



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development

ITEM DESCRIPTION: SECOND & FINAL READING - FY-20-31-ZC: Consider adopting an ordinance authorizing a rezoning from Office 2 (O-2) to Planned Development General Retail (PD-GR) with a Development/ Site Plan for a self-storage facility on 6.326 +/- acres, legally described as Lots 1 & 2, Block 1 Guillen Estates and all of called 4.326-acre tract of land, addressed as 1249 & 1147 Marlandwood Road.

BACKGROUND: The applicant, DB Commercial, on behalf of Ly Lee, requests a rezoning from Office 2 (O-2) to Planned Development-General Retail (PD-GR) to allow for a self-storage facility on 6.326 +/- acres. The facility would include a combination of indoor climate controlled and ambient (outdoor) temperature storage units. The development/site plan provides the minimum 5% landscaping to soften the exterior views of the buildings as well as exterior elevation materials using a combination of split face concrete masonry unit (CMU) and stone veneer as described further later in this report.

Self-storage building layout for the 6.326 +/- acres is proposed with seven (7) buildings providing for a total 118,475 square feet of total storage space. Square footages and footprint sizes described as follows:

- Building One - 400' x 100' (40,325 SF) & (1,050 SF) for 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)

Landscaping: The Development/Site Plan shows a detailed listing of proposed landscaping materials. The proposed landscaping consists of trees, shrubs and ground cover-vines behind the proposed sidewalk. The Landscape Plan reflects the addition of 14 trees with a 2-inch diameter at breast height

(dbh), specifically Crape Myrtles. The use of dwarf holly shrubs is also proposed. The Landscape Plan shows a minimum of 5% landscaping which meets minimum code requirements. Compliance with landscape requirements would be made with the review of the building permit.

Exterior Building Materials: Exterior building facades are proposed with a combination of split face CMU, stone veneer along fiber board, synthetic stucco and aluminum for architectural accents. Materials will be in compliance with building code and State requirements and will be confirmed during the building plan review process.

Traffic: The self-storage facility by itself is not expected to generate significant traffic impacts. According to the Institute of Traffic Engineers Peak Generation Rates (9th Edition), a peak-hour trip rate of 0.26 per 1,000 square feet of storage is generated. Therefore, 118,475 square feet of storage is anticipated to generate a total 30.80 peak-hour trips. In comparison, a fast food restaurant with no drive-through will generate 26.15 peak hour trips per 1,000 square feet of floor area and a restaurant with a drive-through will generate 33.84 peak hour trips per 1,000 square feet of floor area. The trip rate of other notable uses are shown in the attached table.

Parking: Per UDC Section 7.5.4B, parking for self-storage (mini storage) is provided at the rate of 1 space per 2 employees or one (1) space 5,000 square feet of gross floor area, whichever is greater. Based on 119,800 square feet of total storage floor area, twenty-three (23) parking spaces are required. There are six (6) parking spaces provided. However, it is anticipated that the proposed maximum of two employees at any one time will be sufficient with the proposed 6 parking spaces. The reduced number of parking spaces is acceptable and is proposed as a condition of the Planned Development.

Planned Development: UDC Section 3.4.1 defines a Planned Development as:

“A flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.”

As a Planned Development, per UDC Sec.3.4.3A, a Development Plan (Exhibit A) is subject to review and approval by City Council as part of the rezoning. As opposed to a standard rezoning, conditions of approval can be included into the rezoning Ordinance with a binding Development/ Site Plan. The submitted Development/ Site Plan provides the boundaries of the tract, the layout for the proposed building footprints, parking and traffic circulation areas within the 6.326 +/- acre lot.

The proposed Planned Development with a base-zoning of General Retail (GR) allows for a wide range of uses, both permitted by right and with an approved conditional use permit (CUP). Uses which include, but are not limited to, are provided in an attached table.

In accordance with UDC Section 3.4.5, in determining whether to approve, approve with conditions or deny a Planned Development application, the Planning & Zoning Commission and City Council must consider specific criteria. While more detailed discussion can be found throughout this report, a synopsis entitled “Planned Development Criteria and Compliance Summary” is attached.

Surrounding Property & Uses: An attached table provides Zoning, Future Land Use Plan (FLUP)

designations, and current land uses surrounding the subject property.

Subdivision Plat: A subdivision plat will be required prior to any development. While the project is within Lot 2 of the platted Guillen Estates final plat, the development incorporates unplatted land which requires a replat prior to any development. A note on the plat has been provided for this requirement. The Replat would confirm compliance with drainage, detention and other public improvement requirements for the site. The 6-foot sidewalk requirements would also be addressed with the required subdivision plat. The 6-foot sidewalk is shown on the site plan.

