



PLANNING

To: Planning & Zoning Commission **Item No. 4**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – January 16, 2024

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail. The property is zoned Agricultural and Commercial. (ZONE-23-0017)

This item was tabled and the public hearing was continued on December 19, 2023 and January 2, 2024.

Description of Agenda Item:

The purpose of this request is to rezone the property from Agricultural and Commercial to a Planned Development with a base zoning of Commercial. The intent of the request is to construct a new public storage facility that allows for automobile storage, outdoor storage, and recreational vehicle/truck parking. Additionally, the request would allow for two multi-tenant buildings with both restaurant and retail uses.

Compatibility:

This zoning change would be seen as out of character with the existing neighborhood due to incompatibility with the surrounding residential areas. The current zoning and the Future Land Use Plan indicate that commercial uses are appropriate in this area; however, staff does not believe that a Mini-Warehouse/Public Storage use is an appropriate commercial use at this location. Staff does not view this use as complimentary to the residential areas to the east and the west of the property.

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural & Commercial	Residential	Retail & Neighborhood Services
North	Commercial	Residential (Being Converted to Office)	Retail & Neighborhood Services
East	Planned Development-24	Residential	Medium Density Residential
South	Retail	Vacant	Retail & Neighborhood Services
West	Planned Development-12	Residential	High Density Residential

Uses:

The list of allowed uses within this Planned Development would include uses permitted within the Commercial District and these four additional uses:

- Automobile Storage
- Mini-Warehouse/Public Storage
- Outdoor Storage, Incidental
- Recreational Vehicle/Truck Parking Lot or Garage

These four additional uses all require a Specific Use Permit in the Commercial District. However, they would be allowed by right if this Planned Development were approved.

Additionally, the Town has used Planned Development districts to narrow the types of uses normally associated with the specific base zoning district. For instance, in Commercial zoning districts, the Town typically removes uses such as credit access businesses, body art facilities, package liquor stores, etc.

Parking:

The parking requirements within this Planned Development would be consistent with the Town's Zoning Ordinance except for the Mini-Warehouse/Public Storage use. The Zoning Ordinance requires 4 parking spaces per complex and 1 additional space per 300 square feet of rental office space. This Planned Development would require 15 parking spaces per complex and no additional spaces for rental office space. The parking requirements within this Planned Development are shown below:

- Restaurant – 1 Space per 100 Square Feet
 - 5,300 Square Feet (53 Spaces Required)
- Retail – 1 Space per 250 Square Feet
 - 17,200 Square Feet (69 Spaces Required)

- Mini-Warehouse/Public Storage – 15 Spaces per Complex
 - 1 Complex (15 Spaces Required)

A total of 160 spaces are being proposed for this development. Per the development standards within this Planned Development, the required parking for this site would be 137 spaces.

Landscaping:

The landscaping standards within this Planned Development in comparison to the Town's Zoning Ordinance are shown below.

	Proposed Landscaping (Development Standards)	Required Landscaping (Zoning Ordinance)
Northern Boundary (Adjacent to Commercial)	Buffer: 5' Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.	Buffer: 5' Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.
Eastern Boundary (North Coleman Street)	Buffer: 25' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 20 linear feet. Fifteen shrubs, minimum size five gallons each, every 30 linear feet.	Buffer: 25' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet. Fifteen shrubs, minimum size five gallons each, every 30 linear feet.
Southern Boundary (West Prosper Trail)	Buffer: 25' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 20 linear feet. Fifteen shrubs, minimum size five gallons each, every 30 linear feet.	Buffer: 25' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet. Fifteen shrubs, minimum size five gallons each, every 30 linear feet.
Western Boundary (NSF Railroad)	Buffer: 5' Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.	Buffer: 5' Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.

Screening:

The screening standards within this Planned Development are shown below.

Northern Boundary (Adjacent to Commercial):

- Public Storage Facility – 6' Wrought Iron Fence

Eastern Boundary (North Coleman Street):

- Public Storage Facility – 6' Masonry Wall
- Multi-Tenant Restaurant & Retail Buildings – Only Landscaping

Southern Boundary (West Prosper Trail):

- Multi-Tenant Restaurant & Retail Buildings – Only Landscaping

Western Boundary (Northern Santa Fe Railroad):

- Multi-Tenant Restaurant & Retail Buildings – Only Landscaping
- Public Storage Facility – 6' Wrought Iron Fence

Additionally, a 6' masonry wall is being proposed at the front of the public storage facility that separates it from the multi-tenant restaurant and retail buildings.

Architectural Standards:

The architectural standards within this Planned Development require all buildings to be at a minimum 80% percent masonry, excluding glazing and door areas.

Future Land Use Plan:

The Future Land Use Plan recommends Retail & Neighborhood Services. The proposed zoning request does not conform to the Future Land Use Plan.

Thoroughfare Plan:

This property has direct access to North Coleman Street and West Prosper Trail.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has received two reply forms and one phone call in opposition to the proposed zoning request to date.

Attached Documents:

1. Aerial and Zoning Maps
2. Survey
3. Letter of Intent
4. Development Standards
5. Zoning Exhibit
6. Development Schedule
7. Elevations
8. Notices Returned in Opposition (2)

Town Staff Recommendation:

Town Staff recommends denial of the request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on February 13, 2024.