

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 2, 2017

SUBJECT: SUP 2017-05, Ordinance No. 3481, Public Hearing and consideration of a request from U-Haul for a special use permit for a waiver of the masonry requirement for an automobile shade structure on 3.089 acres located at 8213 Boulevard 26.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

U-Haul is requesting a special use permit to authorize a waiver of the masonry requirement for a new automobile shade structure to be constructed at the U-Haul self-storage facility located at 8213 Boulevard 26.

GENERAL DESCRIPTION:

Section 118-713 of the zoning ordinance establishes standards for permanent and temporary auto shade covers. Permanent shade covers are permanently attached to the ground with a rigid framework and flexible membrane canopy that covers an area of 500 square feet or more. The shade covers are allowed to be constructed in the front, side, or rear yards of the property, provided they do not obstruct emergency vehicle access. The covers must be a solid subdued color and may not contain any advertising sign or logos.

The applicant proposes to construct one automobile shade structure on the property. The shade cover would be located on the east side of the building approximately 125 feet from the driveway and 63 feet from the building entrance. The canopy is 1,000 square feet in area, measuring 40 feet in length and 25 feet in width, and is supported by tubular steel posts at each corner of the structure. The canopy material is a flexible membrane of a dark green color. Information from the applicant about the request is attached, which includes the canopy location, construction details, and a description of work to be performed under the canopy.

Since the shade covers are considered structures, the construction standards related to exterior materials are applicable. This requires that the columns for the shade cover be constructed with a masonry material such as brick or stone. The applicant has applied for an SUP to authorize a waiver of this requirement, as permitted by the zoning ordinance.



Special Use Permit

The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties.

The following are the proposed conditions of approval for this SUP application.

1. *Permitted structure.* A waiver of the masonry requirement is authorized for one (1) shade cover. The shade structure shall not exceed one thousand (1,000) square feet in area.
2. *Development standards.* Development of the property shall comply with the C-2 Commercial zoning district and the standards described below.
 - a. The location and setbacks of the shade structure shall be as shown on the attached site plan.
 - b. The support columns shall be steel columns with a powder coat finish.
 - c. Landscape planting areas shall be installed on both sides of the driveway entrance on Boulevard 26. Each planting area shall be at least fifty (50) square feet in area and contain at least fifteen (15) evergreen shrubs or ornamental grasses.
 - d. All wall pack lights on the exterior of the building shall be replaced with conforming fixtures as provided in Section 118-728 of the zoning ordinance. The use of luminous tube lighting on the building or shade structure is prohibited.
3. *Operational standards.* The following activities are permitted to be performed under the shade structure. General vehicle repair or installation of vehicle accessories is prohibited outside the building.
 - a. Receive and dispatch trucks and trailers, including visual inspection of conditions of vehicle, tires, body, and fluids.
 - b. Cleaning of windshields and mirrors.
 - c. Demonstration of vehicle operation to customers.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business service establishments, and offices.

CURRENT ZONING: The property is currently zoned C-2 Commercial. A special use permit for the self-storage facility was approved for the site in 1995.

PROPOSED ZONING: The applicant is requesting a special use permit to authorize a waiver of the masonry requirements for the columns of the shade structure.



SURROUNDING ZONING | LAND USE:

North: Planned Development | High Density Residential / Multi-Family
West: C-1 Commercial | Office
South: C-1 Commercial | Retail
East: C-2 Commercial | Retail

PLAT STATUS: The property is currently platted as Amerco Addition, Block A, Lot 1.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this request at the September 21, 2017, meeting and voted 5-1 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3481.