

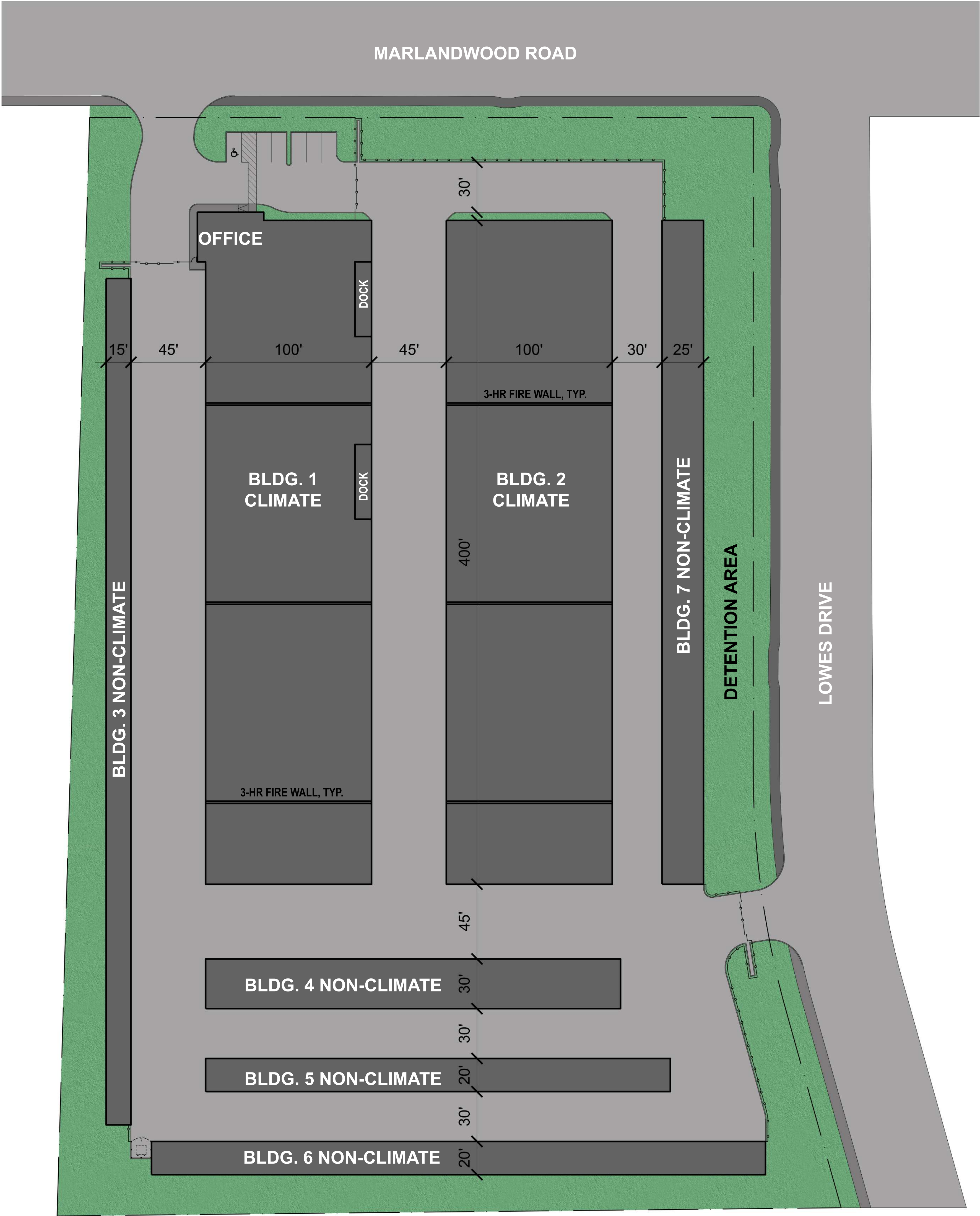
SWC Marlandwood and Lowes Dr.

Tempe, TX.

Application for special permits.

The proposed Amy's Attic Self Storage is modern design single story 115,000 sq. ft. climate and non-climate controlled self-storage project proposed at the SWC of Marlandwood Rd. and Lowes Dr. It will contain a lobby, small office area and a small retail area for the sale of packing and moving supplies. The facility will have two controlled accesses from the roadway monitored by exterior security cameras. The facility will be available to customers 24 hours a day, 365 days a year for their convenience. The project will be accessed by 45' and 30' concrete drive completely around the facility, customer loading and unloading areas and an attractive exterior design enhanced by landscaping consistent with Temple's prominent retail areas. Additionally, this project will not have any working roll up doors facing either Marlandwood or Lowes Drive increasing it's attractiveness to the traveling public.

EXHIBIT A



	BUILDING TOTAL S.F.	CLIMATE CONTROLLED (GROSS)	CLIMATE CONTROLLED (NET)	NON-CLIMATE (NET)
BUILDING 1	40,325	39,125	30,850	-
BUILDING 2	40,000	40,000	32,900	-
BUILDING 3	7,650	-	-	7,650
BUILDING 4	7,500	-	-	7,500
BUILDING 5	5,600	-	-	5,600
BUILDING 6	7,400	-	-	7,400
BUILDING 7	10,000	-	-	10,000
TOTAL	118,475	79,125	63,750	38,150
			TOTAL NET S.F. - 101,900	

