

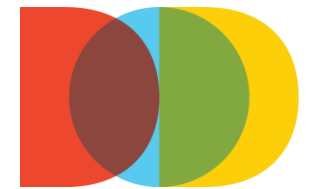
# Business Automotive Zoning Text Change

City Commission

Petition: PB-18-179

October 3rd, 2019

Juan Castillo

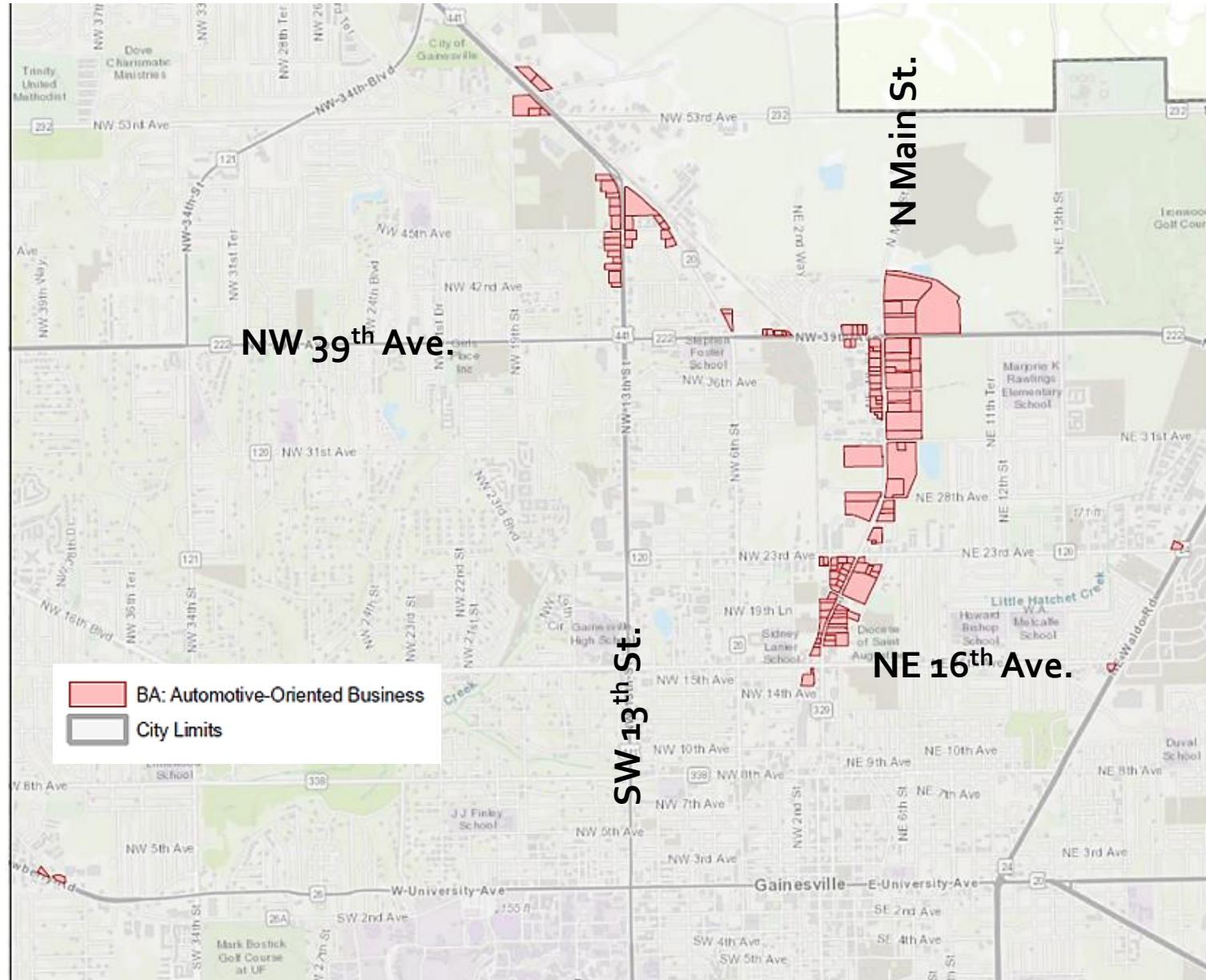


DEPT  
OF  
DOING

Amend the list of permitted uses within the Automotive – oriented business district (BA) to add Mini-warehouses/self-storage facilities as a permitted use.

