

Rezoning: O-2 to PD-GR Development/ Site Plan (Self Storage)

Case: FY-20-31-ZC

Applicant: DB Commercial (On behalf of Ly Lee)

Location: 1249 & 1147 Marlandwood Road

Planning and Zoning Commission

City Council First Reading

City Council Second Reading

August 17, 2020

September 17, 2020

October 1, 2020

Background

- Rezoning – O-2 to PD-GR
 - ❖ Development/ Site Plan for Self Storage
 - ❖ On 6.326 +/- Acres
- Lot 1 & 2, Block 1 Guillen Estates Final Plat & all of called 4.326 +/- Acres of unplatted land
- Replat will be required prior to any development
- Self storage use not permitted in GR, except as permitted through approved Planned Development process
- DRC Review (Development/ Site Plan)
 - ❖ July 20, 2020 – No Issues Identified



Background (Continued)

- Seven separate storage buildings containing a total of 118,475 square feet of storage capability
 - **Building One:** 400' x 100' (40,325 SF) & (1,050 SF) of office space
 - **Building Two:** 400' x 100' (40,000 SF)
 - **Building Three:** 510' x 15' (7,650 SF)
 - **Building Four:** 250' x 30' (7,500 SF)
 - **Building Five:** 280' x 20' (5,600 SF)
 - **Building Six:** 370' x 20' (7,400 SF)
 - **Building Seven:** 400' X 25' (10,000 SF)
- **Building Height:** Bldg 1 (Two story all others single story. GR maximum building height is 3 stories
- **Parking:** Six parking spaces are proposed - Based on UDC Section 7.5.4B - 1 space per 2 employees, 6 spaces is adequate



Landscape Plan

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**

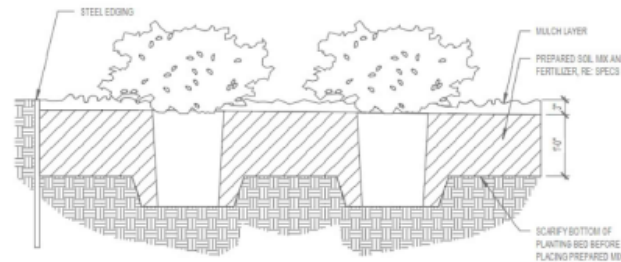
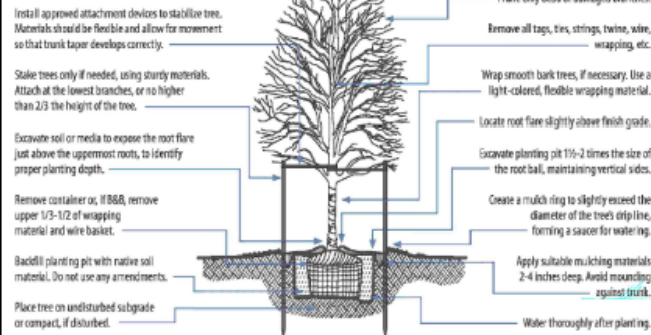
Minimum 5% Landscaping
 is proposed