SITE PLAN

07.31.2020



AMY'S ATTIC - LOWES DR.
TEMPLE, TX

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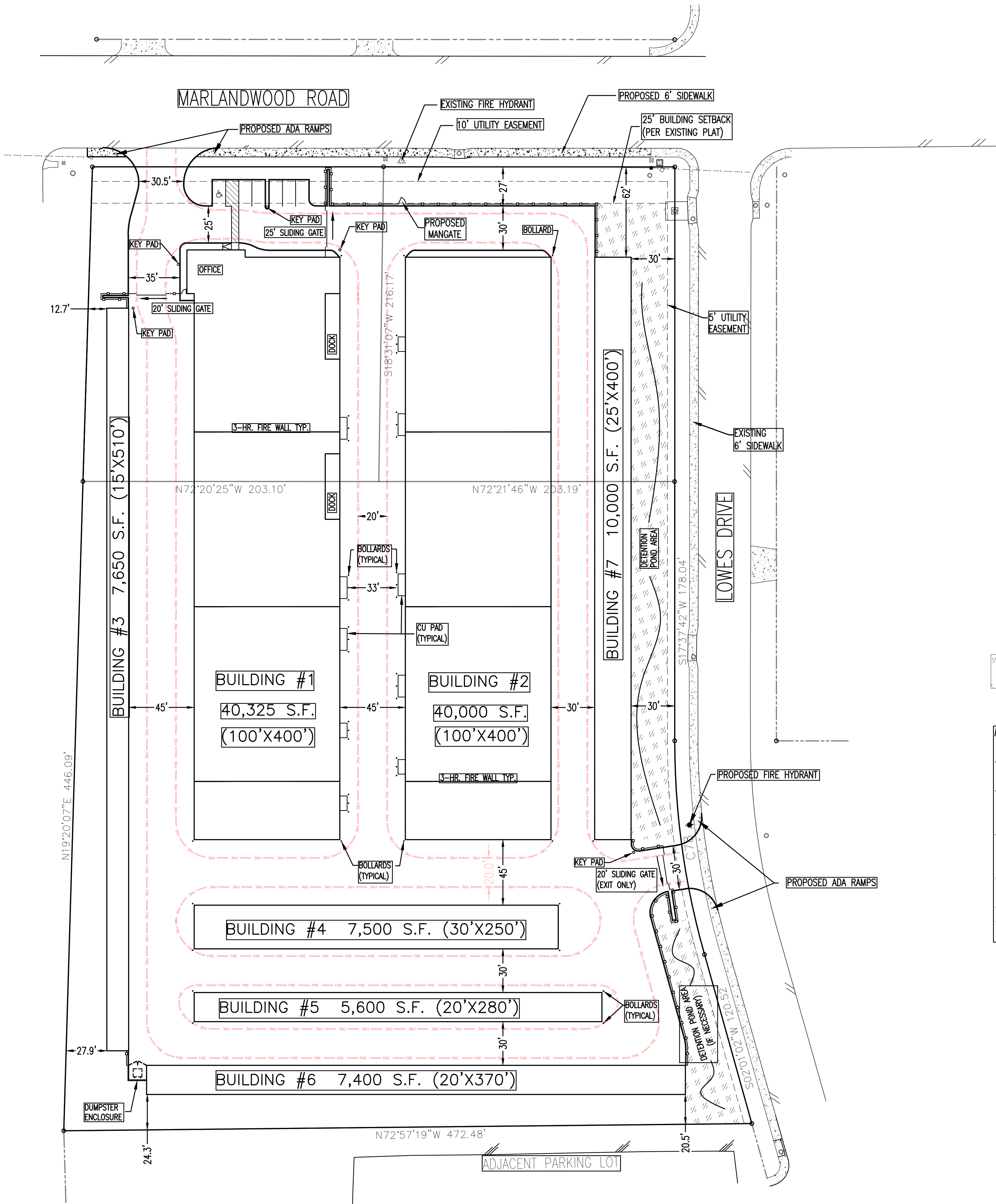
JEFFREY S. DALLENBACH, AIA
TX REGISTRATION NO. 15128

CONCEPTUAL SITE PLAN HAS BEEN
DEVELOPED WITHOUT SURVEY, SETBACK,
EASEMENT, OR CIVIL ENGINEERING
INFORMATION.

DALLENBACH•COLE
ARCHITECTURE

12035 COLWICK - SUITE 200
SAN ANTONIO, TEXAS 78216
WWW.DALLENBACHCOLE.COM
P 210.493.2234

EXHIBIT A



Curve Table			
Curve #	Length	Radius	Chord
[C1]	[148.72]	[535.00]	[509'41"51"W 148.24']
[C2]	[148.77]	[535.00]	[509'38"50"W 148.29']

EXTENTS OF DETENTION AREA (CONCEPTUAL)

- NOTES:
- A REPLAT WILL BE REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 - SEE ATTACHED LANDSCAPE PLAN FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED LANDSCAPE.
 - SEE ATTACHED FIRE LANE PLAN FOR ADDITIONAL INFORMATION REGARDING PROPOSED FIRE LANES & FIRE HYDRANTS.
 - BUILDING DIMENSIONS AND LAYOUT ARE SUBJECT TO MINOR CHANGES.
 - SITE DIMENSIONS ARE SUBJECT TO MINOR CHANGES.
 - DETENTION AREAS NOTED ARE CONCEPTUAL AND SUBJECT TO MINOR CHANGES.

EXHIBIT B

LANDSCAPE TABLE

QUANTITY	SYMBOL	DESCRIPTION
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GROUND COVER-VINES

7	★	GIANT LIRIOPE (MINIMUM 1 GALLON)
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SHRUBS

20	⊗	ABELIA, GLOSSY (MINIMUM 3 GALLON)
20	◯	HOLLY, DWARF YAUPON (MINIMUM 3 GALLON)

TREES

14	⊙	CRAPE MYRTLE, TUSCARORA (MINIMUM 2" DBH OR 65 GALLON)
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LANDSCAPE AREAS

49,838 SQFT	⬢	CELEBRATION BERMUDA
3,674 SQFT	⬢	HARDWOOD MULCH

Tree Planting Detail
(Not to scale)

Install approved attachment devices to stabilize tree. Materials should be flexible and allow for movement so that trunk taper develops correctly.

Stake trees only if needed, using sturdy materials. Attach at the lowest branches, or no higher than 2/3 the height of the tree.

Excavate soil or media to expose the root flare just above the uppermost roots, to identify proper planting depth.

Remove container or, if B&B, remove upper 1/3-1/2 of wrapping material and wire basket.

Backfill planting pit with native soil material. Do not use any amendments.

Place tree on undisturbed subgrade or compact, if disturbed.

Prune only dead or damaged branches.

Remove all tags, ties, strings, twine, wire, wrapping, etc.

Wrap smooth bark trees, if necessary. Use a light-colored, flexible wrapping material.

