

Zoning Case 0422-01

Robert Dominguez

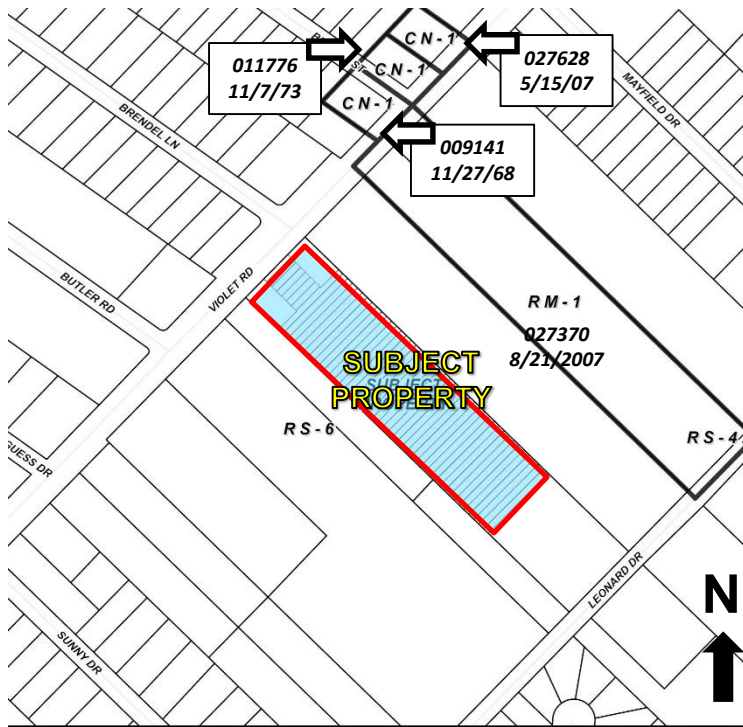
DISTRICT 1

Rezoning for a property at 4040 Violet Road
From "RS-6" To "CG-2"



City Council
July 19, 2022

Zoning and Land Use



Proposed Use:

Commercial Use (Mini-Storage Facility)

Area Development Plan:

Northwest Area Development Plan
(January 9, 2001)

Future Land Use Map:

High Density Residential

Existing Zoning:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

- North: Low Density Residential
- South: Low Density Residential, Vacant, Mobile Home
- East: Vacant
- West: Low Density Residential, Mobile Home

Public Notification

9 Notices mailed inside 200' buffer
2 Notices mailed outside 200' buffer

Notification Area

Opposed: 4 (54.82%)
Separate Opposed Owners: 2



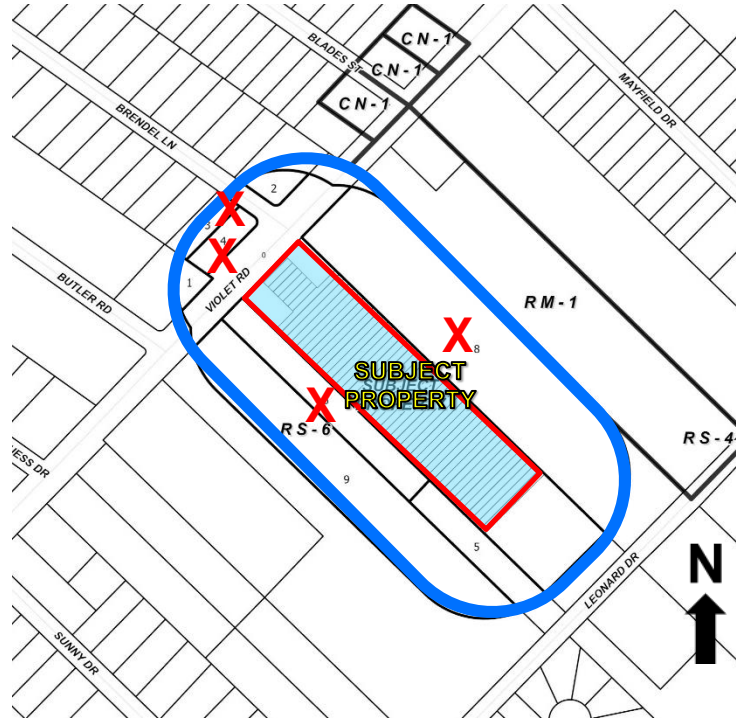
Opposition comments

1. Decrease quality of neighboring properties
2. Not in character with neighborhood

In Favor: 0 (0.00%)



Notified property owner's land (square feet)
 \div *Total square footage of all property in the notification*
= *Percentage of public opposition*



Staff Analysis

- On April 20, 2022, Planning Commission requested that Development Services staff work with the applicant to revise the applicant's request from the "CR-2" Resort Commercial District to a zoning district more in line with the applicant proposed uses and to work on the site plan and potential conditions for a Special Permit.
- The proposed rezoning is not consistent with the Future Land Use Map which proposes high density residential uses uses.

Staff Recommendation: Denial of the "CG-2" General Commercial District and in lieu thereof "RS-6/SP" Single-Family 6 District with a Special Permit and subject to the following conditions:

Special Permit Conditions

1. **Use:** The only use allowed on the subject property other than uses permitted in the base zoning districts is a self-service storage facility and shall adhere to the requirements of Section 5.2.14 of the Unified Development Code (UDC).
2. **Building Design:** Building facades facing property boundaries adjacent to residential land uses shall incorporate wall plane projections or recesses having a minimum depth of five feet and no uninterrupted length of any facade shall exceed 75-horizontal feet.
3. **Buffer Yard:** A 15-foot-wide buffer yard and 15-buffer yard points shall be required along the property boundaries adjacent to residential zoning districts. Canopy trees of 2.5-inch caliper shall be planted every 30-feet on center within the buffer yard and within the front yard setback.
4. **Screening Fence:** A minimum seven-foot-tall solid wood screening fence is required to be constructed, remain in place, and maintained along the property boundaries adjacent to residential zoning districts.
5. **Lighting:** All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50-feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15-feet in height.
6. **Building Height:** Storage buildings shall not exceed 12-feet in height.

Special Permit Conditions (Continued)

7. **Impervious Surface:** The maximum amount of impervious surface is 60% of the subject property.
8. **Hours of Operation:** The hours of operation shall be limited from 7:00 AM to 10:00 PM. Activity within the self-service storage facility, except for routine employee activity, shall cease after 10:00 PM. Customer access to the self-service storage facility after 10:00 PM shall be prohibited. A gated entry and security monitors for the self-service storage facility are required to be installed, remain in place, and maintained.
9. **Signage:** No pole-mounted signage is allowed along Violet Road.
10. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
11. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
12. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.