Development Review Committee (DRC): As required by UDC Section 3.4.2B, the Development/ Site plan for the proposed self-storage was reviewed by the DRC on July 20, 2020. Detention was reviewed by Public Works. Compliance to both drainage and detention requirements will be reviewed during the construction plan review process.

Development Regulations: The following table shows the current dimensional standards and the proposed standards. Both current and proposed standards are reflective of the underlying base-General Retail zoning district. Setbacks would be applicable to non-residential buildings.

Public Notice: Owners of twelve (12) properties within 200-feet of the subject property, were sent notice of the public hearing as required by State law and City Ordinance. As of Thursday September 10, 2020, three notices, two from the same owner have been received.

The newspaper printed notice of the public hearing on August 30, 2020, in accordance with state law and local ordinance.

ALIGNMENT WITH ADOPTED PLANS:

| Plan | Comments |
|--------------------|--|
| Strategic Plan | This item supports the City's Strategic Plan goal of "A City that supports well-managed growth and development to promote a thriving economy," and the Strategic Plan commitment to "Facilitate high quality, safe, and strategic community growth." |
| Comprehensive Plan | <p>The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:</p> <p>Future Land Use Map (FLUM) (CP Map 3.1)</p> <p>According to the 2008 - City of Temple Comprehensive Plan, the subject property, is within the Auto-Urban Commercial designation of the Future Land Use Map (FLUM). The Auto-Urban designation is intended for those areas identified for commercial use, generally concentrated at intersections versus strip development along the major roads. Similar to the Suburban Commercial district, the minimum site area is commonly 10,000 square feet but may be larger for multi-tenant buildings and centers.</p> |

| Plan | Comments |
|-------------------|---|
| | <p>The Auto-Urban Commercial designation is appropriate for both General Retail (GR) and Commercial (C) zoning. While a self-storage facility requires a minimum Commercial (C) zoning, the individual use within the General Retail (GR) zoning can be evaluated on a “case by case” basis.</p> <p>The proposed 2020 Comprehensive Plan designates the property as within the Corridor Mixed Use designation. The Corridor Mixed-Use future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily allowed in the Residential & Neighborhood Services classification. While Commercial zoning would not be appropriate, the proposed designation does support general retail and planned development zoning.</p> <p>As a Planned Development however, the project can be conditioned to be more compatible. Therefore, with adequate buffering, and screening the proposed self-storage facility is in <u>compliance</u> with the Future Land Use Plan.</p> <p>Thoroughfare Plan (CP Map 5.2) Marlandwood Road is identified by the Thoroughfare Plan as a minor arterial. Access to the site is proposed by two separate (two-way) access points, one on Marlandwood Road and the other along Lowes Drive.</p> <p>Availability of Public Facilities (CP Goal 4.1) Availability of water is from an 8-inch waterline in Marlandwood Road. Wastewater is available from an existing 8-inch sewer line in Lowes Drive. Utilities will be addressed during the review of the subdivision plat.</p> <p>Temple Trails Master Plan Map and Sidewalks Ordinance While no trails are required by the Trails Master Plan Map, since Marlandwood Road is a minor arterial, a minimum 6-foot sidewalk is required and is shown on the site plan. The proposed sidewalk will connect to the existing 6-foot sidewalk along Lowes Drive. The sidewalk will be further addressed during the platting stage.</p> |
| Parks Master Plan | Not Applicable |

STAFF RECOMMENDATION: Based on the following analysis and reasons that:

1. The proposed Development/ Site Plan has demonstrated compliance with the provisions of the Planned Development Criteria as required by UDC Section 3.4.5;
2. The self-storage facility is compatible with the anticipated development of Marlandwood Road and Lowes Drive; and

3. The proposed self-storage facility will provide adequate buffering and screening with consideration to future uses.

Staff recommends approval of the requested Planned Development, subject to the following 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

BOARDS & COMMISSIONS RECOMMENDATION: On August 17, 2020 the Planning & Zoning Commission met and reviewed this item. [The Commission recommended approval by a vote of 7 to 0.

FISCAL IMPACT: No fiscal impacts have been identified

ATTACHMENTS:

Narrative Letter
Development/ Site Plan (Exhibit A)
Landscape Plan (Exhibit B)
Building Elevations (Exhibit C)
Planned Development Criteria and Compliance Summary Table (UDC Section 3.4.5)
Photos
Tables
Maps
Returned Property Notices
Ordinance