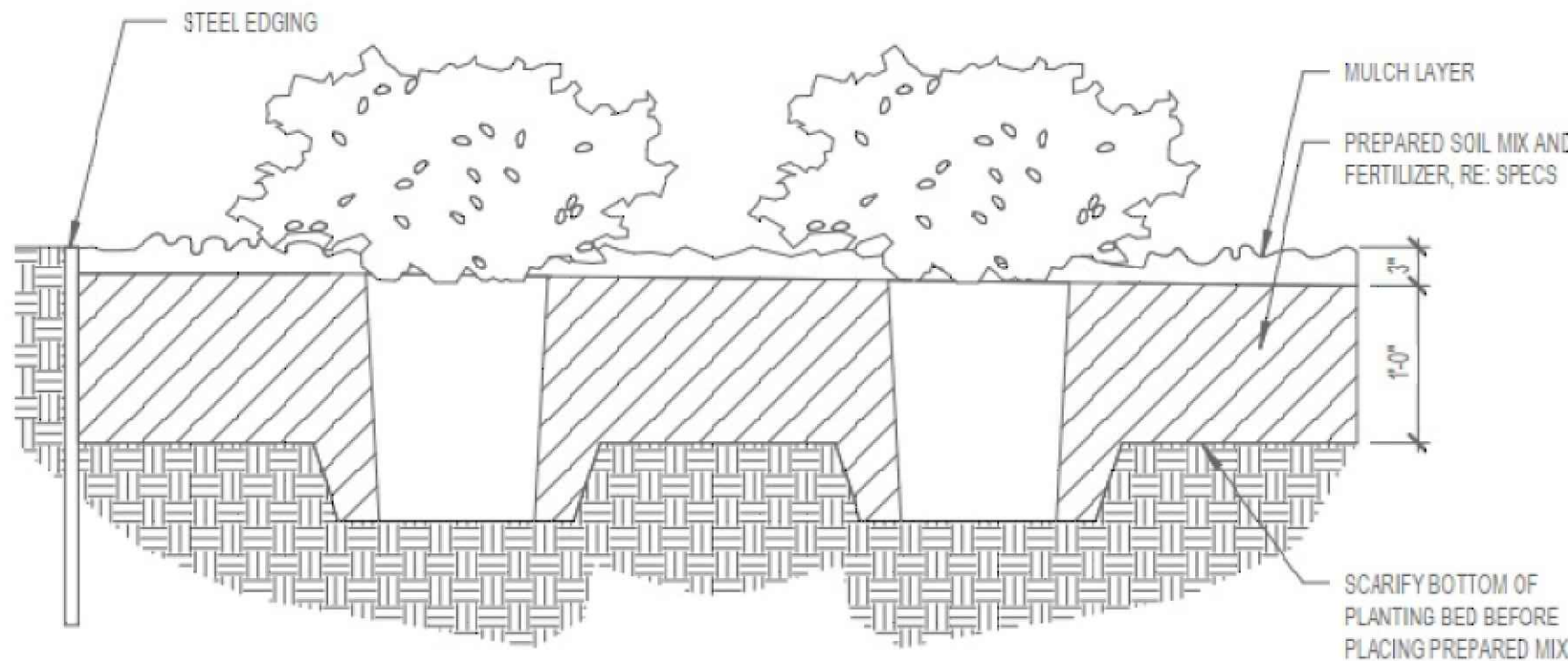
Locate root flare slightly above finish grade.

Excavate planting pit 1½-2 times the size of the root ball, maintaining vertical sides.

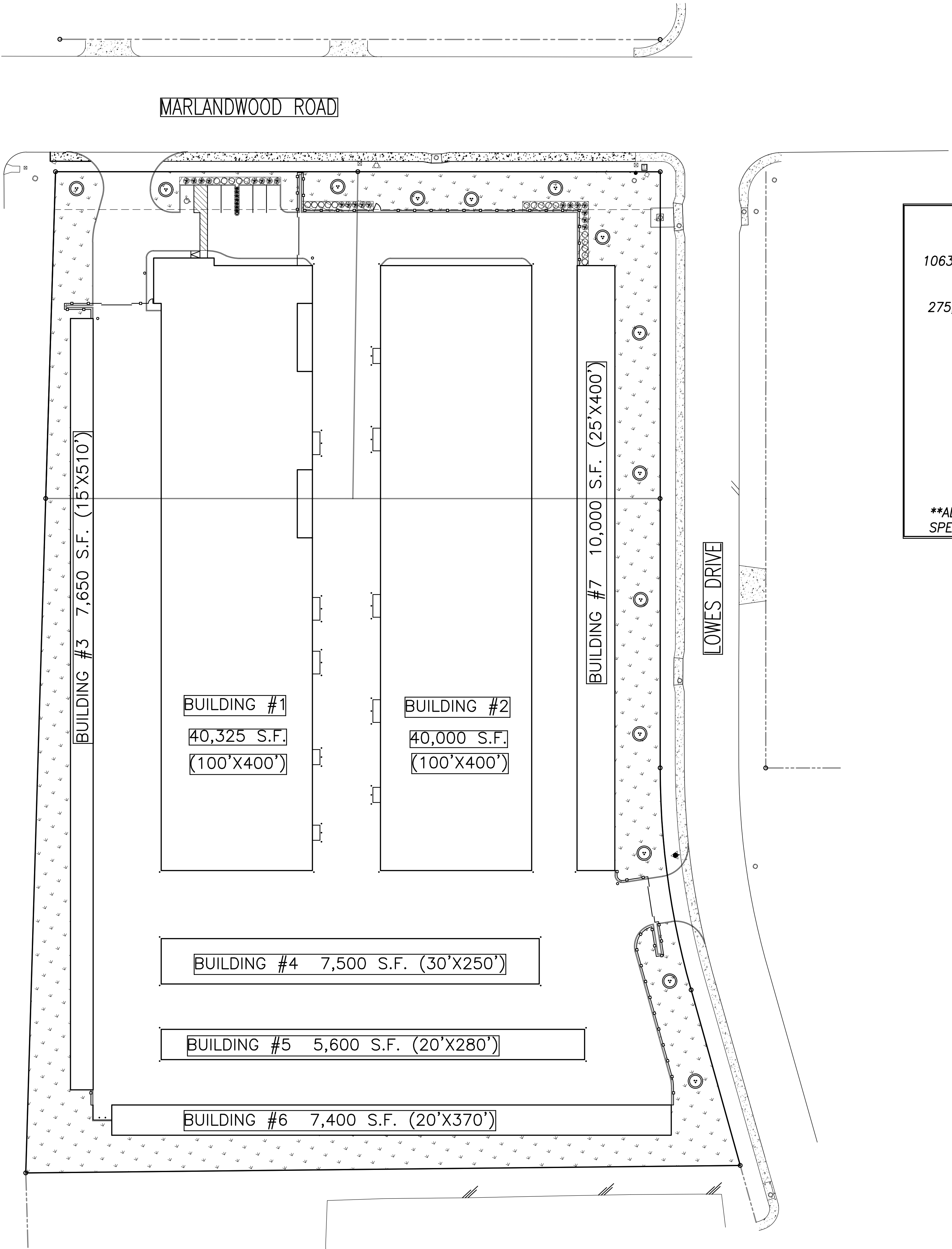
Create a mulch ring to slightly exceed the diameter of the tree's drip line, forming a saucer for watering.

Apply suitable mulching materials 2-4 inches deep. Avoid mounding against trunk.

Water thoroughly after planting.



SHRUB PLANTING 14
SCALE: 3/4"=1'-0"



CODE REQUIRED LANDSCAPING

1063 LNFT. OF LOT FRONTAGE
1063 / 40 = 27 TREES OR 81 - 5 GALLON SHRUBS REQUIRED

275,577 SQFT. TOTAL SITE AREA
275,577 * 5.0% = 13,779 SQFT. REQUIRED LANDSCAPED AREAS

PROPOSED LANDSCAPING

14 TREES (SEE TABLE)
MINIMUM 2" CALIPER AND 6' TALL

40 SHRUBS (SEE TABLE)
(SUBS FOR 13 TREES)

53,512 SQFT. LANDSCAPED AREAS (SEE TABLE)

**ALL LANDSCAPING WILL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED IN THE CITY OF TEMPLE UNIFIED DEVELOPMENT CODE

DATE	DESCRIPTION	DFTR.

