

Memo

Meeting Date: June 23, 2014

To: Planning Commission members

From: Jeff Fisher, Planner

Subject: CU14-09: Todd Cauthorn, a request for approval of a Conditional Use to allow for "Self-Service Storage" as defined in Section 315.I. of the Zoning Ordinance, in a Neighborhood Commercial (CN) zoning district, on the following property:

Location: An unaddressed 5.155 acre tract of land, located at the northwest corner of Southwest Boulevard and Twin Mountain Drive; more specifically occupying 5.126 acres of the C.A. Voight Survey 181, and 0.029 acres of the G. Maurer Survey 182, in southwest San Angelo.

Purpose: Approval of this request would allow for "Self-Service Storage" in a Neighborhood Commercial (CN) zoning district

Contacts: Todd Cauthorn, Applicant 325-656-1662
Jeff Fisher, Planner 325-657-4210

Summary: The Planning Commission may:

- (1) **Approve** a Conditional Use to allow for "Self-Service Storage" on the subject property, as requested; or
- (2) **Approve** a Conditional Use to allow for "Self-Service Storage" on the subject property, **subject to** conditions believed necessary and appropriate to mitigate any adverse effects of such use; or
- (3) **Deny** the requested Conditional Use to allow for "Self-Service Storage" on the subject property.

Recommendation: Planning staff recommends **approval** of the proposed conditional use request.

History and Background:

The subject property comprises of 5.155 acres at the northwest corner of Southwest Boulevard and Twin Mountain Drive in southwest San Angelo. In April 2014, the applicant submitted a request for approval for a conditional use to construct mini self-service storage units on the property. The application included a concept plan showing the storage units ranging from 5’ x 10’ to 10’ x 30’ throughout the property, a 30’ x 30’ office, and a parking area for 5 spaces. The applicant later submitted photos from another self-storage facility in Austin, Texas, which he said is similar to what he is proposing here. This would include the installation of open gated fencing around the perimeter of the site (see site plan and photo of fencing attached).

General Information

Existing Zoning: Neighborhood Commercial (CN)

Existing Land Use: Vacant, open space

Surrounding Zoning/Land Use:

North:	Single Family Residential (RS-1)	Single-family dwellings
West:	Single Family Residential (RS-1)	Vacant land
South:	Single Family Residential (RS-1)	Vacant land
East:	Neighborhood Commercial (CN), Single Family Residential (RS-1)	Vacant land and single-family dwellings

Thoroughfares/Streets: Southwest Boulevard and Twin Mountain Drive are identified as “minor arterial streets” designed to connect collector streets to freeways and other arterials carrying large volumes of traffic at high speeds. Access is secondary and mobility is the primary function of these streets.

Zoning History: The property was annexed into the city in 2006.

Vision Plan Map: “Neighborhood Center”, except for approximately 100’ of the west portion which is “Neighborhood”

Related Comp Plan Excerpt(s): *“Contract retail commercial corridors into series of identifiable nodes or centers at key intersections”*

“Improve pedestrian access to commercial Neighborhood Centers”

“Establish transition areas to better “scale-down” intensity of use between from commercial centers to neighborhoods.”

“Require a buffer separating commercial, industrial or agricultural zoned lands from neighborhoods.”

Special Information

Traffic Concerns:	The nature of this request is likely to be a low traffic generator.
Parking Requirements:	Section 511. Off-Street Parking Standards 511.F.3. <i>“All areas used for required off-street parking shall be paved.”</i>
Parking Provided:	Self-Service Storage requires a minimum of two parking spaces. More parking may be required for the accessory office. A total of 5 parking spaces are shown on the concept plan provided.
Related Specific Use Standards:	Section 315.I, Zoning Ordinance Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property. Accessory uses may include living quarters for a resident manager or security and leasing offices. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the Self-Service Storage use. The rental of trucks or equipment is also not considered accessory to a Self-Service Storage use.
Notification Required:	Yes
Notifications Sent:	24
Responses in Favor:	0
Responses in Opposition:	1

Analysis:

In order to approve this request, the Planning Commission members are first required to find that:

1. **Impacts Minimized.** Whether and the extent to which the proposed Conditional Use creates adverse effects, including adverse visual impacts, on adjacent properties.
2. **Consistent with Zoning Ordinance.** Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.
3. **Compatible with Surrounding Area.** Whether and the extent to which the proposed Conditional Use is compatible with existing and anticipated uses surrounding the subject property.
4. **Effect on Natural Environment.** Whether and the extent to which the proposed Conditional Use would result in significant adverse impacts on the natural environment, including but not limited to, adverse impacts on water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.
5. **Community Need.** Whether and the extent to which the proposed Conditional Use addresses a demonstrated community need.
6. **Development Patterns.** Whether and the extent to which the proposed Conditional Use would result in a logical and orderly pattern of urban development in the community.

The staff recommendation is based upon the statements listed below.

Based on the plans submitted and the site and surrounding features, staff recommends approval of the request. The proposed use is consistent with the zoning ordinance.

Section 310 of the Zoning Ordinance allows for 'Self-Service Storage' in a Neighborhood Commercial (CN) zone district with approval of a conditional use from the Planning Commission. The use category 'Self-Service Storage' includes facilities that provide individual storage areas for rent, most commonly known as mini-warehouses. Self-service storage uses, as defined in Section 315.I, "provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property". The proposed facility will comply with the associated definition in the Zoning Ordinance.

