

Legislation Details (With Text)

File #: 2019-2895 **Name:**
Type: Public Hearing - Sworn **Status:** Agenda Ready
File created: 7/1/2019 **In control:** City Council - Regular Session
On agenda: 8/6/2019 **Final action:**
Title: Public Hearing: Application #PL2019-220 - Rezoning from CP-2 to PI and Preliminary Development Plan and Appl. #PL2019-222 - Special Use Permit for indoor climate-controlled storage and exterior-access non-climate controlled storage facility - Storage Mart, -3924 & 3930 SW Raintree Dr.; New TKG-KC LLC., applicant.
Sponsors: Development Services

Indexes:

Code sections:

Attachments: 1. Planning Commission Minutes, 2. Staff Letter, 3. Transportation Impact Analysis, 4. Trip Generation Assessment, 5. Preliminary Development Plan, 6. Preliminary Development Plan, 7. Elevation from Highway, 8. Applicant Narrative, 9. Detention and Water Quality Calculations, 10. Photo-View East, 11. Photo-View North, 12. Photo-View South, 13. Photo-View West, 14. Neighborhood Meeting Letter, 15. Location Map

Date	Ver.	Action By	Action	Result
7/11/2019	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2019-220 - Rezoning from CP-2 to PI and Preliminary Development Plan and Appl. #PL2019-222 - Special Use Permit for indoor climate-controlled storage and exterior-access non-climate controlled storage facility - Storage Mart, -3924 & 3930 SW Raintree Dr.; New TKG-KC LLC., applicant.

Issue/Request:

The applicant proposes a rezoning, preliminary development plan, and a special use permit for an indoor climate controlled storage facility that also includes limited outdoor non-climate controlled unit access and outdoor vehicular storage. The property is located west of M-291 Hwy and SW Raintree Dr. and east of the existing mini-storage facility. The applicant also requests to rezone the property from CP-2 to PI to allow for the component of the outdoor unit access and limited outdoor storage.

The facility is comprised of one (1) building totaling 302 units. The color palette and materials for the proposed building is primarily red and tan brick with stone accents and bronze storefronts.

The applicant requests modifications for the proposed outdoor unit access activities, outdoor storage, and roof pitch. Staff supports the requested modifications.

The applicant requests a 50 year time period. Staff doesn't support the requested time period and has recommended a 25 year time period to be consistent with recently approved storage facilities.

Josh Johnson, AICP, Assistant Director Plan Services

Recommendation:

1. A modification shall be granted to allow outdoor activities (i.e. exterior access to non-climate controlled storage units) to occur on site.
2. A modification shall be granted to allow for outdoor storage of vehicles as shown on the preliminary development plan, dated May 21, 2019.
3. A modification shall be granted to the 1:3 roof pitch requirements to allow a flat roofed building.
4. The special use permit shall be approved for a period of 25 years.
5. The development shall be in accordance with the preliminary development plan, dated May 21, 2019.

Committee Recommendation: At the July 11, 2019 Planning Commission meeting a motion was made by Commissioner Arth, seconded by Commissioner Gustafson, that Appl. #PL2019-220 - Rezoning from CP-2 to PI and Preliminary Development Plan and Appl. #PL2019-222 - Special Use Permit for indoor climate-controlled storage and exterior-access non-climate controlled storage facility - Storage Mart, -3924 & 3930 SW Raintree Dr.; New TKG-KC LLC., applicant, be recommended for approval to the City Council-Regular Session, due back on 8/6/2019. The motion carried unanimously.