301 N. 3rd St.
Temple, Texas 76501

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
www.turley-inc.com
SURVEY FIRM NO. 10056000 • ENGINEERING FIRM NO. 1658

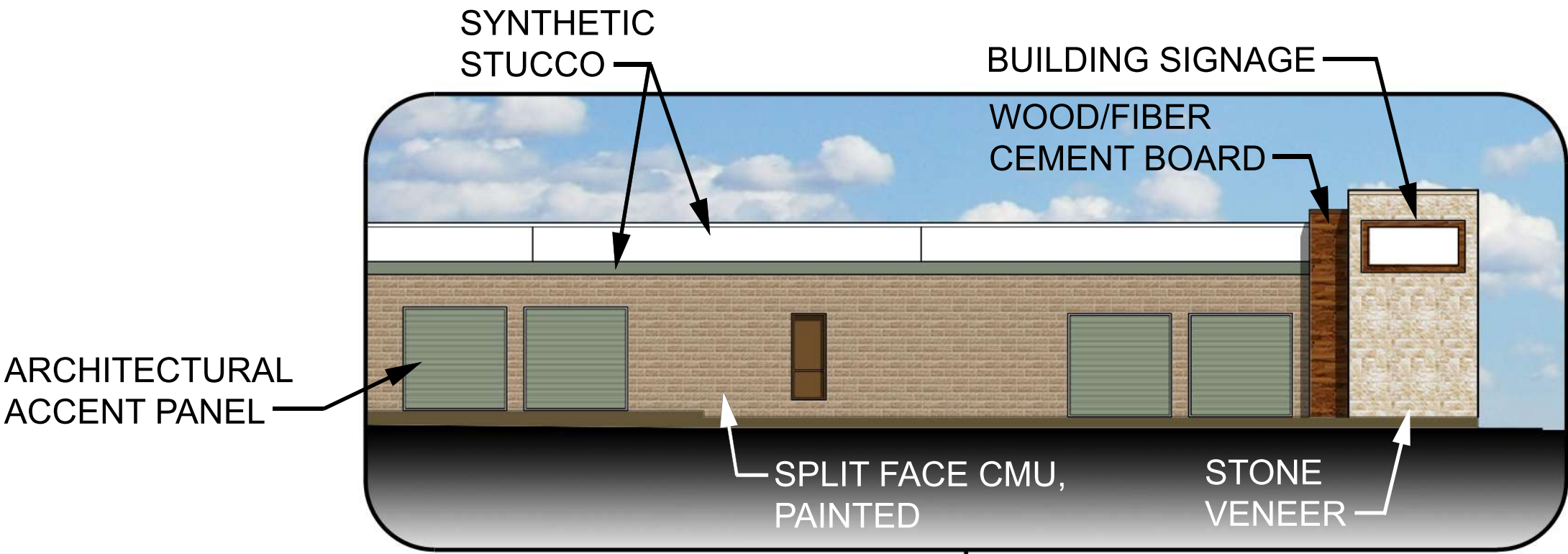
254.773.2400
Fax 254.773.3999

DRAFTSMAN: K.W.	DATE: 07/30/20
DESIGNER: K.W.	
ENGINEER: [Signature]	



PROJECT: AMY'S ATTIC LOWE'S DR.	FILE NAME: 20-1221 SDP 7.30.20.dwg
REF. DWG(s):	

TITLE: LANDSCAPE PLAN PLANNED DEVELOPMENT	JOB#: 20-1221	PAGE#: C.3
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ELEVATIONS

07.31.2020

AMY'S ATTIC - LOWES DR.
TEMPLE, TX

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Planned Development Criteria and Compliance Summary

UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City.	YES	Development/ site plan requirements would be addressed by the a City Council approved Planned Development ordinance. It is fully anticipated that the project will be developed in a consistent manner with those conditions. Development would conform to the Planned Development ordinance and all applicable provisions of the UDC as well as to dimensional, developmental and design standards adopted by the City. Compliance will be made during the review of the building permits.
B. The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on natural resources of the surrounding impacts and neighborhood is mitigated.	YES	Detention has been reviewed by Public Works. However, drainage and other related engineering requirements will be confirmed and addressed with the review of any future subdivision plat. Compliance with requirements will be confirmed with the review of the building permit. No impacts are anticipated related to the preservation of existing natural resources on the property.
C. The development is in harmony with the character, use and design of the surrounding area.	YES	It is fully anticipated that development of the property will be in harmony with the character, use and design of the surrounding area. The surrounding area is developed with existing retail and service uses. The area would be in harmony with the anticipated character of the area and likely growth trends.
D. Safe and efficient vehicular and pedestrian circulation systems are provided.	YES	Vehicular access will be reviewed with a future subdivision plat. Compliance will be made during the review of constuction drawings.
E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged.	YES	Parking will be provided with either concrete or asphalt and will be confirmed with the reveiw of the building permits. Confirmation will be made during the review of any future building permit in accordance with UDC Section 7.5 non-residential development.
F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.	YES	No additional streets are proposed by this Planned Development. Access to the site will be provided by the driveways shown by the proposed site plan. Compliance to standards will be confirmed during the review of the constuction drawings.
G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.	YES	The proposed self storage is in compliance and consistant with the Thoroughfare Plan. No new issues have been identified. confirmation will be made with the review of the constuction drawings.
H. Landscaping and screening are integrated into the overall site design: 1. To provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary. 2. To complement the design and location of buildings.	YES	The proposed development/ site plan shows proposed landscaping. Additionally, compliance to standard landscaping requirements in UDC section 7.4, will be confirmed during the review of the building plans.
I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.	YES	No Parkland dedication fees will be required since this is a non-residential development.
J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.	YES	Water will be provided by the City of Temple. Wastewater will be provided by the City of Temple. Utilites will be addressed by the reveiw of the Final Plat (Replat). Compliance and confirmation related to public facilities will be made with the review of the construction drawings.

