

MEMORANDUM

TO: Donna Barron, City Manager
FROM: Richard E. Luedke, Planning Director
DATE: November 5, 2018
SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Self-Storage/Mini Warehouse Facility on Approximately 4,400-Acres, Legally Described as Lots 6 & 7, Block A, Peck V.R. Addition and Located at 125 & 175 Valley Ridge Boulevard, Zoned Light Industrial District (LI); as Requested by Robert Schneeberg, Gonzalez & Schneeberg, Inc., on Behalf of Valley Ridge Properties, LLC, the Property Owner (Case No. SUP-2018-10-15).**

BACKGROUND

The subject property is located along the extension of Valley Ridge Boulevard, completed in late 2017. The property was platted as part of the Peck V.R. Addition on March 6, 2018. Weedex and Aerowave are currently developing office/warehouse facilities in the Peck V.R. Addition at 251 and 250 Valley Ridge Blvd.

The applicant is requesting a special use permit for a self-storage/mini warehouse facility called Urban Garages. This facility is not traditional self-storage, but a condominium ownership model with an association to manage the property. The spaces are customizable and could be used for vehicle or personal storage. Staff was not supportive of the initial request which was solely self-storage. Staff recommend placing the self-storage use behind a commercial use that would be allowed by right. The applicant complied and expanded the project to two lots.

ANALYSIS

Site Plan

The site contains seven proposed buildings. Two office/warehouse buildings front Valley Ridge Blvd. with the long side of the buildings parallel to the street. These buildings block the view of the five self-storage buildings in the rear of the property. The office warehouse buildings total 19,000 square feet and are designed to house permitted office/warehouse tenants. These buildings may not be used for self-storage. The five self-storage buildings total approximately 39,000 square feet. A gate separates the self-storage buildings from the publicly accessible office/warehouse buildings. If the five self storage buildings are converted to permitted uses in the future, a new engineering site plan will be required for approval.

Landscape Improvement

The applicant has completed a tree preservation plan and landscape plan. The applicant plans to save three existing trees, including a 20-inch oak. Mitigation will be required for additional trees removed.

Landscaping will include a variable width landscape buffer along Valley Ridge Blvd. The minimum width of the buffer is 10 feet, but is 15 feet wide along most of the frontage. Fifteen live oak trees will be planted in this buffer along with the preserved trees, exceeding the minimum required 11 trees. In addition, interior parking lot landscaping provided is in excess of code minimums.

Building Design

The applicant has designed a fully masonry building. The elevations of the office/warehouse buildings facing Valley Ridge are 95 percent brick veneer and five percent concrete masonry units (CMU) with windows, doors and designated sign areas. Overhead doors at the rear provide service entries.

The self-storage buildings are 100 percent brick, excluding openings. The majority of these elevations are blocked from the street view by the office warehouse buildings. The elevations on the end that may be seen from the street have windows providing visual interest.

Signage

The applicant has committed to low-profile monument signage for any permitted detached signs. The applicant has further committed that all wall signs will meet Lewisville standards at time of permit and be located within the designated sign area, where provided along Valley Ridge Blvd.

The applicant has added office/warehouse buildings along the Valley Ridge Boulevard frontage, provided increased landscaping, exceeded masonry requirements, and committed to low-profile monument signage to enhance the aesthetics of the site.

RECOMMENDATION

It is City staff's recommendation that the City Council approve the ordinance as set forth in the caption above.