectives of the Denton Plan 2030:

1. Revise the proposed L(35) to include the following:
 - a. All individually leased storage units must be contained within a climate-controlled building.

OPTIONS:

1. Recommend approval as submitted.
2. Recommend approval subject to conditions.
3. Recommend denial.
4. Table the item.

PUBLIC NOTIFICATION:

To comply with the public hearing notice requirements, a notice was published in the Denton Record Chronicle.

PROJECT TIMELINE:

Application Received:	January 3, 2017
1 st Submittal Sent to DRC Members:	January 6, 2017
Comments Released to Applicant:	January 23, 2017
2 nd Submittal Sent to DRC Members:	January 31, 2017
Comments Released to Applicant:	February 17, 2017
3 rd Submittal Sent to DRC Members:	March 2, 2017
Comments Released to Applicant:	March 16, 2017
Business Days under DRC Review:	34
Business Day out to Applicant:	15
Total Business Days:	49

EXHIBITS:

- Applicant Narrative
- Proposed Subchapter 5
- CM-G, EC-C, EC-I, IC-E, IC-G Districts

Respectfully submitted:
Shandrian Jarvis, AICP
Development Review Committee Administrator

Prepared by:
Julie Wyatt
Senior Planner