The layout of the proposed storage units comply with all of the standards of the Neighborhood Commercial (CN) zone district including floor area ratio, lot area, lot width and lot depth. The property has double frontage along Twin Mountain Drive and Southwest Boulevard, including a required 10 foot setback from the west and north property lines which abut residential uses. Section 511 of the Zoning Ordinance

requires 2 paved parking spaces for the self-service storage units, more parking may be required for the accessory office space. New construction comprising 25,000 square feet or more of gross floor area requires an Urban Design Review. The total proposed building area will be 88,200 square feet, so an Urban Design Review will be required as a condition of approval.

The subject property is surrounded by single-family dwellings to the north on Toyah Street, south of Twin Mountain Drive and east of Southwest Boulevard. Impacts on the existing, surrounding residential properties must be taken into consideration. Self-storage facility developments need to be placed carefully around residential uses as they can often be monotonous, box-like, and unattractive. Section 421 of the Zoning Ordinance, regarding specific use standards for Self-Service Storage type-uses requires that "the facility shall be situated in such a manner that avoids having substantial activity unreasonably close to any R&E, RS-1, RS-2 or RS-3 zone district." The property is over 5 acres, large enough to accommodate the proposed storage units and provide adequate space from surrounding residential uses. In addition to meeting the required 10 foot setback from the residential zones to the north and west, a fully closed wooden privacy fence at least 6' high exists along the north property line, providing adequate screening from the residences on Toyah Street. The property to the west is zoned RS-1 which primarily allows single-family dwellings in the future. In addition, Section 509 requires a privacy fence where the side or rear lot line of a non-residential use abuts an RS-1 zone, so a fence will be needed at the west property line.

The Vision Plan designates the subject property (except for the west 100' designated as "Neighborhood"), the remainder of the site and areas to south and east calls for "Neighborhood Center". The proposed use category is compatible in this designation, particularly for this site, since it supports having "retail commercial corridors into series of identifiable nodes or centers at key intersections."

While there are little to no obstructions such as trees or vegetation on the property, there are large amounts of impervious surfaces needed for the storage units and paved connections to streets which will be addressed during the site review process. The applicant plans to mitigate these concerns by constructing a 200' x 200' stormwater retention pond at the northwest corner of the property. Further, the floor area ratio coverage on the concept plan will be around 41%, less than the 60% allowed in CN districts. Should this application for conditional use be approved, drainage and the stormwater pond will be internally reviewed by city staff prior to construction.

The proposed request will serve a community need. The self-service storage facilities provide space for personal as well as business needs and supply a growing need to store valuables that will normally not fit on someone's private property. Storage warehouses are particularly useful for individuals as they are in the process of moving, renovating, or a temporarily staying in the area. Such facilities are generally located in close proximity of residential areas to provide the added convenience and short driving distances. Storage facilities can store almost any household item as well as seasonal products and some vehicle equipment. These facilities allow for customers to access their goods at any time from a secured location, with complete privacy.

Staff finds that the area will not suffer negative impacts in terms of traffic circulation. Both Southland Boulevard and Twin Mountain Drive are designated as minor arterial streets that can carry large volumes of traffic, staff expects the proposed use will generate only a few trips each day. Based on the nature of the proposed request, the plan represents logical development in the area.

Proposed Conditions

N/A

Notes:

1. The proposed facility must comply with the self-service storage regulations outlined in Section 421 of the Zoning Ordinance.
2. Approval of the request will require construction of a minimum 6' privacy fence along the west property line, except for the portion in the 25 foot front yard setback from Twin Mountain Drive which shall be 4' high;
3. This request will be subject to approval of an Urban Design Review to ensure that the facility is compatible with surrounding development in the area.

Attachments:

Excerpt from zoning map, showing the general location within the City of San Angelo;

Excerpt from zoning map, highlighting the subject property;

Aerial photo, highlighting subject property;

Excerpt from the comprehensive plan vision map highlighting the subject property;

Excerpt of the favor/opposition notification map;

Applicant's responses from application;

Submitted site concept plan; and

Submitted photo of fencing

Presentation:

Jeff Fisher, Planner

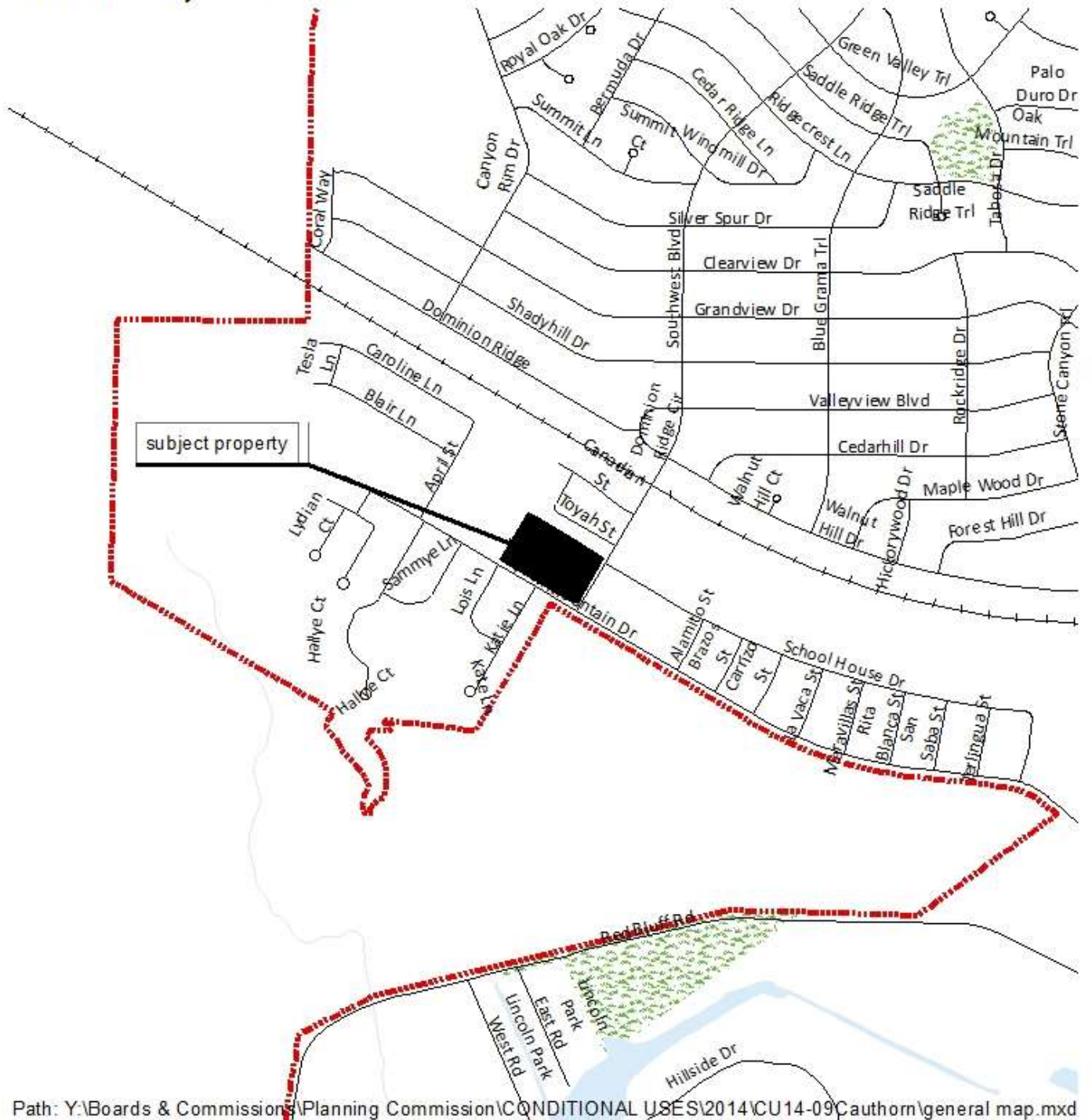
Reviewed by:

Kevin Boyd, Planner (6/16/14)



1 inch = 1,000 feet

CU 14-09: Todd Cauthorn
NW corner of Southwest Blvd
and Twin Mountain Dr



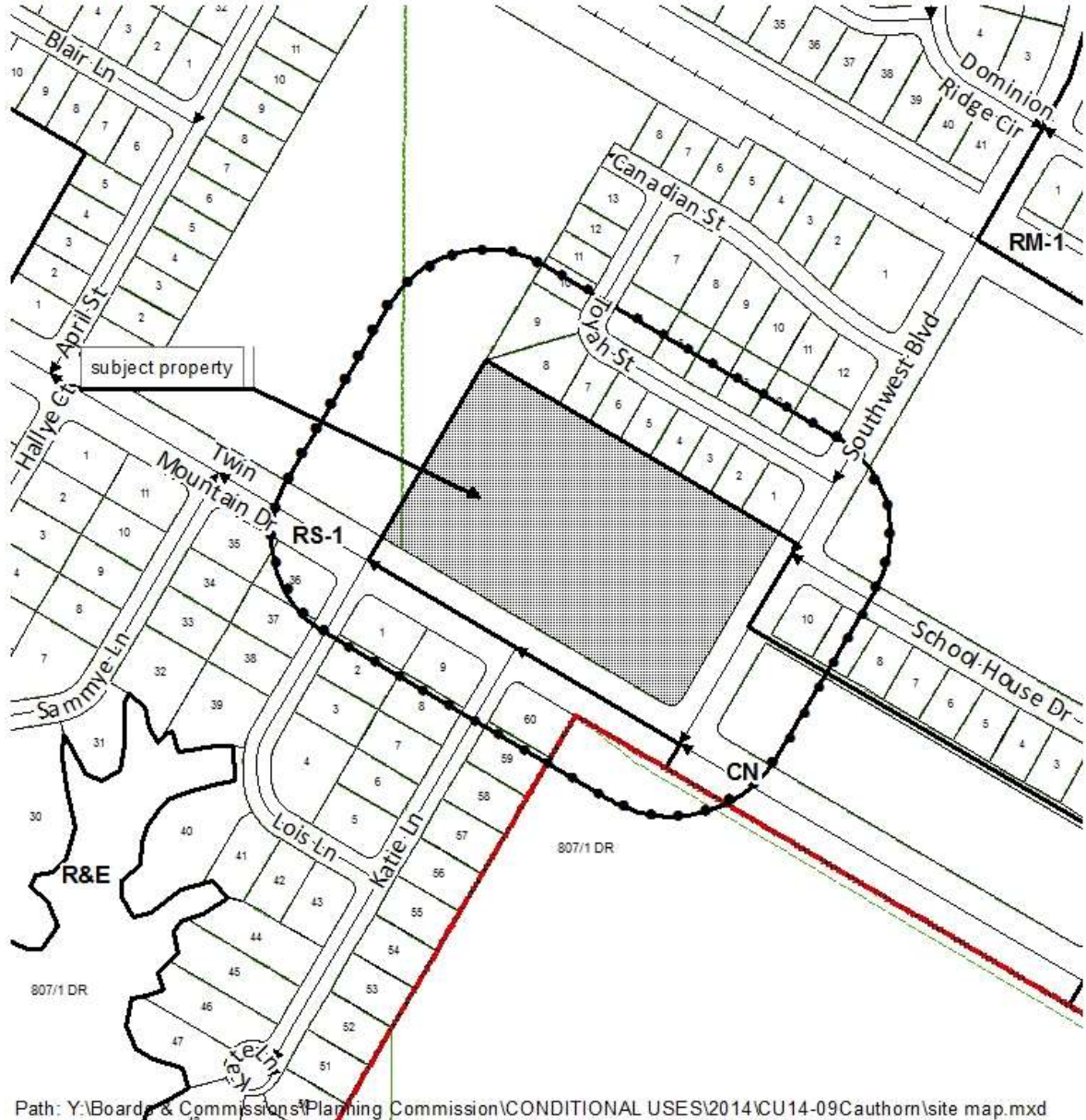
Path: Y:\Boards & Commissions\Planning Commission\CONDITIONAL USES\2014\CU14-09\Cauthorn\general map.mxd

COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL)	R&E (RANCH AND ESTATE)	ML (LIGHT MANUFACTURING)
CO (OFFICE COMMERCIAL)	RS-1 (SINGLE-FAMILY RESIDENCE)	MH (HEAVY MANUFACTURING)
CG (GENERAL COMMERCIAL)	RS-2 (TWO-FAMILY RESIDENCE)	
CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)	RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE)	
CH (HEAVY COMMERCIAL)	RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)	CU (CONDITIONAL USE)
CBD (CENTRAL BUSINESS DISTRICT)	RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)	SP (SPECIAL PERMIT)
OW (OFFICE WAREHOUSE)	MHP (MANUFACTURED HOUSING PARK)	SU (SPECIAL USE)
	MHS (MANUFACTURED HOUSING SUBDIVISION)	ZC (ZONE CHANGE)
PD (PLANNED DEVELOPMENT)		



CU 14-09: Todd Cauthorn
NW corner of Southwest Blvd
and Twin Mountain Dr

1 inch = 250 feet



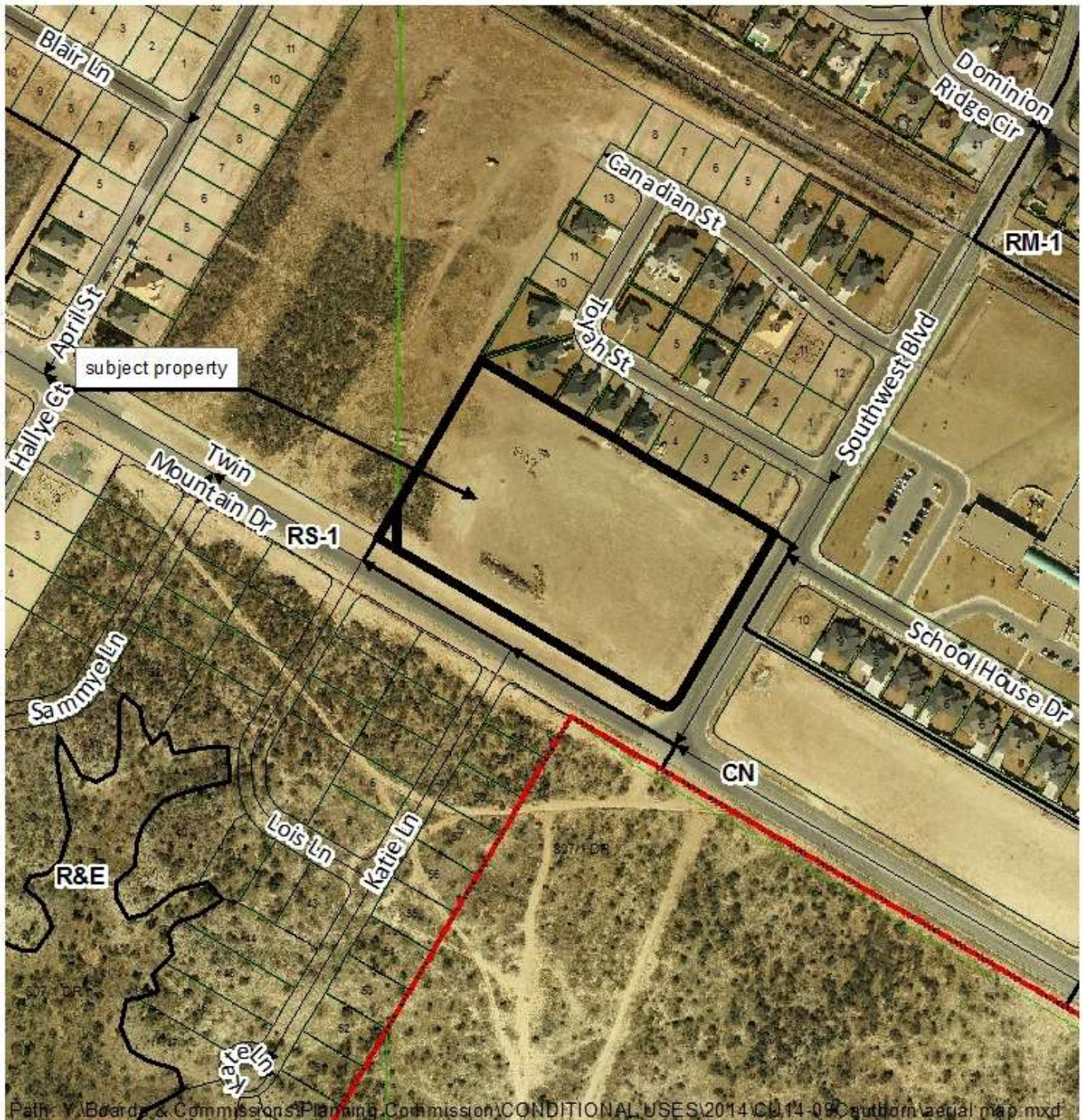
Path: Y:\Boards & Commissions\Planning Commission\CONDITIONAL USES\2014\CU14-09Cauthorn\site map.mxd

COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL)	R&E (RANCH AND ESTATE)	ML (LIGHT MANUFACTURING)
CO (OFFICE COMMERCIAL)	RS-1 (SINGLE-FAMILY RESIDENCE)	MH (HEAVY MANUFACTURING)
CG (GENERAL COMMERCIAL)	RS-2 (TWO-FAMILY RESIDENCE)	
CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)	RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE)	
CH (HEAVY COMMERCIAL)	RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)	CU (CONDITIONAL USE)
CBD (CENTRAL BUSINESS DISTRICT)	RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)	SP (SPECIAL PERMIT)
OW (OFFICE WAREHOUSE)	MHP (MANUFACTURED HOUSING PARK)	SU (SPECIAL USE)
	MHS (MANUFACTURED HOUSING SUBDIVISION)	ZC (ZONE CHANGE)
PD (PLANNED DEVELOPMENT)		



CU 14-09: Todd Cauthorn
NW corner of Southwest Blvd
and Twin Mountain Dr

1 inch = 250 feet



Path: Y:\Boards & Commissions\Planning Commission\CONDITIONAL USES\2014\CU 14-09\Cauthorn\actual map.mxd

COMMERCIAL DISTRICTS

- CN (NEIGHBORHOOD COMMERCIAL)
- CO (OFFICE COMMERCIAL)
- CG (GENERAL COMMERCIAL)
- CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)
- CH (HEAVY COMMERCIAL)
- CBD (CENTRAL BUSINESS DISTRICT)
- OW (OFFICE WAREHOUSE)
- PD (PLANNED DEVELOPMENT)

RESIDENTIAL DISTRICTS

- R&E (RANCH ESTATE)
- RS-1 (SINGLE-FAMILY RESIDENCE)
- RS-2 (TWO-FAMILY RESIDENCE)
- RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE)
- RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)
- RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)
- MHP (MANUFACTURED HOUSING PARK)
- MHS (MANUFACTURED HOUSING SUBDIVISION)