|   | Use Standards | MU-1 | MU-2 | OR             | OF             | CP | BUS | BA | BT | BI | W | I-1 | I-2 |
|---|---------------|------|------|----------------|----------------|----|-----|----|----|----|---|-----|-----|
| Large-scale retail  |               | -    | P    | -              | -              | -  | P   | P  | P  | P  | - | -   | -   |
| Libraries   |               | -    | P    | -              | -              | P  | -   | -  | -  | -  | P | -   | -   |
| Light assembly, fabrication, and processing                 | 30-5.16       | P    | P    | -              | S              | S  | S   | P  | -  | P  | P | P   | P   |
| Liquor stores   |               | P    | P    | -              | -              | -  | P   | P  | P  | -  | P | -   | -   |
| Medical marijuana dispensing facility                       |               | P    | P    | A <sup>1</sup> | A <sup>1</sup> | S  | P   | P  | P  | P  | P | S   | S   |
| Microbrewery<br>Microwinery<br>Microdistillery <sup>3</sup> | 30-5.17       | S    | P    | -              | -              | -  | P   | -  | P  | P  | P | P   | P   |
| Mini-warehouses, self-storage                               |               | -    | -    | -              | -              | -  | -   | P  | -  | P  | P | P   | P   |
| Museums and art galleries                                   |               | P    | P    | P              | P              | P  | P   | -  | P  | P  | P | -   | -   |
| Offices   |               | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | P   |
| Offices, medical and dental                                 |               | P    | P    | P              | P              | P  | P   | -  | P  | -  | P | -   | -   |
| Outdoor storage, principal use                              | 30-5.19       | -    | -    | -              | -              | -  | -   | -  | -  | S  | P | P   | P   |
| Parking, surface (as a principal use)                       | 30-5.20       | -    | S    | -              | -              | -  | S   | P  | -  | P  | P | -   | -   |
| Passenger transit or rail stations                          |               | S    | S    | -              | -              | P  | P   | P  | P  | P  | P | P   | -   |
| Personal services   |               | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | P   |
| Places of religious assembly                                | 30-5.21       | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | P   |

# Existing Automotive- oriented business district (BA)



## Mini-warehouse/self-storage facilities

- Onsite storage units
- Serves patrons with medium to small moving equipment (personal vehicles and trucks)
- Primarily engaged in the warehousing and storage of a general line of goods (SIC)

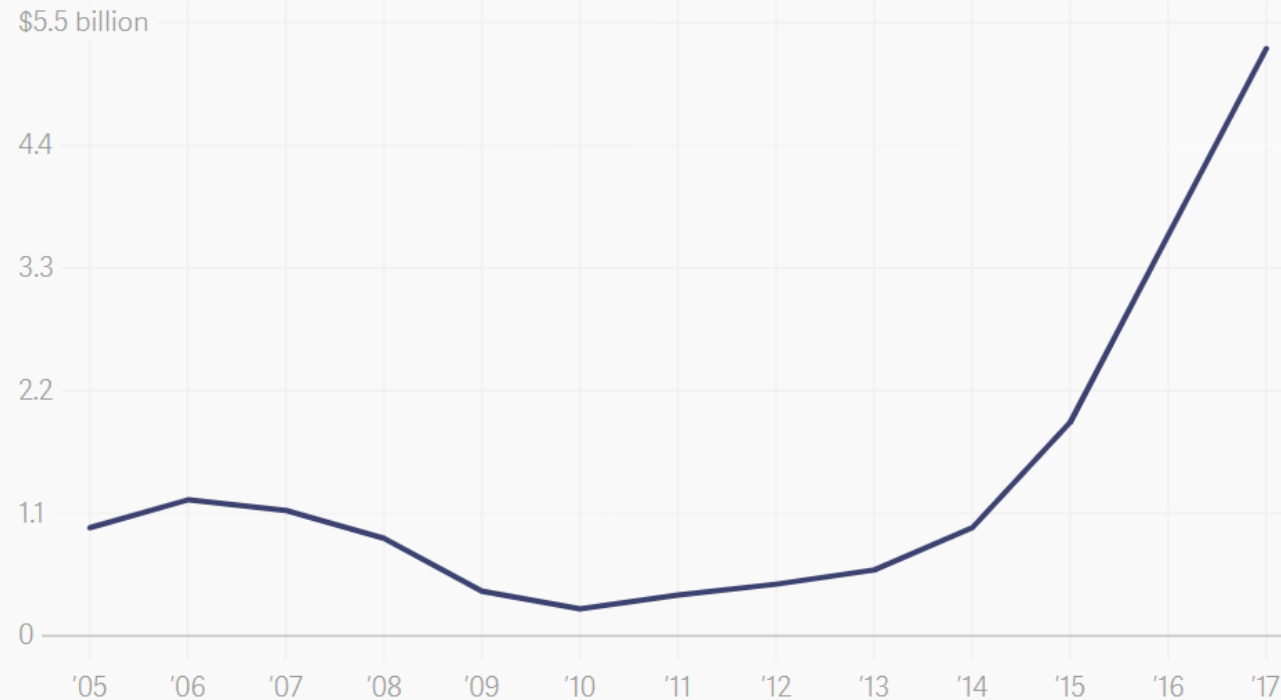


# Mini-warehouse/self-storage facilities demand

- Spike in Mini-warehouse development.
  - Baby boomers moving to smaller homes (need space for their items)
  - Millennials accumulating items as they form families (making up 28% of storage users)
  - Demand from student populations while in transition into dormitories or rented living.
- Overall economic growth
  - \* 2018 Self Storage (U.S. Investment Forecast)