LANDSCAPE TABLE

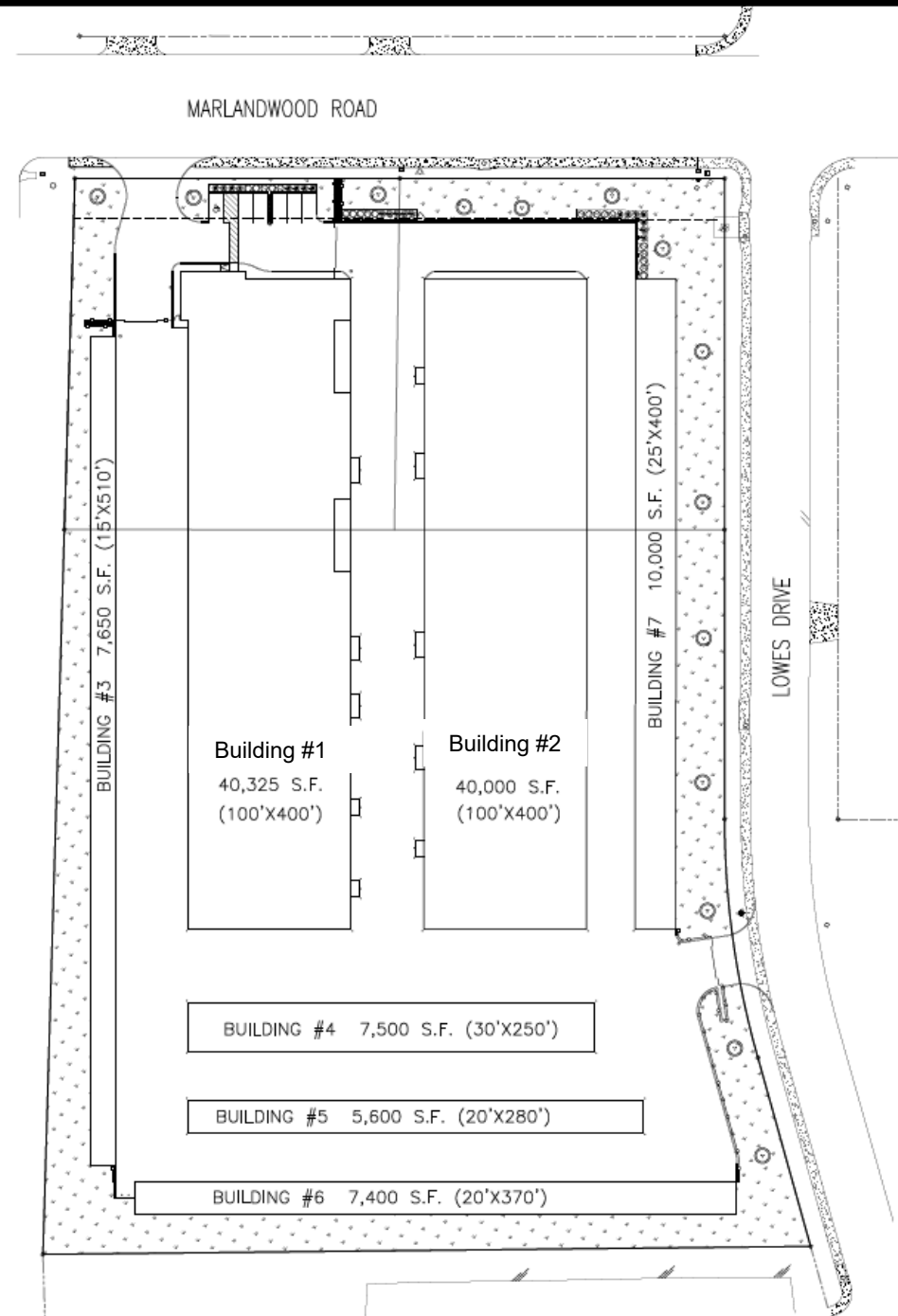
QUANTITY	SYMBOL	DESCRIPTION
GROUND COVER-VINES		
7	★	GIANT LIRIOPE (MINIMUM 1 GALLON)
SHRUBS		
20	⊗	ABELIA, GLOSSY (MINIMUM 3 GALLON)
20	○	HOLLY, DWARF YAUPON (MINIMUM 3 GALLON)
TREES		
14	⊙	GRAPE MYRTLE, TUSCARORA (MINIMUM 2" DBH OR 65 GALLON)