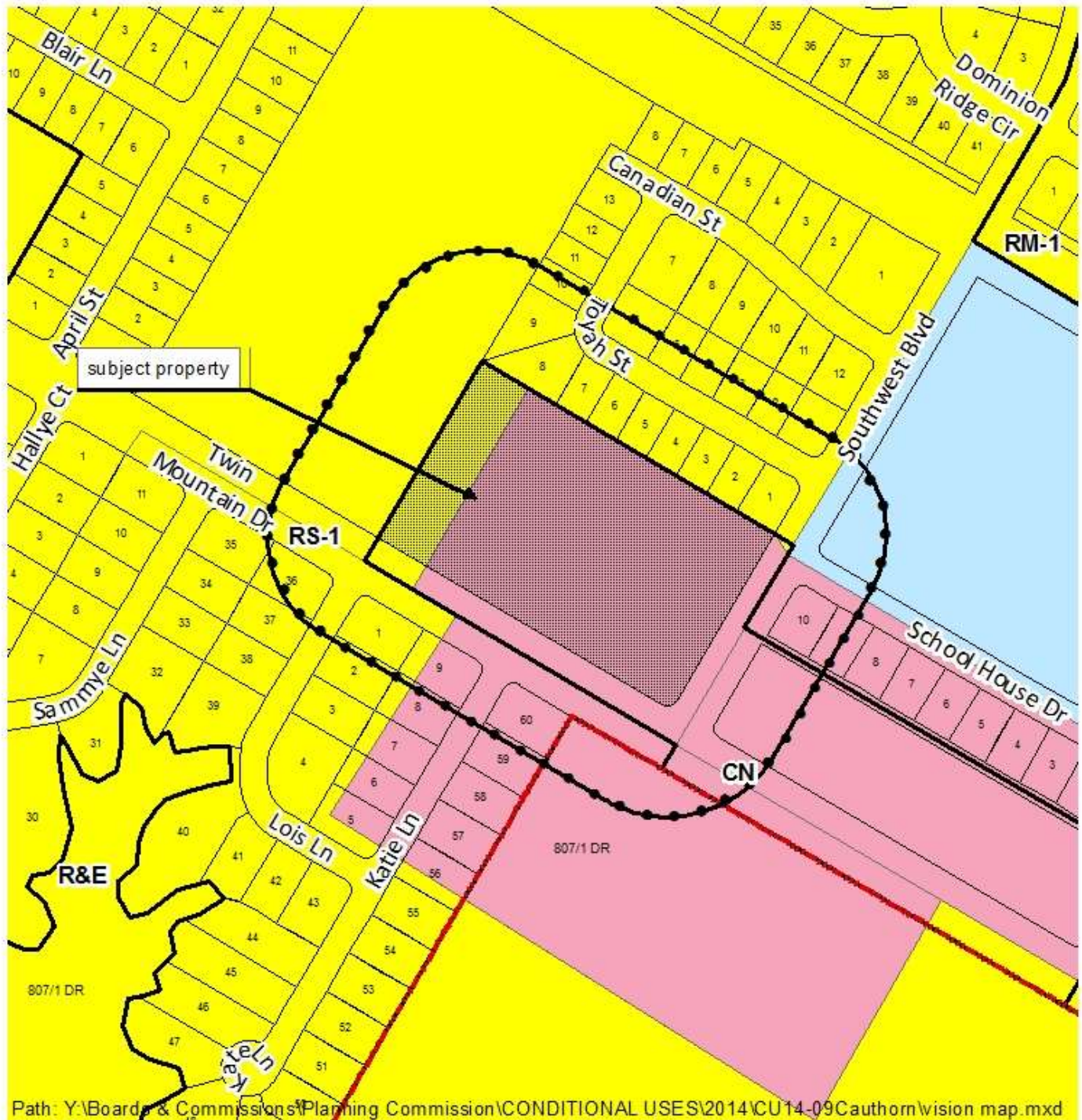
MANUFACTURING DISTRICTS

- ML (LIGHT MANUFACTURING)
- MH (HEAVY MANUFACTURING)
- CU (CONDITIONAL USE)
- SP (SPECIAL PERMIT)
- SU (SPECIAL USE)
- ZC (ZONE CHANGE)



CU 14-09: Todd Cauthorn
NW corner of Southwest Blvd
and Twin Mountain Dr

1 inch = 250 feet



Path: Y:\Boards & Commissions\Planning Commission\CONDITIONAL USES\2014\CU 14-09\Cauthorn\vision map.mxd

COMMERCIAL DISTRICTS

- CN (NEIGHBORHOOD COMMERCIAL)
- CO (OFFICE COMMERCIAL)
- CG (GENERAL COMMERCIAL)
- CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)
- CH (HEAVY COMMERCIAL)
- CBD (CENTRAL BUSINESS DISTRICT)
- OW (OFFICE WAREHOUSE)
- PD (PLANNED DEVELOPMENT)

RESIDENTIAL DISTRICTS

- R&E (RANCH AND ESTATE)
- RS-1 (SINGLE-FAMILY RESIDENCE)
- RS-2 (TWO-FAMILY RESIDENCE)
- RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE)
- RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)
- RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)
- MHP (MANUFACTURED HOUSING PARK)
- MHS (MANUFACTURED HOUSING SUBDIVISION)

