

SPECIAL USE PERMIT

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-91 for the (C/W) Commercial/Warehouse District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-91 for the (C/W) Commercial Warehouse District	Multi-Tenant Commercial Building
SOUTH	PD-91 for the (C/W) Commercial Warehouse District	Commercial/Industrial Uses
EAST	PD-91 for the (C/W) Commercial Warehouse District	Commercial/Industrial Uses
WEST	PD-91 for the (C/W) Commercial Warehouse District	Commercial/Industrial Uses

REQUEST: Approval of a Special Use Permit to allow a personal storage/garage condominium

PROPOSED USE: Personal storage/garage condominium

ACRES/LOTS: 2.55 acres/1 lot

LOCATION: 4325 Marsh Ridge Road

HISTORY: A replat for the subject property was approved by the Planning and Zoning Commission on January 5, 2017.

The zoning (planned development) was most recently amended on October 13, 2015.

COMPREHENSIVE PLAN: Medium Intensity Commercial

TRANSPORTATION PLAN: Marsh Ridge is a (C2U) 2-Lane Undivided Collector

OWNER: HCBP Partners, Ltd.

REPRESENTED BY: Cornerstone Development

STAFF ANALYSIS

PROPOSAL AND BACKGROUND

This is a request for approval of a new Special Use Permit to allow a personal storage/garage condominium. The facility allows owners to store specialized or collector vehicles in units. The fully insulated units provide a place for owners to spend time and work on their cars.

ORDINANCE REQUIREMENTS

Personal storage/garage condominiums are not defined in the city's Comprehensive Zoning Ordinance. The closest use identified in Article V Use of Land and Structures of the Comprehensive Zoning Ordinance, is NAICS Code 71399 All Other Amusement & Recreational Industries. This use category is allowed in the (C/W) Commercial/Warehouse Districts upon approval of a Special Use Permit. The Special Use Permit (SUP) proposed will define personal storage/garage condominiums and regulate the operation since the use is not defined in the Comprehensive Zoning Ordinance.

ELEMENTS TO CONSIDER

- The proposed personal storage/garage condominiums is located in High Country Business Park, which contains primarily warehouse and office uses, away from residential areas and schools.
- The units will be used for personal storage of primarily collector automobiles and a location for owner to spend time.
- All vehicles and personal property will be stored indoors and will not be seen from the outside.
 - No outside storage will be allowed;
 - Storage units will not be used for residential purposes;
 - The units may contain separate water/sewer, electric meters, and cable/satellite television connection.
- The storage facilities are unique in that they are primarily for collection of classic automobiles and provide a place for owner to time working on their personal vehicles.
- Each of the 36 owner-occupied units will be provided a garage door and pedestrian entry.
- The clubhouse will be located on the north end of Building B and be for use by owners.
- Parking will be provided around the periphery of the garage units and in close proximity to the clubhouse.
- Landscaping will be provided along perimeter streets and a security ornamental fence with two gates (See Conceptual Landscape Plan, Fence and Gate Details).
- The building facades will consist of split-faced masonry and overhead doors. Metal corrugated panels, insulated glass will be secondary features on the buildings (See Conceptual Building Elevations).
- The applicant has another location in Plano between Plano Parkway and Hebron Parkway, west of the intersection of Park Boulevard and Plano Parkway (See Photos of Other Garages of Texas Location – Plano).

CONCLUSION

The proposed Special Use Permit for personal storage/garage condominium appears appropriate. The location is in the middle of High Country Business Park, and away from schools and homes. All personal property and vehicles will be inside the units and will not detract or negatively impact surrounding businesses or street circulation in the area.