Tables

Permitted & Conditional Uses Table
General Retail (*generalized*)

Use Type	General Retail (GR)
Agricultural Uses	Farm, Ranch or Orchard
Residential Uses	Single Family Residence (attached & detached Industrialized Housing Duplex Townhouse Home for the Aged
Retail & Service Uses	Most Retail & Service Uses Alcoholic Beverage Sales, off-premise consumption, package Store (CUP)
Office Uses	Office Uses (including dental & medical) Office Warehouse (CUP)
Commercial Uses	Plumbing Shop Upholstery Shop Kennel without Veterinary Hospital (CUP) Indoor Flea Market Self-Storage – (Permitted by Planned Development – If approved)
Industrial Uses	Temporary Asphalt & Concrete Batching Plat (CUP) Laboratory, medical, dental, scientific or research Recycling collection location
Recreational Uses	Park or Playground Beer & Wine (On Premise Consumption) < 75%
Educational & Institutional Uses	Cemetery Place of Worship Social Svc. Shelter (CUP) Child Care Hospital
Vehicle Service Uses	Auto Leasing, Rental Auto Sales - New & Used (Outside Lot) Car Wash Vehicle Servicing (Minor)
Restaurant Uses	With & Without Drive-In
Overnight Accommodations	Hotel or Motel
Transportation Uses	Emergency Vehicle Service Helistop

Surrounding Property Uses

	<u>Surrounding Property & Uses</u>		
<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Auto-Urban Commercial	O-2	Undeveloped
North	Auto-Urban Commercial / Suburban Commercial	O-2 & MF-2	Retail & Service Use
South	Auto-Urban Commercial	GR	Retail & Service Uses
East	Auto-Urban Commercial	O-2	Retail & Service Uses
West	Auto-Urban Commercial	GR	Retail & Service Use

Comprehensive Plan Compliance

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use Map	YES
CP	Map 5.2 - Thoroughfare Plan	YES
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES
CP = Comprehensive Plan STP = Sidewalk and Trails Plan		

Dimensional Standards

	<u>Proposed</u> <u>(GR)</u> <u>Non-Res</u>
Minimum Lot Size	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Front Setback	15 Feet
Side Setback	10 Feet
Side Setback (corner)	10 Feet
Rear Setback	❖ 10 Feet
Max Building Height	3 Stories

- ❖ 10' rear setback (Non-residential use abuts a residential zoning district or use - UDC Section 4.4.4.F3)

General provisions for buffering and screening for non-residential uses adjacent to residential uses are found in UDC Section 7.7, highlighted provisions include but not limited to:

- * Landscaping or solid fencing from 6 to 8 feet in height (UDC Section 7.7.4),
- * Refuse containers located in the side or rear of the property (UDC Section 7.7.6), and
- * Screened outdoor storage (UDC Section 7.7.8.B1).

Traffic Count Information
Select - GR Permitted & Conditional Uses

Peak Hour Trip Rates Table (9th Ed. ITE Manual)	
Use	Peak Hour Trip Rate
Self-Storage (mini storage) (Proposed for 118,475 SF)	0.26 (per 1,000 SF) (30. 80 Trips)
Single Family (Detached) Residence	1.00 (per dwelling Unit)
Townhouse	0.52 (per Dwelling Unit)
Assisted Living Facility	0.22 (per Bed)
Congregate Care	0.17 (per Dwelling Unit)
General Office Building	1.49 (per 1,000 S.F.)
Hair Salon	1.93 (per 1,000 S.F.)
Gasoline Service Station / with Convenience Store & Fuel Pumps	13.51 (per Fueling Station)
Gasoline Service Station / Convenience Store / Fuel Pumps / Car Wash	13.94 (per Fueling Station)
Fast Food Restaurant (No Drive-Thru)	26.15 (per 1,000 S.F.)
Restaurant w/ Drive Thru	33.84 (per 1,000 S.F.)
Restaurant (Sit Down)	11.15 (per 1,000 S.F.)
Bank	12.13 (per 1,000 S.F.)
Variety Store	6.82 (per 1,000 S.F.)
Free Standing Discount Store	4.98 (per 1,000 S.F.)
Arts & Crafts Store	6.21 (per 1,000 S.F.)
Hotel	0.60 (per Room)
Motel	0.47 (per Room)
Bar (CUP)	11.34 (per 1,000 S.F.)

Site & Surrounding Property Photos



Site – Looking North: Undeveloped (O-2)



Site – Looking from the South: Undeveloped (O-2)



South: Existing Retail (Dubois Furniture) (GR)



North: Retail (Sears Building) (O-2 & MF-2)

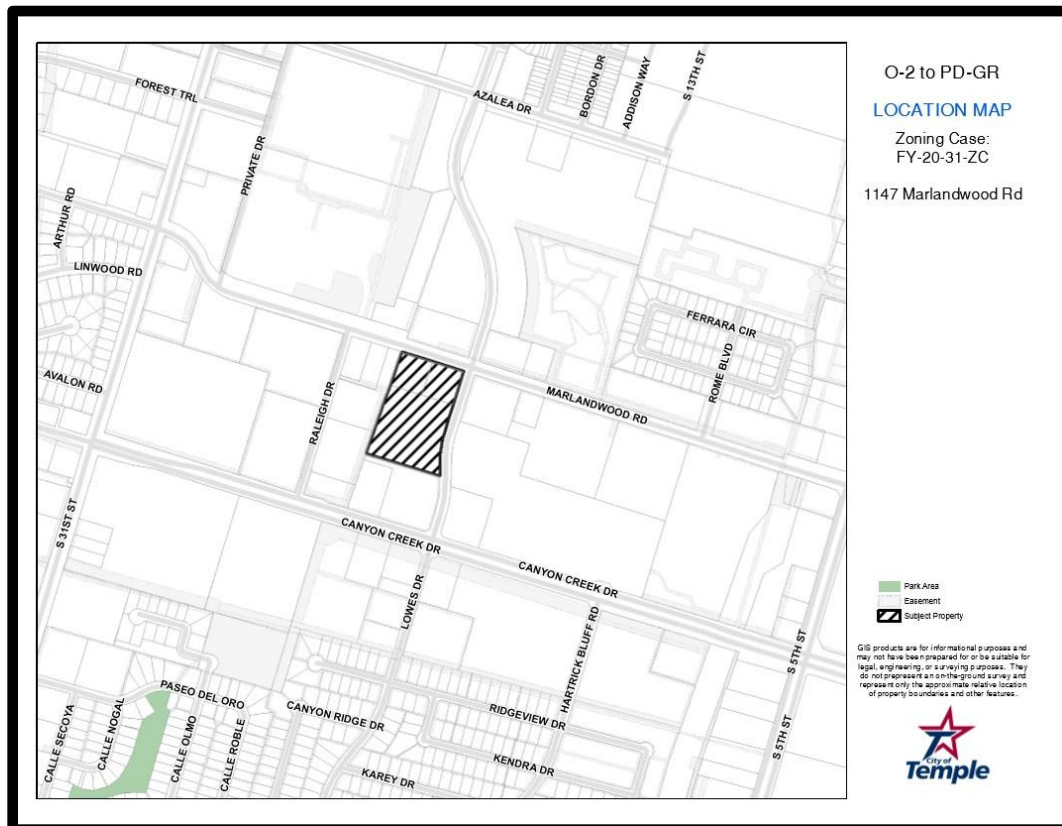


West: Existing Retail & Service Uses (GR)