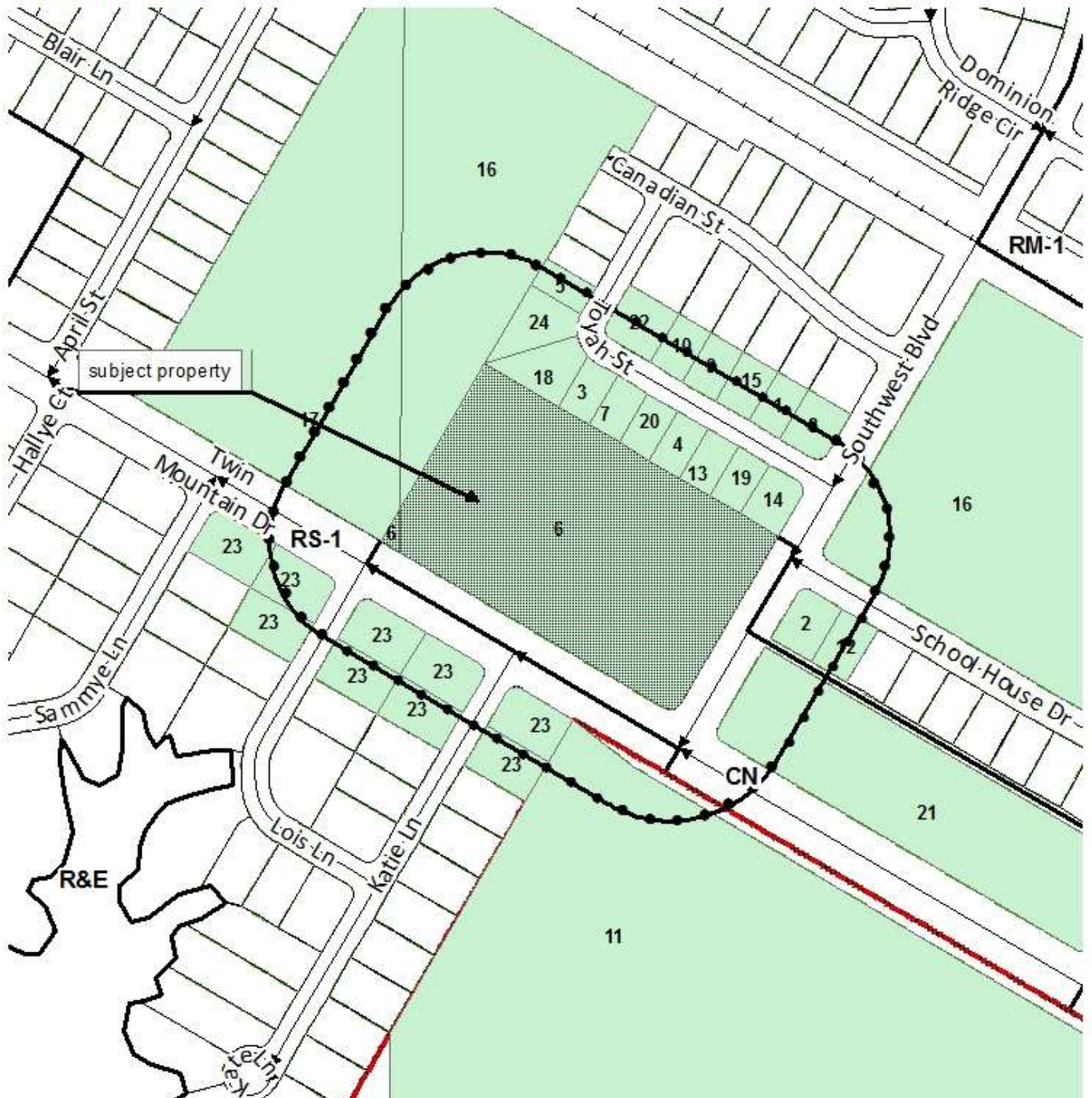
MANUFACTURING DISTRICTS

- ML (LIGHT MANUFACTURING)
- MH (HEAVY MANUFACTURING)
- CU (CONDITIONAL USE)
- SP (SPECIAL PERMIT)
- SU (SPECIAL USE)
- ZC (ZONE CHANGE)



CU 14-09: Todd Cauthorn
NW corner of Southwest Blvd
and Twin Mountain Dr

1 inch = 250 feet



Path: Y:\Boards & Commissions\Planning Commission\CONDITIONAL USES\2014\CU14-09Cauthorn\ownership map.mxd

COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL)	R&E (RANCH AND ESTATE)	ML (LIGHT MANUFACTURING)
CO (OFFICE COMMERCIAL)	RS-1 (SINGLE-FAMILY RESIDENCE)	MH (HEAVY MANUFACTURING)
CG (GENERAL COMMERCIAL)	RS-2 (TWO-FAMILY RESIDENCE)	
CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)	RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE)	
CH (HEAVY COMMERCIAL)	RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)	CU (CONDITIONAL USE)
CBD (CENTRAL BUSINESS DISTRICT)	RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)	SP (SPECIAL PERMIT)
OW (OFFICE WAREHOUSE)	MHP (MANUFACTURED HOUSING PARK)	SU (SPECIAL USE)
	MHS (MANUFACTURED HOUSING SUBDIVISION)	ZC (ZONE CHANGE)
PD (PLANNED DEVELOPMENT)		

City of San Angelo, Texas - Planning Division
Application for Approval of a **CONDITIONAL USE**

Name of Applicant(s): Todd Cauthorn

Owner Representative (Affidavit required)

Mailing Address: 908 Glenn St. Telephone: 325-656-1662

City/State/Zip: San Angelo, Tx 76901 Fax/other: 325-486-8053

Contact Email Address: _____

Subject Property Address and/or Location*:
6000 Southwest Blvd.

Legal Description*:

Being an area of 5.155 acres of land out of the C.A. Vought Survey 181,
Abstract 3931 and G. Maurer Survey 182, Abstract No. 1649

Lot Size: 5.155 acres Zoning: neighborhood commercial

Existing Use of Property: vacant land

Proposed Use of Property: mini storage

Proposed Conditional Use (from Art. 309): _____

* use attachment, if necessary

I/We the undersigned acknowledge that the information provided above is true and correct, and have read the statements below.

[Signature]
Signature

4-25-14
Date

1. If approved, a Conditional Use is applied to the property, not the property owner.
2. The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council.
3. Approval of this Conditional Use request does not constitute approval of permits, site plans, or other processes that require separate approval.
4. If a permit is not sought within one year of the approval date of this Conditional Use, it will expire and requires another application.

I understand that this Commission is required by law to make decisions based on the following criteria, and I assert that my request meets all of the required criteria based on my explanation(s) below:

- Impacts Minimized. Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.

Explanation: fence separation between site and houses Retention pond will be on the northern end.