LANDSCAPE AREAS		
49,838 SQFT	⊙	CELEBRATION BERMUDA
3,674 SQFT	⊠	HARDWOOD MULCH

Tree Planting Detail

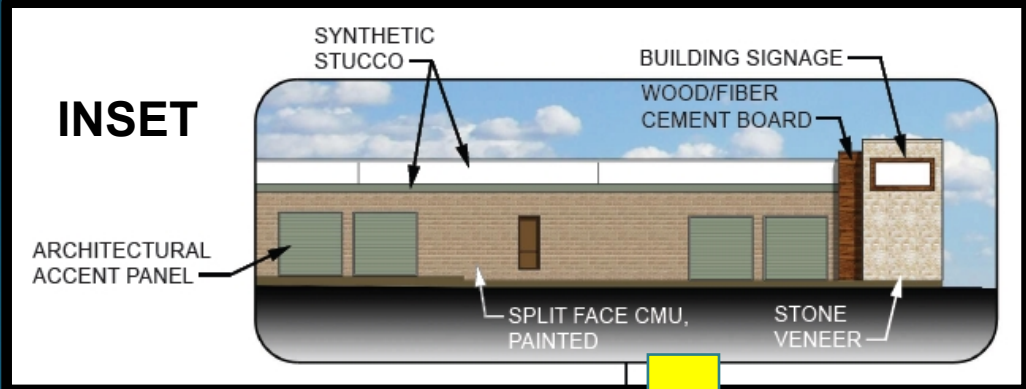
(Not to scale)



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



Elevations



Planned Development UDC Sec 3.4 (Cont.)

