

Z17-0001
Self-Service Storage

Munal Mauladad, Development Services

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Request

- ▶ Hold a public hearing and consider adoption of an ordinance for a proposed revision to the Denton Development Code; specifically to amend Subchapter 5 pertaining to the self-service storage use.

Background

- ▶ **Prior to 2002**, this use was permitted in the Commercial and Central Business zoning districts:
 - ▶ Resulted in sprawling self-storage facilities along Denton's commercial corridors and in the downtown area.
 - ▶ These developments for dead storage of excess personal property and were often designed in a manner similar to warehouse facilities.
- ▶ **Currently, permitted in:** EC-C, EC-I, IC-E, IC-G with no specific design criteria

Applicant's Proposal

- ▶ Expand the use beyond the industrial and employment districts to CM-G District with a Specific Use Permit (SUP) and L(35).
- ▶ New limitation, L(35): Self-Service Storage uses must comply with the following provisions:
 - ▶ All sides 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).
 - ▶ 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.

Applicant's Proposal

- ▶ New limitation, L(35): Self-Service Storage uses must comply with the following provisions:
 - ▶ No overhead bay doors and/or storage unit doors may be visible from adjacent property or public right-of-way.
 - ▶ No outdoor storage permitted.
 - ▶ All fencing materials are limited to masonry and wrought iron and shall be constructed in compliance with the fencing requirements stipulated in the DDC, as amended.
 - ▶ Landscape buffers shall be provided in accordance with the landscaping and buffer requirements stipulated in the DDC, as amended.

Planning's Recommendations

- ▶ The Planning Division recommends the following to encourage high-quality self-storage facilities and result in development that is sensitive to its surroundings:
 - ▶ Classify self-service storage as a commercial land use category and remove the use from the industrial land use category in all zoning districts.
 - ▶ Require an SUP and L(35) in EC-C and EC-I Districts.
 - ▶ All individually leased storage units must be contained within a climate-controlled building.

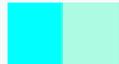
Considerations	Proposal/Recommendations
<p>CM-G District is intended for retail, service, employment, and institutional facilities for the surrounding community and is located along commercial corridors near residential areas</p>	<p>Permit self-service storage in CM-G District with L(35) and an SUP</p>
<p>Self-service storage does not produce substantial light, noise and traffic, but can have visual impacts</p>	<p>L(35): enhanced exterior building materials, screening, and buffers, mute the visual effects SUP: site-specific design and use conditions</p>
<p>CM-G District is intended to develop with a pedestrian-friendly, mixed-use character, including compact development patterns with multi-story structures.</p>	<p>Additional requirement within L(35) recommended: that all individually leased storage units must be contained within a climate-controlled building to encourage compact development</p>
<p>EC-C, and EC-I Districts are often located on high-visibility corridors and adjacent to residential areas</p>	<p>SUP & L(35) are recommended to ensure compatibility</p>

