

ZONING

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (O-2) Office District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-91 for the (LR-1) Local Retail District	Retail uses (across Hebron Parkway)
SOUTH	(O-2) Office District	Undeveloped
EAST	Town of Hebron	Church (across Kansas City Southern Railroad)
WEST	(O-2) Office District	Single-Family Residential Subdivision

REQUEST: Establish a Planned Development based on the (O-2) Office District to allow a mini storage warehouse facility and to exceed the maximum allowable building height in the (O-2) Office District.

PROPOSED USE: Mini Storage Warehouse facility

ACRES/LOTS: Approximately 5 acres/ part of 1 tract (unplatted)

LOCATION: South side of Hebron Parkway between Marsh Ridge Road and the Kansas City Southern Railroad.

HISTORY: The subject tract has been zoned for the (O-2) Office District since 1992.

The current lot has never been platted.

The site has a stable and horses.

COMPREHENSIVE PLAN: Medium Intensity Office uses

TRANSPORTATION PLAN: Hebron Parkway is designated as a (A6D) Six-Lane Divided Arterial. Marsh Ridge Road is designated as a (A4D) Four-Lane Divided Arterial.

OWNERS: Gilbert Kirk

REPRESENTED BY: Fred Gans/Cornerstone RPC Storage I, LP

STAFF ANALYSIS

PROPOSAL

This is a request for a Planned Development based on the (O-2) Office District to allow a mini storage warehouse facility.

ELEMENTS TO CONSIDER

1. The property fronts on a major gateway into Carrollton.
2. The property was zoned (O-2) Office District in 1992 with the expectation that the property would be developed as offices.
3. The subject property is currently used as a pasture for horses.
4. The property has a significant slope as the ground elevation decreases southward.
5. A single-family residential subdivision is to the immediate west of the subject tract.
6. To the immediate east of the tract is the Kansas City Southern Railroad.
7. To the north across Hebron Parkway are commercial uses.
8. The applicant is proposing a mini-storage facility consisting of two (2) buildings totaling approximately 110,150 square feet.
9. The roll-up doors are facing inward toward each building and to the south.
10. The applicant is requesting the Planned Development to allow a mini-storage facility consisting of two (2) buildings and to allow the height of the main building to exceed the maximum allowed height of 25 feet in the (O-2) Office District to approximately 35 feet.
11. Staff has received written public comments to the applicant's request and they are attached to this report.

CONCLUSION

Although staff does not believe the proposed use is appropriate because of its location along this gateway into Carrollton, the Commission recommended approval with two stipulations as noted on the Results Sheet in this case report. However, since staff did not recommend approval, staff did not provide initial stipulations for the Commission to consider. ***Therefore, should the Council approve the applicant's request, staff recommends the Council consider adding the following stipulations to the Commission's recommended stipulations:***

- 1. No wood fencing shall be permitted.***
- 2. Only one wall sign shall be permitted for this development. Such sign may only be placed on the two-story building.***

3. *Only one monument sign shall be permitted for this development.*
4. *Add ten (10) evergreen screening trees (minimum 15 gallon) evenly spaced along the western edge of the one-story building and six (6) Mexican plum trees (minimum 15 gallon) evenly spaced along the southern perimeter of the development site. Placement to be approved by the City Arborist.*
5. *The two-story building may not exceed a height of 35 feet.*