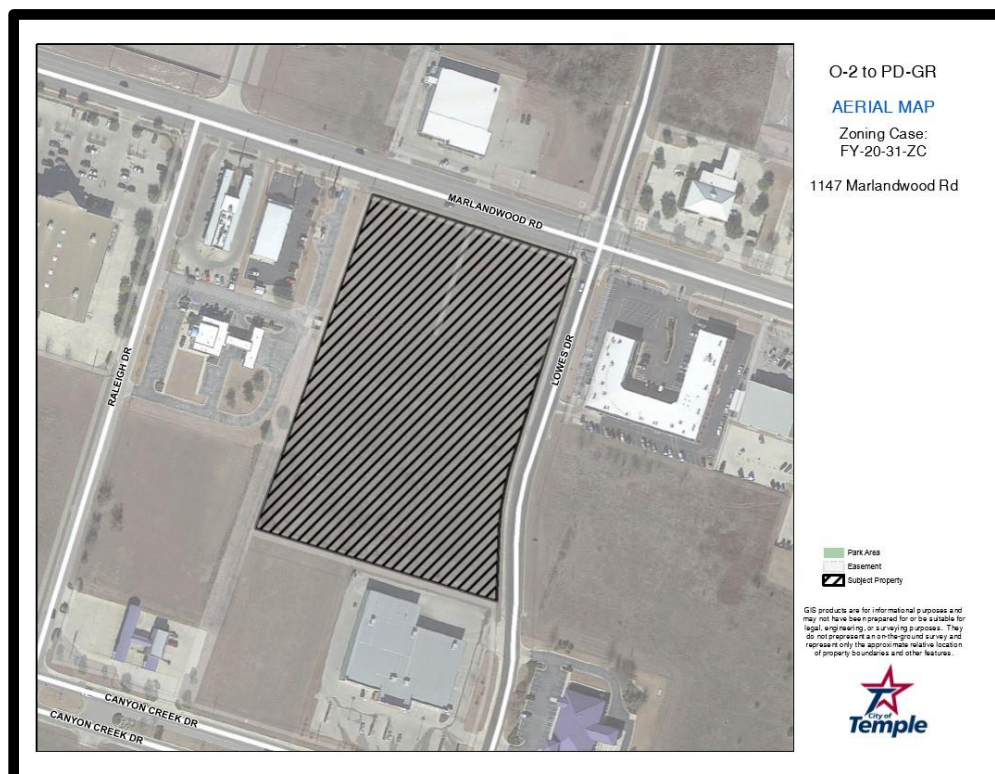


East: Existing Retail & Service Uses (O-2 & GR)