Considerations

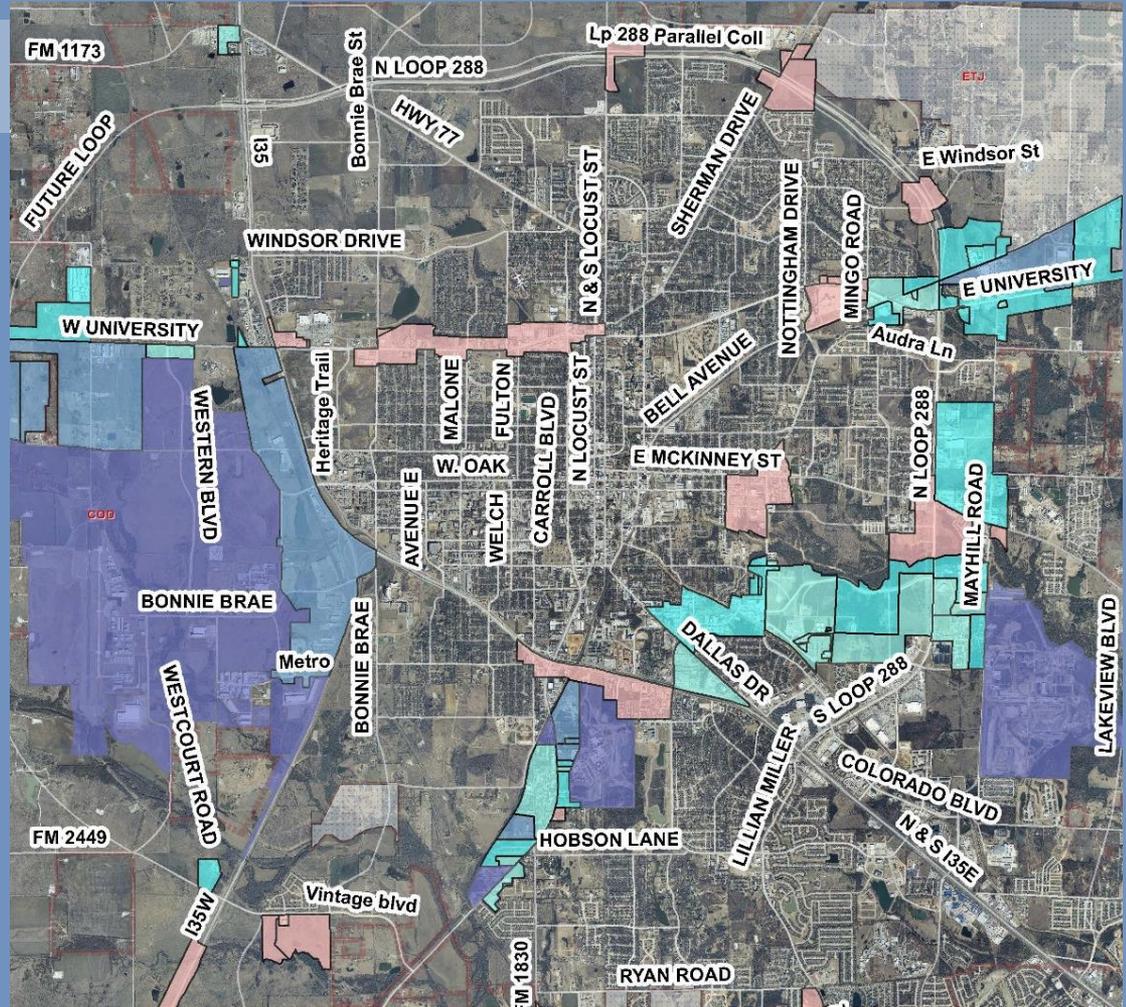
CM-G



EC-C and EC-I



IC-E and IC-G



Recommendation

- ▶ The **Planning Division** recommends **approval of the request the following conditions:**
 - ▶ Classify self-service storage as a commercial land use category and remove the use from the industrial land use category in all zoning districts.
 - ▶ 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.

Recommendation

- ▶ The **Planning Division** recommends **approval of the request the following conditions:**
 - ▶ New limitation, L(35): Self-Service Storage uses must comply with the following provisions:
 - ▶ 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).
 - ▶ 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.

Recommendation

- ▶ The **Planning Division** recommends **approval of the request the following conditions:**
 - ▶ New limitation, L(35): Self-Service Storage uses must comply with the following provisions:
 - ▶ No overhead bay doors and/or storage unit doors may be visible from adjacent property or public right-of-way.
 - ▶ No outdoor storage permitted.
 - ▶ All proposed fencing materials are limited to masonry and wrought iron and shall be constructed in compliance with Section 35.13.9, as amended.

Recommendation

- ▶ The **Planning Division** recommends **approval of the request the following conditions:**
 - ▶ New limitation, L(35): Self-Service Storage uses must comply with the following provisions:
 - ▶ Landscape buffers shall be provided in accordance with Section 35.13.8, as amended.
 - ▶ All individually leased storage units must be contained within a climate-controlled building.

Recommendation

- ▶ The **Planning and Zoning Commission** recommends approval of the following DDC amendment:
 - ▶ Relocate self-service storage from the Industrial Land Use Categories to the Commercial Land Use Categories in all zoning districts.
 - ▶ Self-Service Storage permitted in CM-G with an SUP.