- **Consistent with Zoning Ordinance.** Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance, including the applicable zoning district intent statement.

Explanation: conforms to all set backs, meets parking and lot area ratio

- **Compatible with Surrounding Area.** Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.

Explanation: low intensive commercial development

- **Effect on Natural Environment.** Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to, adverse impacts on water and air quality, noise, storm-water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.

Explanation: impact is minimal due to retention pond

- **Community Need.** Whether and the extent to which the proposed conditional use addresses a demonstrated community need.

Explanation: strong demand

- **Development Patterns.** Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.

Explanation: Suitable for commercial development - due to the large intersection

I wish to appeal the denial of the Commission to the City Council.

Signature _____

Date _____

OFFICE USE ONLY

Case no.: CU 14-09

Date of application: 4/25/14

Received by: Kevin

Date paid: 4/25/14

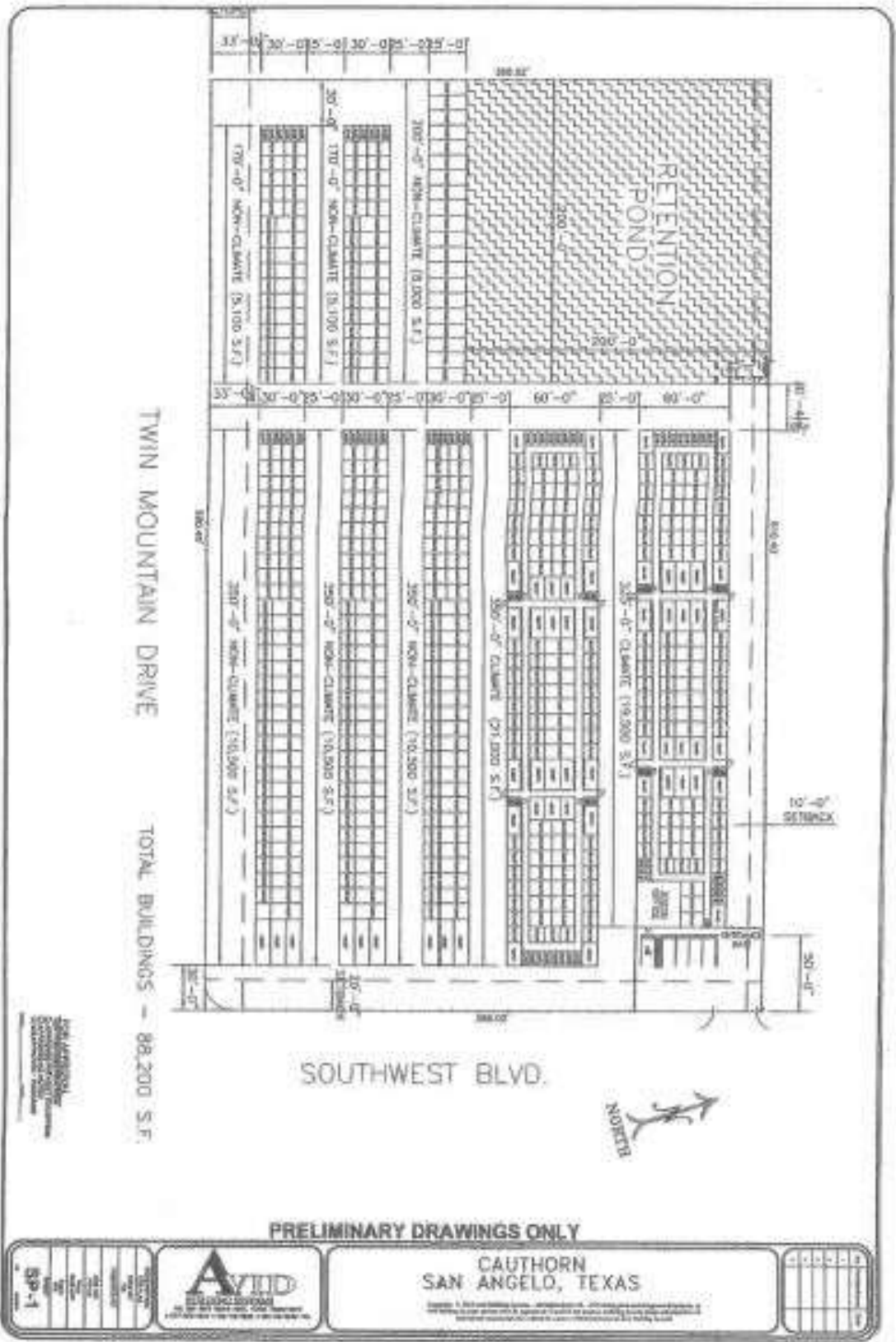
Nonrefundable application fee (with deposit): \$ 390.5

Receipt No.: 240120

River Corridor Commission? yes no

If yes, RCC meeting date: _____

Planning Commission hearing date: 6/23/14



TWIN MOUNTAIN DRIVE TOTAL BUILDINGS - 88,200 S.F.

SOUTHWEST BLVD.



PRELIMINARY DRAWINGS ONLY

CAUTHORN
SAN ANGELO, TEXAS



DATE	DESCRIPTION
1-24-1	SP-1

NO.	DATE	DESCRIPTION

Not Final - Preliminary

Self –Service Storage and Fencing - Concept Only