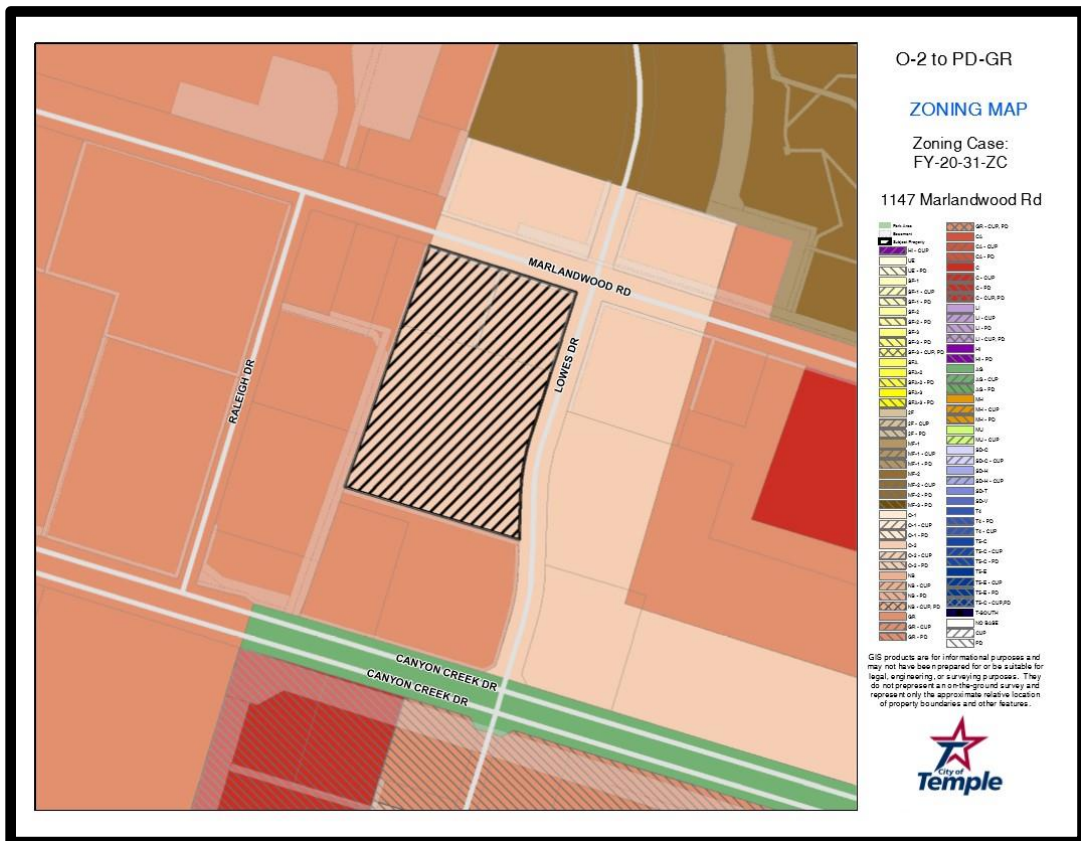
Maps



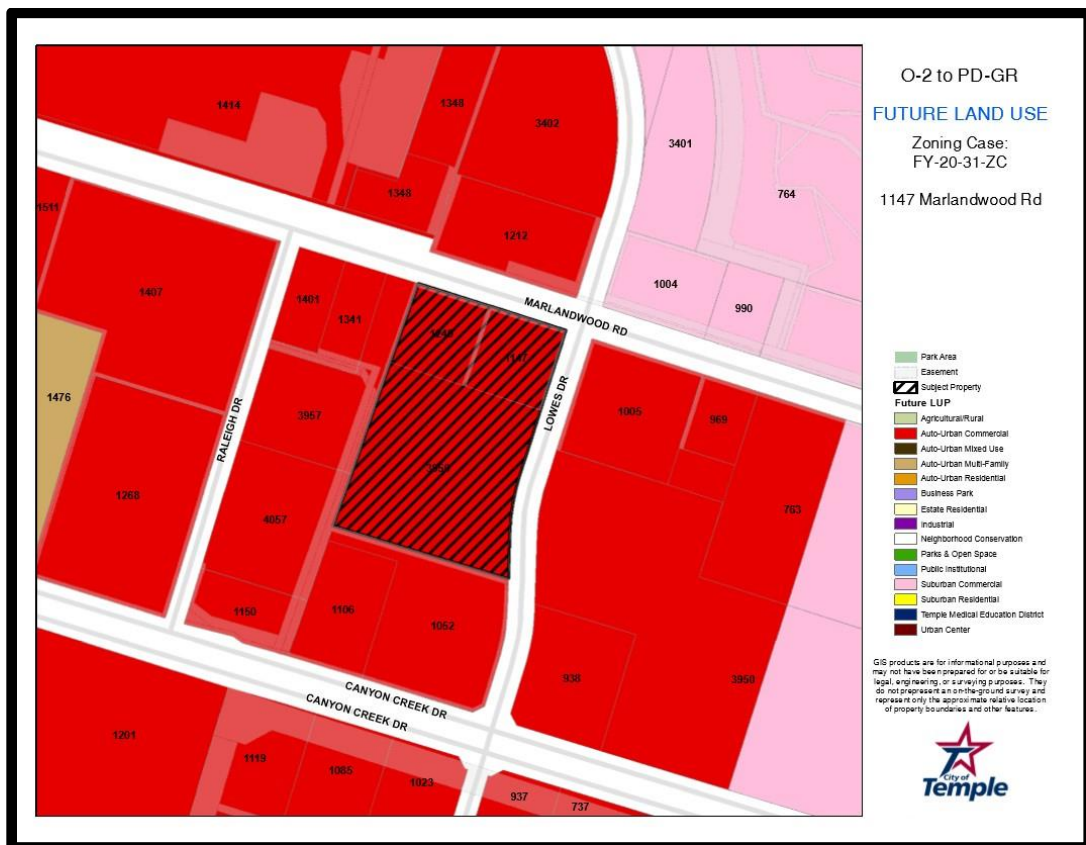
Location Map



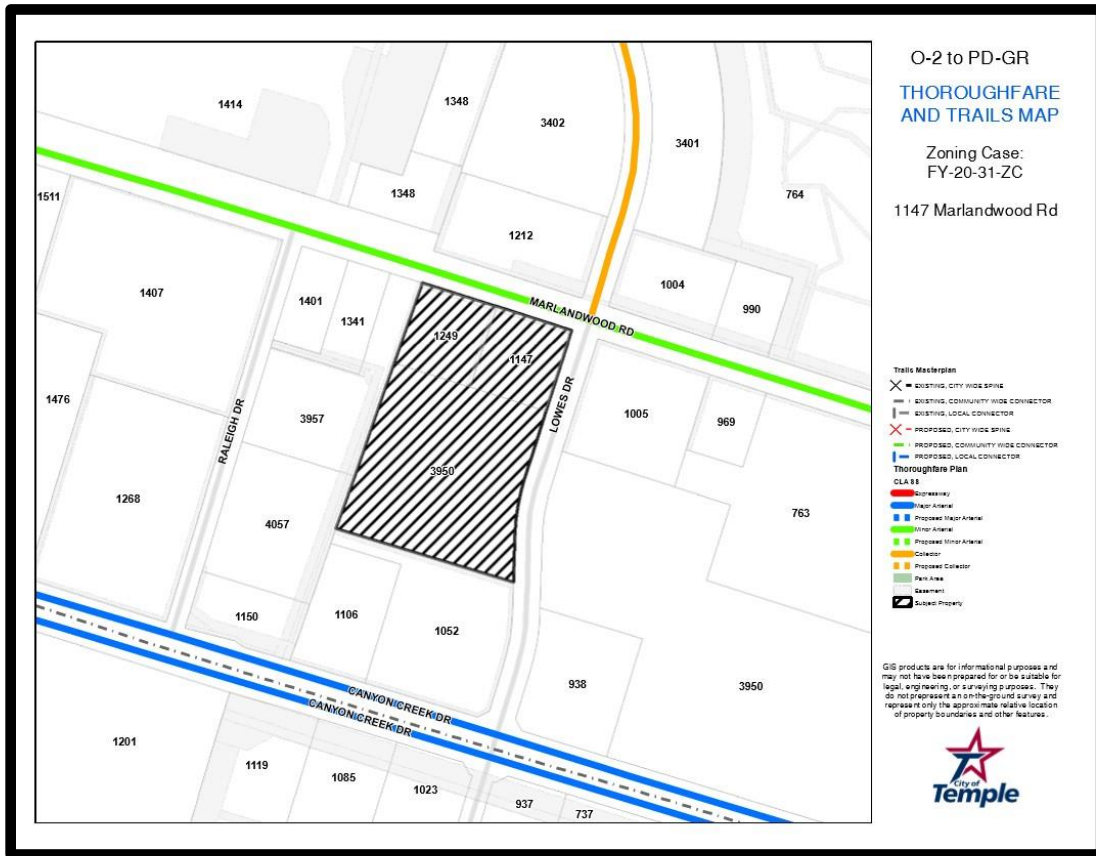
Aerial Map



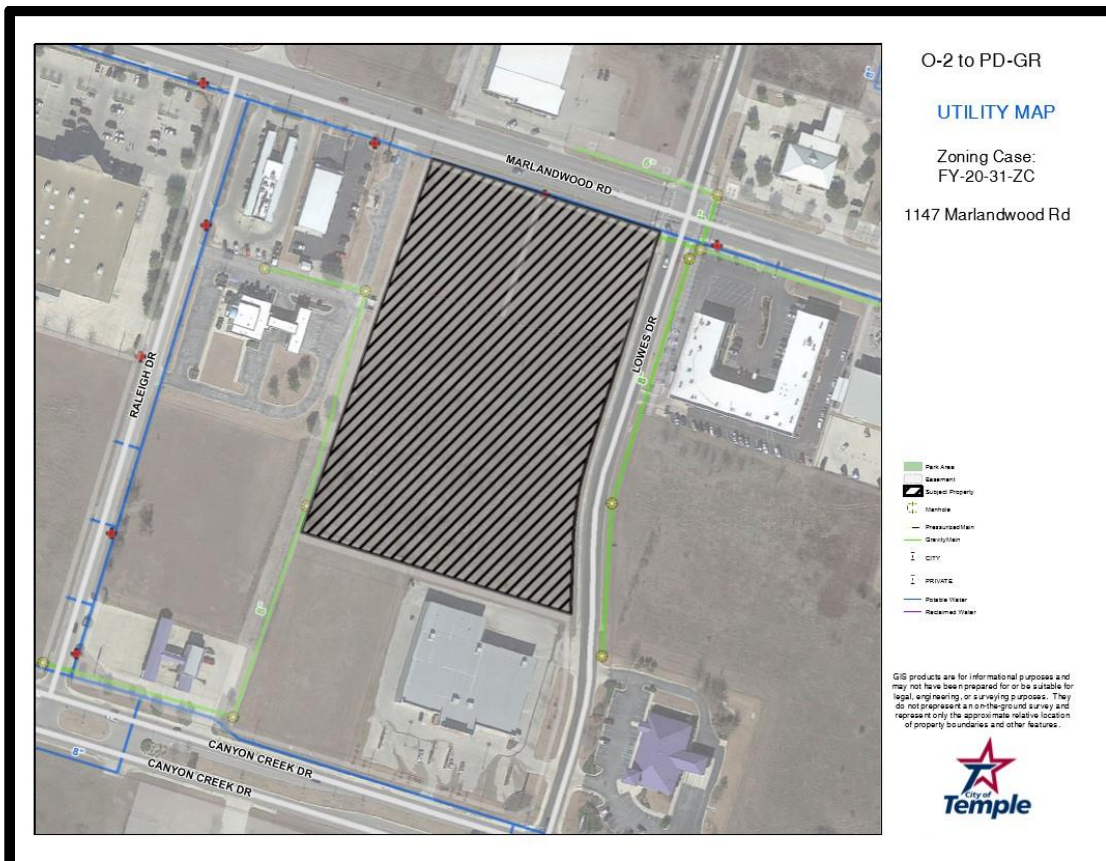
Zoning Map



Future Land Use Map



Thoroughfare & Trails Map



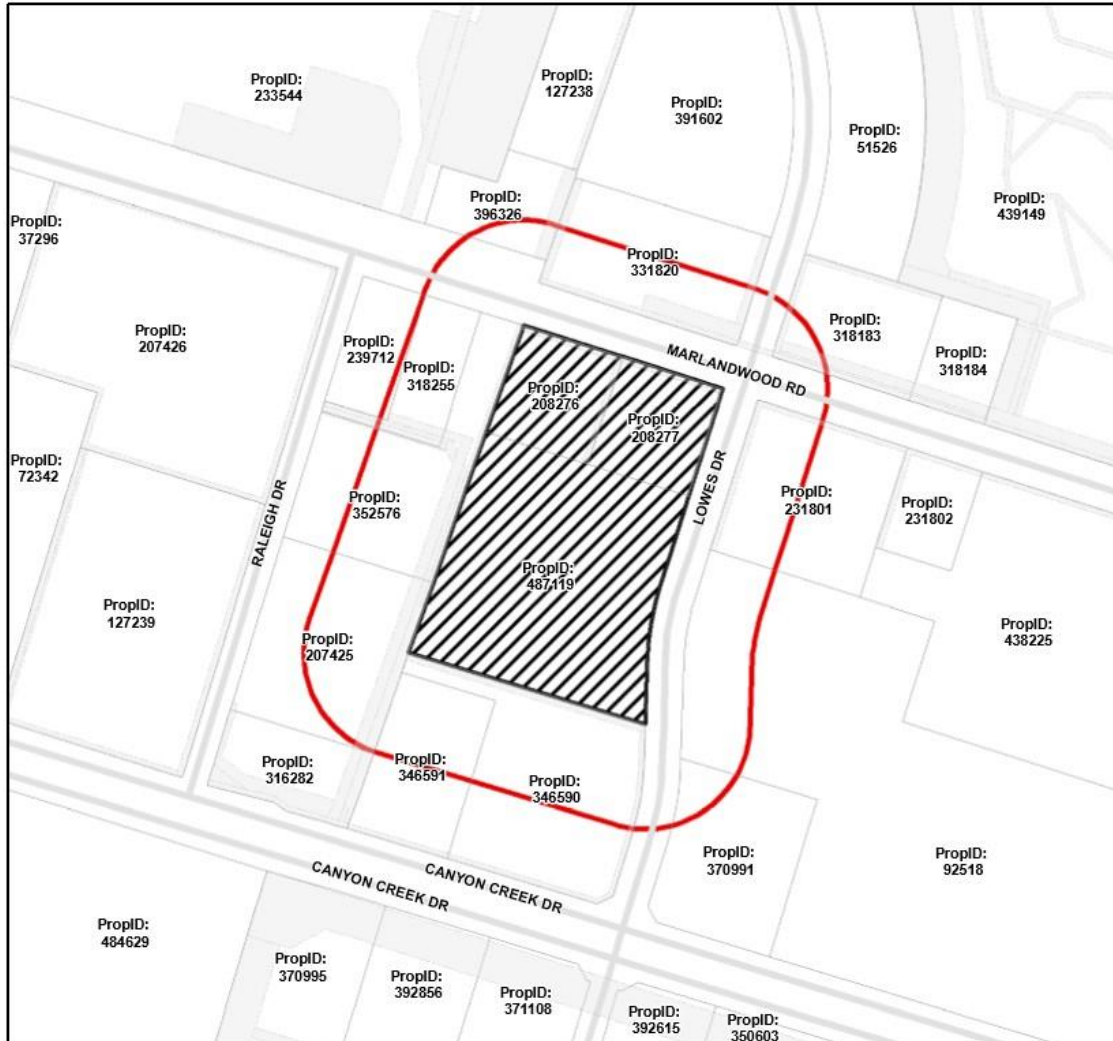
Utility Map

O-2 to PD-GR

NOTIFICATION MAP

Zoning Case:
FY-20-31-ZC

1147 Marlandwood Rd



GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent a on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Notification Map



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

August 4, 2020

Prop ID # 231801
TEMPLE PRO VENTURES COMMERCIAL LP
PO BOX 310
TEMPLE, TX 76503-0310

Zoning Application Number: FY-20-31-ZC

Case Manager: Mark Baker

Location: 1147 & 1249 Marlandwood Road

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ☒ agree

() disagree with this request

Comments: Good growth for the area

Signature: Derek Martin

Print Name: Derek Martin

(Optional) Provide email and/or phone number if you want Staff to contact you

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **August 17, 2020**.

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

RECEIVED
AUG 11 2020
PLANNING DEPT

Number of Notices Mailed: 12

Date Mailed: 8/4/2020

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

August 4, 2020

Prop ID # 331820
TEMPLE PRO VENTURES INDUSTRIAL LLC
PO BOX 310
TEMPLE, TX 76503-0310

Zoning Application Number: FY-20-31-ZC

Case Manager: Mark Baker

Location: 1147 & 1249 Marlandwood Road

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I ☒ agree

() disagree with this request

Comments: Good growth for the area

Signature: [Signature]

Print Name: Derek Martin

(Optional) Provide email and/or phone number if you want Staff to contact you

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**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

August 4, 2020

Prop ID # 370991
CENTRAL NATIONAL BANK
938 CANYON CREEK DR
TEMPLE, TX 76502-3232

Zoning Application Number: FY-20-31-ZC

Case Manager: Mark Baker

Location: 1147 & 1249 Marlandwood Road

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☒ I agree

☐ () disagree with this request

Comments:

Signature: 

Print Name: Gary Schmidt

(Optional) Provide email and/or phone number if you want Staff to contact you

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Temple, Texas 76501

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