

Raymond White
Director
Planning and
Zoning Department



Matthew
Williams
Deputy Director
Planning and
Zoning
Department

TO: Mayor and Council

FROM: Planning and Zoning Department

SUBJECT: TMOD-23-003

ADDRESS: City-Wide

COUNCIL MEETING DATE: July 24, 2023

Summary: Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 4, revising the supplemental use provisions, Article 6, Parking and Article 9, Definitions/Maps regarding Self-Storage Facilities.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: DENIAL



FACTS & ISSUES

- CPIM
 - May 11, 2023
- Planning Commission
 - June 26, 2023
- There are approximately five (5) current Self-Storages Facilities within the City of Stonecrest
- There are approximately four (4) applicants awaiting the decision of this TMOD to move forward with their development.
- The current Zoning Ordinance classifies Self-Storage as mini warehouses.
- The staff is proposing a change in definition, supplemental regulations, and parking requirements.

Attachment(s) Included:

- **Revisions to the Zoning Ordinance, Chapter 27 regarding Self-Storage Facilities**
- **Examples of Proposed Self-Storage Facilities (Mini & Multi)**
- **Existing Self-Storage Facilities within the City of Stonecrest**



TMOD-23-003

Planning and Zoning Department

TMOD-23-003

STONECREST ZONING ORDINANCE UPDATE

Revision to the Zoning Ordinance, Chapter 27

Article 3. Overlay District Regulations

Division 1. – Overlay Districts.

3.1.6. – Overlay Use Table.

Table 3.1 Overlay Use											
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use * Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
INDUSTRIAL											
Salvage yard (Junkyard)	X	X	X	X	X		X	X	X	X	✓
Self-Storage (mini or multi)	X	X	X	X	X	X				X	✓
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including radioactive materials										X	✓
Smelting: copper, iron, zinc, or ore											
Storage yard, except vehicle											
Storage yard for damaged or confiscated vehicles		X					X	X	X		
Sugar refineries		X									
Tire retreading and recapping	X	X	X	X	X		X	X	X		
Towing or wreckage service			P								
Transportation equipment storage or maintenance (vehicle)										X	✓
Truck stop or terminal										X	
Vehicle storage yard										X	
Warehousing or Storage	P	P	P							X	



TMOD-23-003

Planning and Zoning Department

Article 4. Use Regulations

Division 1. – Overview of Use Categories and Use Table

Sec. 4.1.3. – Use Table.

	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)															
Use	R E	R L G	R - 1 0 0	R - 8 5	R - 7 5	R - 6 0	R S M	M R- 1	M R- 2	H R- 1, 2, 3	M H P	R N C	O I	O I T	N S	C - 1	C - 2	O D	M	M - 2	M U -1	M U -2	M U -3	M U - 4, 5	See Sec tio n 4.2	
INDUSTRIAL																										
Salva ge yard (Junk yard)																				P						✓
Self- Stor age, Mini													S P					S P	P	P						✓
Self- Stor age, Mult i																			P	P						✓



Article 4. Use Regulations

Division 2. – Supplemental Use Regulations

Sec. 4.2.65. – Self-Storage, Mini

Self-storage, mini shall meet the following requirements:

- A. Maximum of one (1) level/story**
- B. Requires a Special Land Use Permit in OI and OD Zoning District**
- C. The storage facility shall be climate controlled.**
- D. All buildings must have windows or architectural treatments that appear as windows.**
- E. Lot must be a minimum of one (1) acre.**
- F. At least 75 percent of the total on-site storage space shall be contained in individual enclosed stalls containing no more than 500 square feet each and being no more than ten feet high.**
- G. No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space is allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment, or other goods; transfer-storage business based on site; residential uses, or any use which creates a nuisance due to noise, odor, dust, light, or electrical interference.**
- H. An on-site manager shall be required and shall be responsible for the operation of the facility in conformance with the conditions of approval.**
- I. Provide a minimum six-foot high, 100 percent opaque solid wooden fence or masonry wall along the entire length (except for approved access crossings) of all property lines. Said fence/wall shall be located outside of any public right-of-way and interior to any required landscape strips or buffers.**
- J. *Lighting.* Exterior lighting for a self-storage facility shall project inward and downward and shall not spillover to adjacent properties.**
- K. *Design.* A combination of the following materials shall be used for self-storage on each building wall: brick, granite, stone, marble, terrazzo, architecturally treated reinforced concrete slabs, either fluted or with exposed aggregate, insulated window wall panels or stainless steel,**



TMOD-23-003

Planning and Zoning Department

porcelain-treated steel, anodized or other permanently finished aluminum.

