

COMMUNITY PROJECT/ZONING

180329

Ordinance Fact Sheet

Ordinance Number

Case No. 13505-P-6

Brief Title

Approving a development plan

Location:

Approximately 0.6 acre generally located at the southwest corner of E. Truman Road and Troost Avenue

Request:

Request to approve a development plan to permit construction of a self-storage warehouse in District B4-5 (Heavy Business/Commercial, dash 5) structure

See staff report for additional information

Related Case:

13505-A-7 -- The Board of Zoning Adjustment on April 24, 2018, voted to grant variances as follows:

Parking:

A variance in the amount of 13 spaces was granted, to allow provision of 5 spaces rather than 18 spaces required by 88-420-06 for 1,100 storage units.

Landscaping:

Variances to the required 10 ft. landscape buffer on the north and east property lines, adjacent to the parking structure entry points, were granted, subject to the condition that the plan be revised to portray vegetation planted at the base of and climbing on the wall located on the north elevation, between the pedestrian and vehicular entrances to the building.

Lighting:

A variance to allow spillover light onto Truman Road and Troost Avenue rights of way in excess of 1.0 foot-candle allowed by 88-430-05-C was granted, to permit in excess of 2.0 foot-candles at some locations, in accordance with the photometric study.

Positions/Recommendations

Sponsor	Jeffrey Williams, Director, AICP City Planning & Development
Area Affected	Council District 3 (Lucas, Reed)
Applicants / Proponents	Applicant: Banner Storage Group, LLC c/o Eric Walesh Agent: James C. Bowers, Jr., Esq. White Goss, a Professional Corporation c/o Alexandra M. Bluhm abluhm@whitegoss.com
Others Testifying	Groups or Individuals None present
Staff Recommendation	<i>Approval subject to conditions</i>
Board or Commission Recommendation	City Plan Commission April 17, 2018 <i>recommended approval subject to conditions by a vote of 8-0</i> <i>Voting Aye: Dameron, Baker-Hughes, Archie, May, Burnette, Henderson, Crowl, and Macy</i>
Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

Policy/Program Impact

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	

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Fact Sheet Prepared -- April 30, 2018

Patricia A. Elbert Noll, Planner, Development Management Division, City Planning & Development Department