Criteria Table

- Proposed as Planned Development - GR
 - ❖ Development / Site Plan (Submitted with Rezoning)
 - Site Plan is Binding - Compliance to Conditions of Approval is required
 - ❖ Proposal:
 - 6.326 +/- Acres
 - Public review of Dev. / Site Plan
 - ❖ Subject to UDC Sec 3.4.5
 - 10 Criteria (A-J) - (Separate Criteria Table)

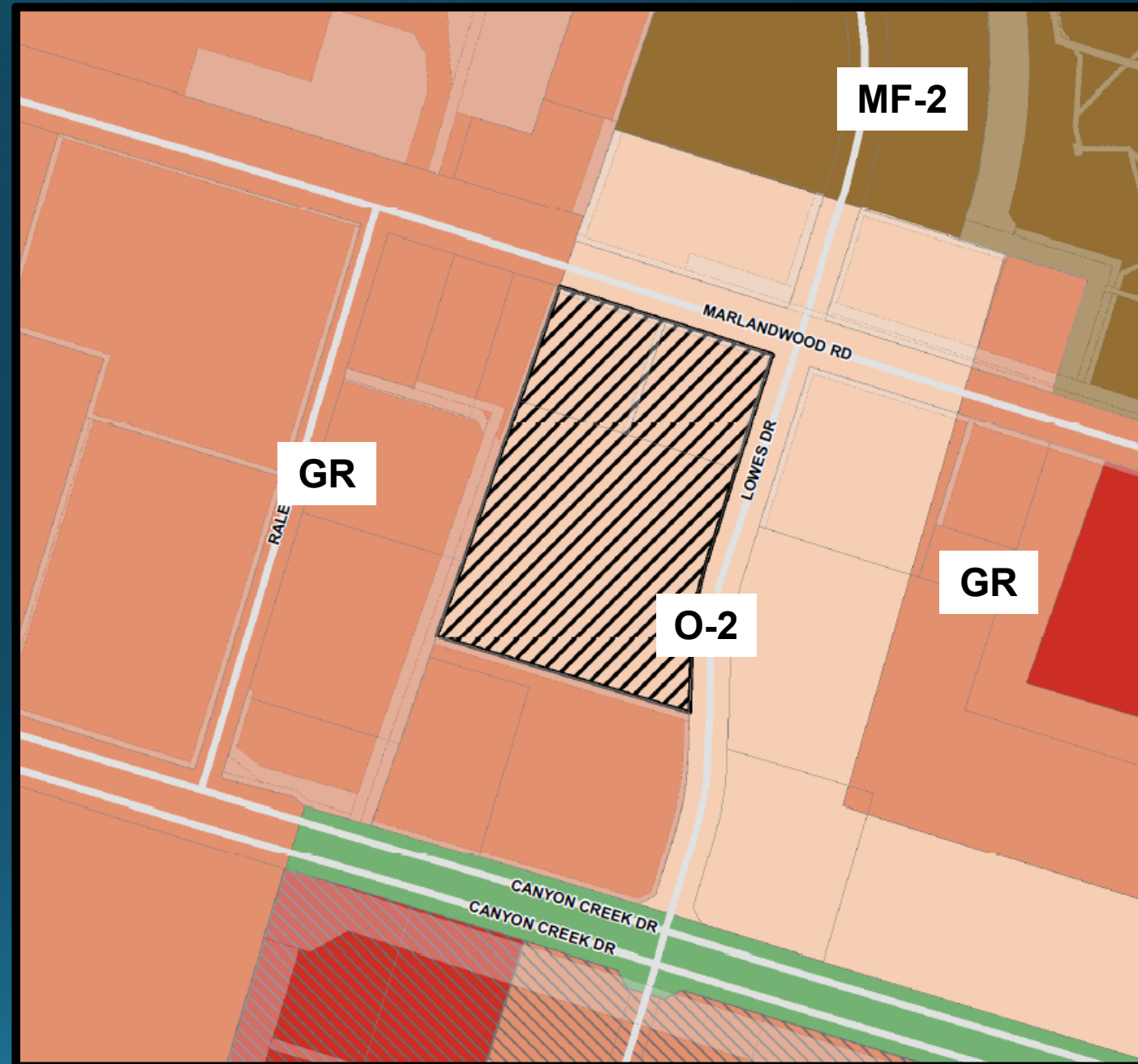
UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City.	YES	Development/ site plan requirements are being addressed through the design standards of the TMED South District however, conditions of approval will enhance compatibility in the district. 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	Drainage and other related engineering have not been reviewed by Public Works but will be reviewed and addressed through the review of construction drawings. Drainage, detention and utilities have been evaluated with the review of the final plat of TMED South, Replat No. 1. No issues have been identified 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 in the process of developing along with the existing Everest Rehabilitation Hospital and proposed retail an service uses that are anticipated for the immediate area. 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 as well as pedestrian circulation was reviewed with Replat No. 1 Compliance will be made during the review of construction 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 addressed with the review of the individual building permits. Confirmation will be made during the review of any future building permit in accordance with UDC Section 7.5 for both residential and 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 existing and/ or approved driveways and reviewed during the review of the construction 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 consistency with the Thoroughfare Plan. No new issues have been identified. confirmation will be made with the review of the construction 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	Along with the standard landscaping requirements in UDC section 7.4, the project will be required to comply with the enhanced landscaping requirements set forth by the TMED South District. Conformation will be made with the review of the construction drawings.
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. Utilities were addressed by the review of the final plat. Compliance and confirmation related to public facilities will be made with the review of the construction drawings.