L. No outside storage shall be allowed.

M. No self-storage facility (mini or multi) shall be within 1,000 feet of a school, church, or daycare.

N. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).



Article 4. Use Regulations

Division 2. – Supplemental Use Regulations

Sec. 4.2.66. – Self-Storage, Multi

Self-storage, multi shall meet the following requirements:

- A. Minimum of two (2) levels/stories; maximum of four (4) levels/stories.**
- B. Requires a Special Land Use Permit in OI and OD Zoning District**
- C. The storage facility shall be climate controlled.**
- D. All buildings must have windows or architectural treatments that appear as windows.**
- E. Lot must be a minimum of one (1) acre.**
- F. No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space are allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment, or other goods; transfer-storage business based on site; residential uses, or any use which creates a nuisance due to noise, odor, dust, light, or electrical interference.**
- G. An on-site manager shall be required and shall be responsible for the operation of the facility in conformance with the conditions of approval.**
- H. *Lighting.* Exterior lighting for a self-storage facility shall project inward and downward and shall not spillover to adjacent properties.**
- I. *Design.* A combination of the following materials shall be used for self-storage on each building wall: brick, granite, stone, marble, terrazzo, architecturally treated reinforced concrete slabs, either fluted or with**



TMOD-23-003

Planning and Zoning Department

exposed aggregate, insulated window wall panels or stainless steel, porcelain-treated steel, anodized or other permanently finished aluminum.

J. No outside storage shall be allowed.

K. No self-storage facility (mini or multi) shall be within 1,000 feet of a school, church, or daycare.

L. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).

**Sec. 6.1.4. – Off-street Parking Ratios.****Table 6.2. Off-street Parking Ratios**

Minimum and Maximum Parking Spaces		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
<i>Industrial</i>		
Heavy and light industrial, manufacturing, and commercial establishments not involving retail sales	One space for each 2,000 square feet of floor area.	One space for each 1,300 square feet of floor area.
Self-Storage (mini or multi)	One space for each 20-storage unit	No maximum
Warehouse, distribution	One space for each 2,500 square feet of floor area.	One space for each 500 square feet of floor area.
Wholesale membership club	One space for each 500 square feet of floor area	One space for each 200 square feet of floor area.
Wholesale trade establishments, distribution establishments, offices in conjunction with showrooms, and similar uses	One space for each 200 square feet of floor area devoted to sales or display, plus one space for each 2,000 square feet of gross storage area.	One space for each 150 square feet of floor area devoted to sales or display, plus one space for each 1,500 square feet of gross storage area.

Article 9. Definition/Maps**Sec. 9.1.3. – Defined terms.**

Self-Storage (mini or multi) means a building or group of buildings in a controlled- access and secured compound that contains vary sizes of individual, compartmentalized and controlled-access stalls or lockers for the storage of customers’ goods or wares, and shall be climate-controlled. Noting or pertaining to a warehouse or other facility that rents units to people for storing personal possessions