COMPLIANCE

Zoning Map

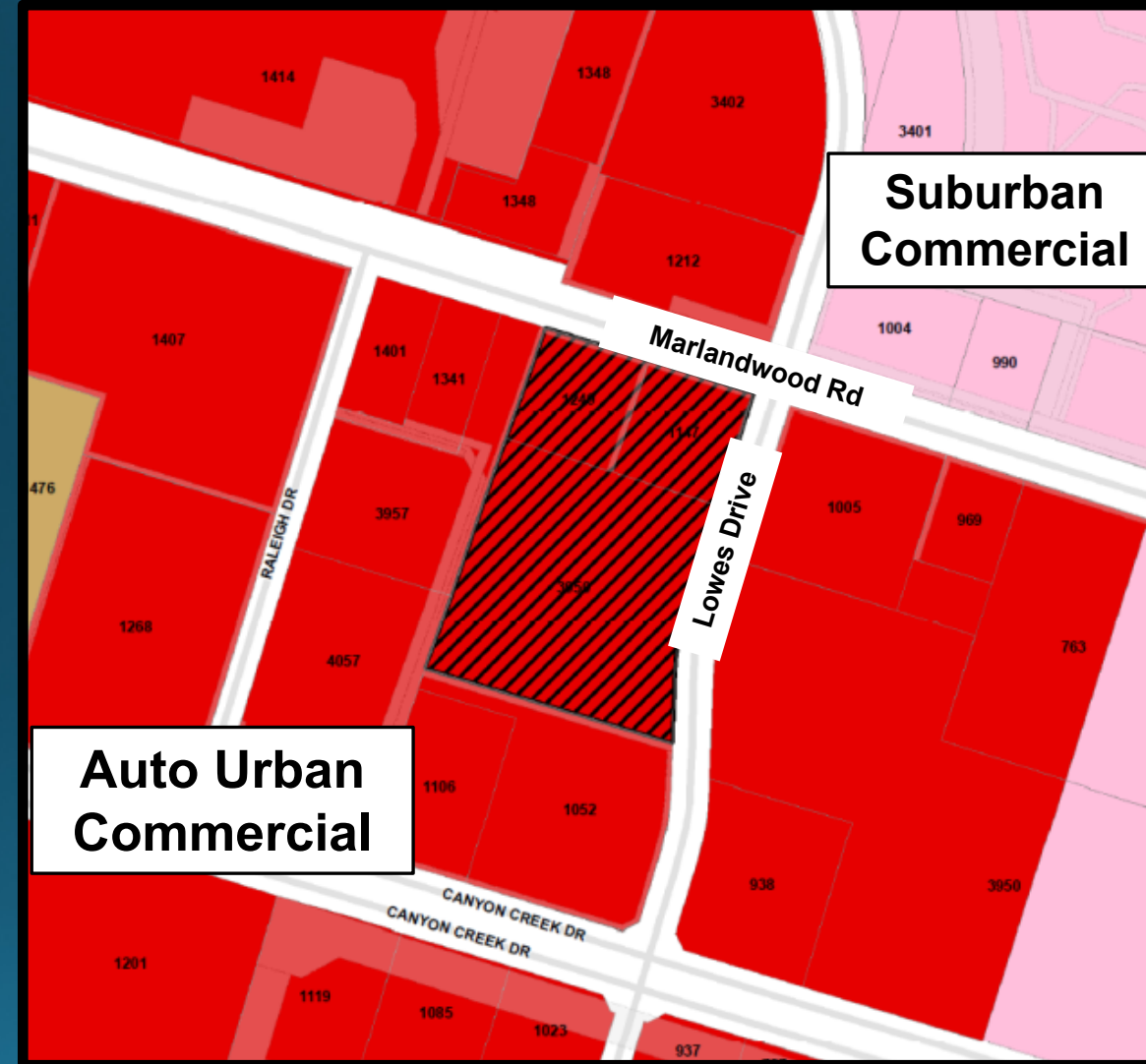
- Proposed PD - GR
 - ❖ Self-storage use not permitted in General Retail
 - ❖ PD / Site Plan approval with conditions, use would be compatible with surrounding existing and anticipated uses and zoning
 - ❖ Lowes Drive and Marlandwood Road serve as an additional buffer to adjacent existing O-2 uses