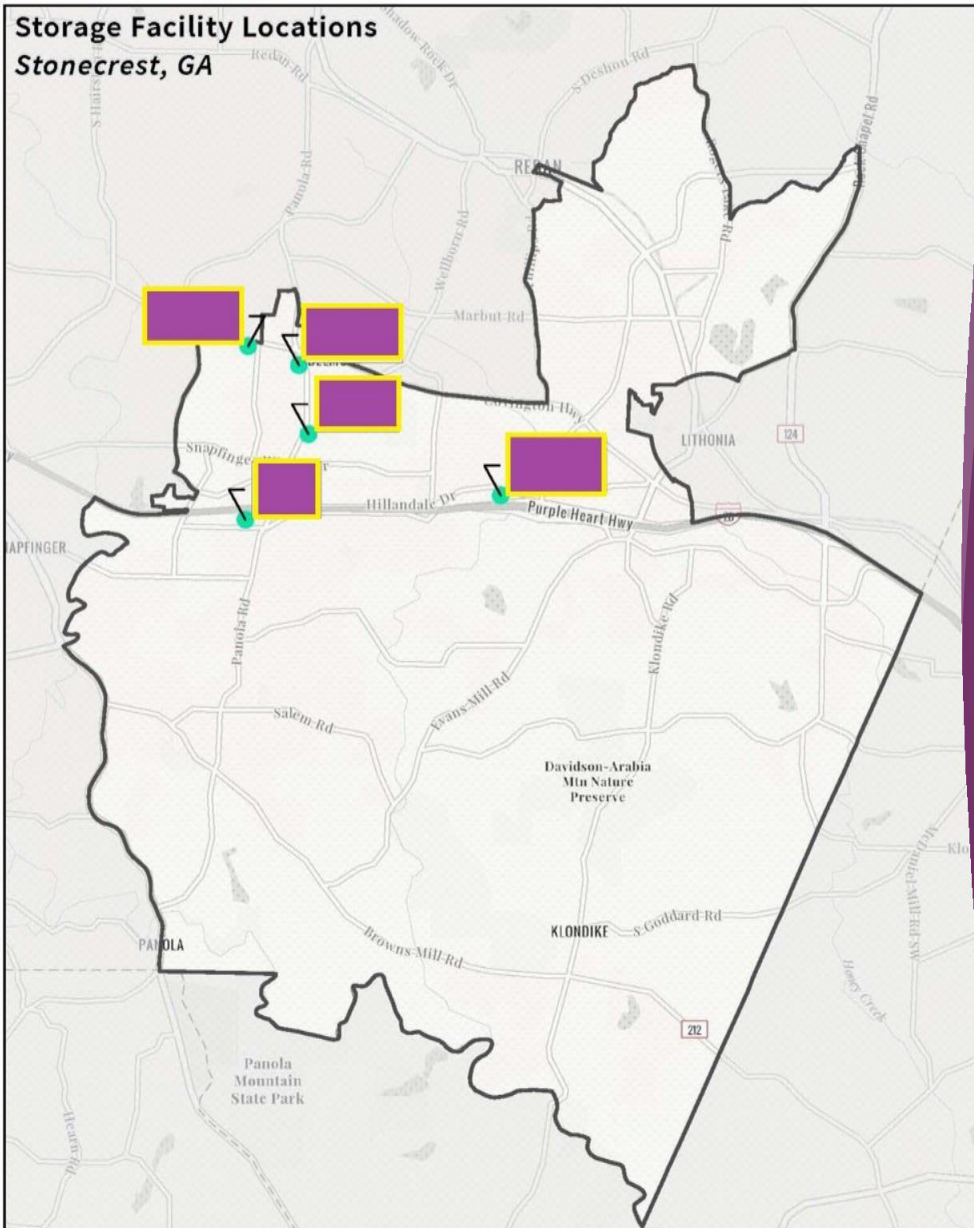


Examples of Proposed Self-Storage Facilities (Mini)



Examples of Proposed Self- Storage Facilities (Multi)





Existing Self-Storage Within Stonecrest

Public Storage (Location 1)

- ▶ Acres
 - ▶ 4.04
- ▶ Overlay District
 - ▶ I-20 Tier 2
- ▶ Future Land Use
 - ▶ Office Professional
- ▶ Zoning
 - ▶ M – Light Industrial
- ▶ District
 - ▶ 3

Public Storage (Location 2)

- ▶ Acres
 - ▶ 5.49
- ▶ Overlay District
 - ▶ Stonecrest Tier 6
- ▶ Future Land Use
 - ▶ City Center
- ▶ Zoning
 - ▶ OD – Office Distribution
- ▶ District
 - ▶ 2

Public Storage (Location 3)

- ▶ Acres
 - ▶ 1.89
- ▶ Overlay District
 - ▶ N/A
- ▶ Future Land Use
 - ▶ City Center
- ▶ Zoning
 - ▶ OD – Office Distribution
- ▶ District
 - ▶ 2

Public Storage (Location 4)

- ▶ Acres
 - ▶ 3.89
- ▶ Overlay District
 - ▶ I-20 Tier 2
- ▶ Future Land Use
 - ▶ Light Industrial
- ▶ Zoning
 - ▶ M – Light Industrial
- ▶ District
 - ▶ 2

Public Storage (Location 5)

- ▶ Acres
 - ▶ 4.96
- ▶ Overlay District
 - ▶ I-20 Tier 2
- ▶ Future Land Use
 - ▶ Light Industrial
- ▶ Zoning
 - ▶ M – Light Industrial
- ▶ District
 - ▶ 2