COMPLIANCE



Future Land Use Map

- **Auto Urban Commercial**
 - ❖ Intended for commercial uses generally concentrated at intersections versus strip development along major roads
 - ❖ Supports General Retail (GR) & Commercial (C) zoning districts
 - ❖ Planned Development vs. Commercial zoning was preferred to allow for public site plan review & reduce undesirable commercial uses, if self-storage did not develop
- **Draft 2020 Comp Plan (Corridor Mixed Use Category)**
 - ❖ Intended for mixed-use areas to be developed at a higher density/intensity & with uses not primarily allowed in the Residential & Neighborhood Services category. While Commercial zoning would not be appropriate, the proposed designation **does** support general retail & planned development zoning



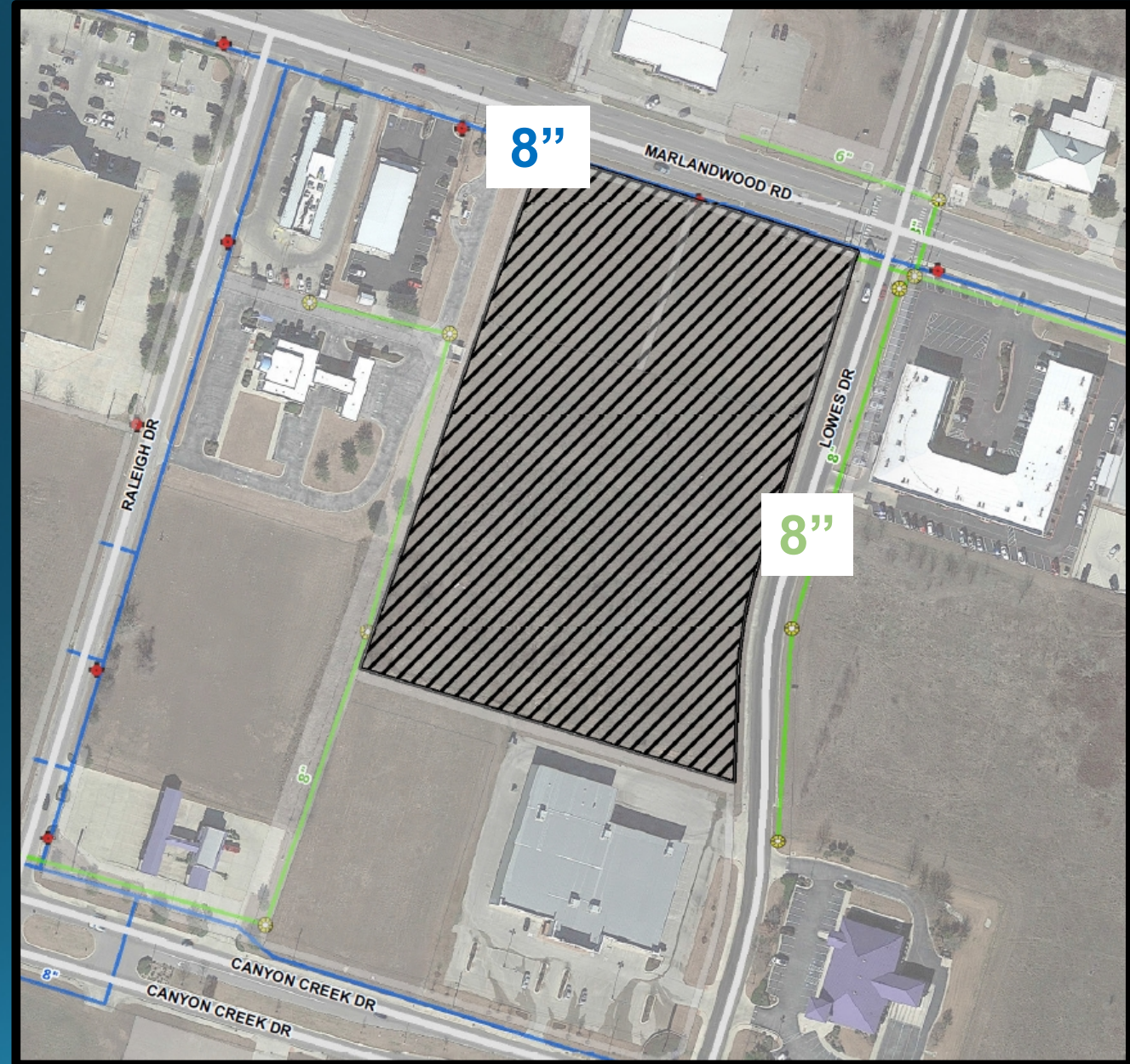
COMPLIANCE

Existing Water & Sewer Map

Water – 8" in Marlandwood Road

Sewer – 8" in Lowes Drive

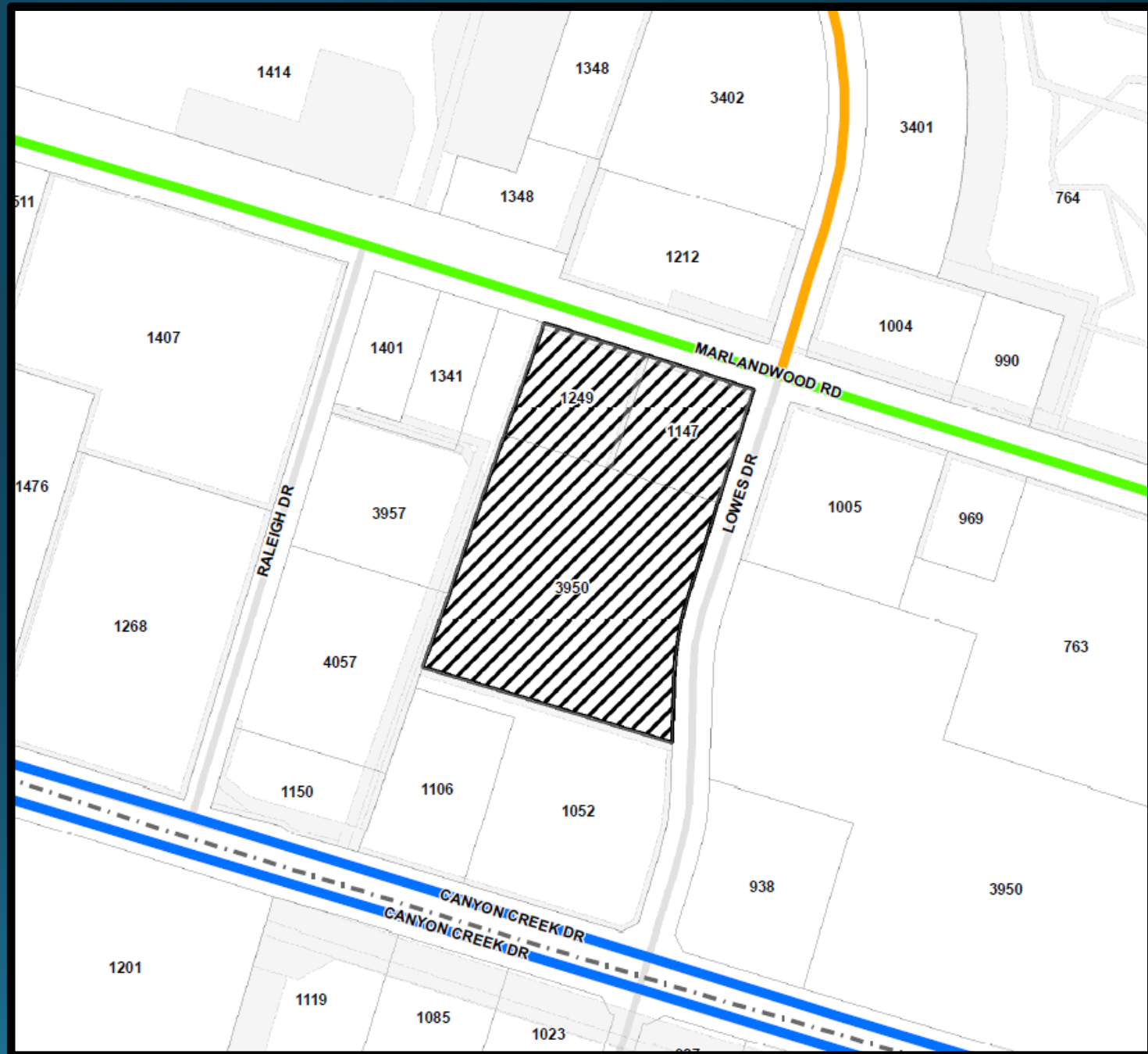
COMPLIANCE



Thoroughfare Plan & Trails

- Marlandwood Road (Major Arterial)
 - ❖ Sidewalk along Marlandwood to be addressed with Replat
- Lowes Drive (Local)
- Trails / Sidewalk
 - ❖ No trails identified
 - ❖ 6-foot sidewalk shown on site plan & will be addressed during replat process

COMPLIANCE



On-Site



Undeveloped
(O-2)

North



Looking Across Marlandwood Rd – Sears Bldg
(O-2)

South



Retail Service Use – Dubois Furniture
(GR)

West



Existing Retail and Service Uses
(GR)

East



Existing office & Retail Service Uses
(O-2 & GR)

General Listing of Permitted and Conditional Uses in GR

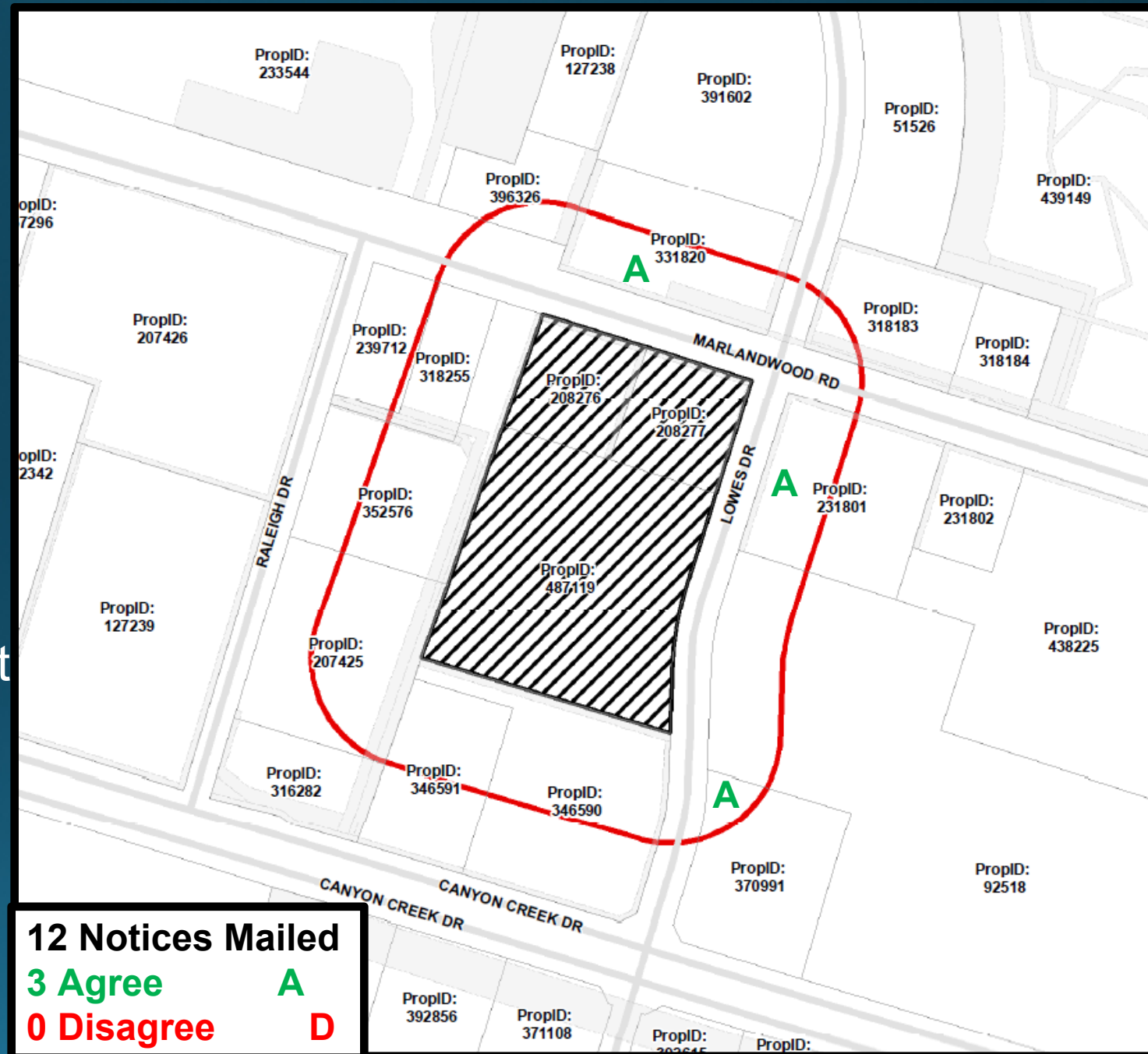
	<u>Proposed (GR) Non-Res</u>
Minimum Lot Size	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Front Setback	15 Feet
Side Setback	10 Feet
Side Setback (corner)	10 Feet
Rear Setback	❖ 10 Feet
Max Building Height	3 Stories

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 <i>Self-Storage – (Permitted by Planned Development – If approved)</i>
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

Public Notification

PUBLIC NOTICE:

- 12 notices were sent out to property owners within 200 feet
- 3 notices (2 same owner) returned in Agreement
- 0 notices returned in Disagreement
- The newspaper printed notice of the public hearing on August 5, 2020, in accordance with state law and local ordinance



Compliance Summary

UDC Section 3.4.5 (PD Criteria)	YES
Future Land Use Plan	YES
Compatible with Surrounding Uses & Zoning	YES
Public Facilities Available	YES
Thoroughfare Plan	YES

Staff Recommendation

- Staff Recommends **Approval** from Office-2 “**O-2**” district to Planned Development – General Retail “**PD-GR**” district

Subject to the following 6 conditions:

1. That the 6.326 +/- acre site may be developed with a self-storage facility as shown and further described by Exhibits A, B & C of the rezoning Ordinance or any permitted use within the General Retail (GR) district;
2. Substantial compliance to the Development/Site Plan, Landscape Plan & building elevations (Exhibits A, B & C);
3. A subdivision plat is required prior to any development;
4. That the proposed six parking spaces is adequate based on 2 employees at any one-time allowance per UDC Section 7.5.4B;
5. That the Director of Planning & Development may be authorized discretion to approve minor modifications to the City Council-approved development/site plan for the 6.326 +/- acre lot, including but not limited to, screening, buffering, landscaping and minor modifications to the overall site layout; and
6. Significant changes to the Development/ Site Plan require review by the Planning & Zoning Commission and City Council

P&Z Recommendation

At the August 17, 2020 meeting, the Planning & Zoning Commission
voted **7 to 0**
to **Approve** the Rezoning per staff's recommendation

Questions / Discussion