Census Bureau:  
November of 2017 the  
rate of new  
construction in the  
Mini-warehouse sector  
was about \$4.6 billion  
(seasonally adjusted)  
compared to November  
of 2016 (slightly over  
\$3.3 billion)

## Self-storage construction spending by year 2006-2018



\*Image from theatlas.com | Data from US Census Bureau

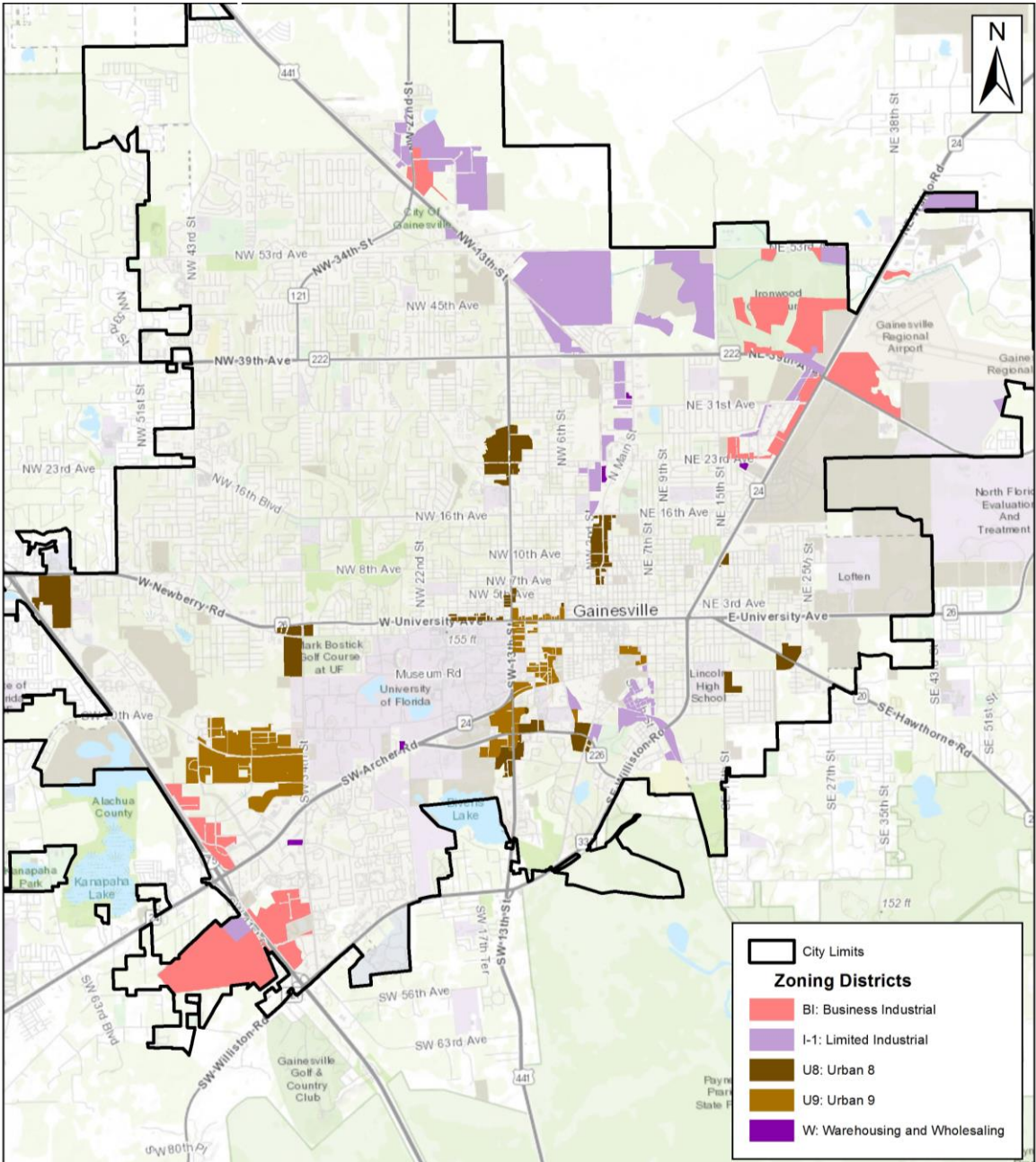
# Mini- warehouse/self- storage facilities

- **Permitted in:**

- Urban 8 (U8) *within enclosed buildings* (Sec. 30-4.12 & 30-5.18)
- Urban (U9) (Sec. 30-4.12 & 30-5.18)
- Business Industrial (BI) (Sec. 30-4.19)
- Warehousing and Wholesaling (W) (Sec. 30-4.19)
- General Industrial (I-1) (Sec. 30-4.19)
- Airport Facility (AF) (Sec. 30-4.23)

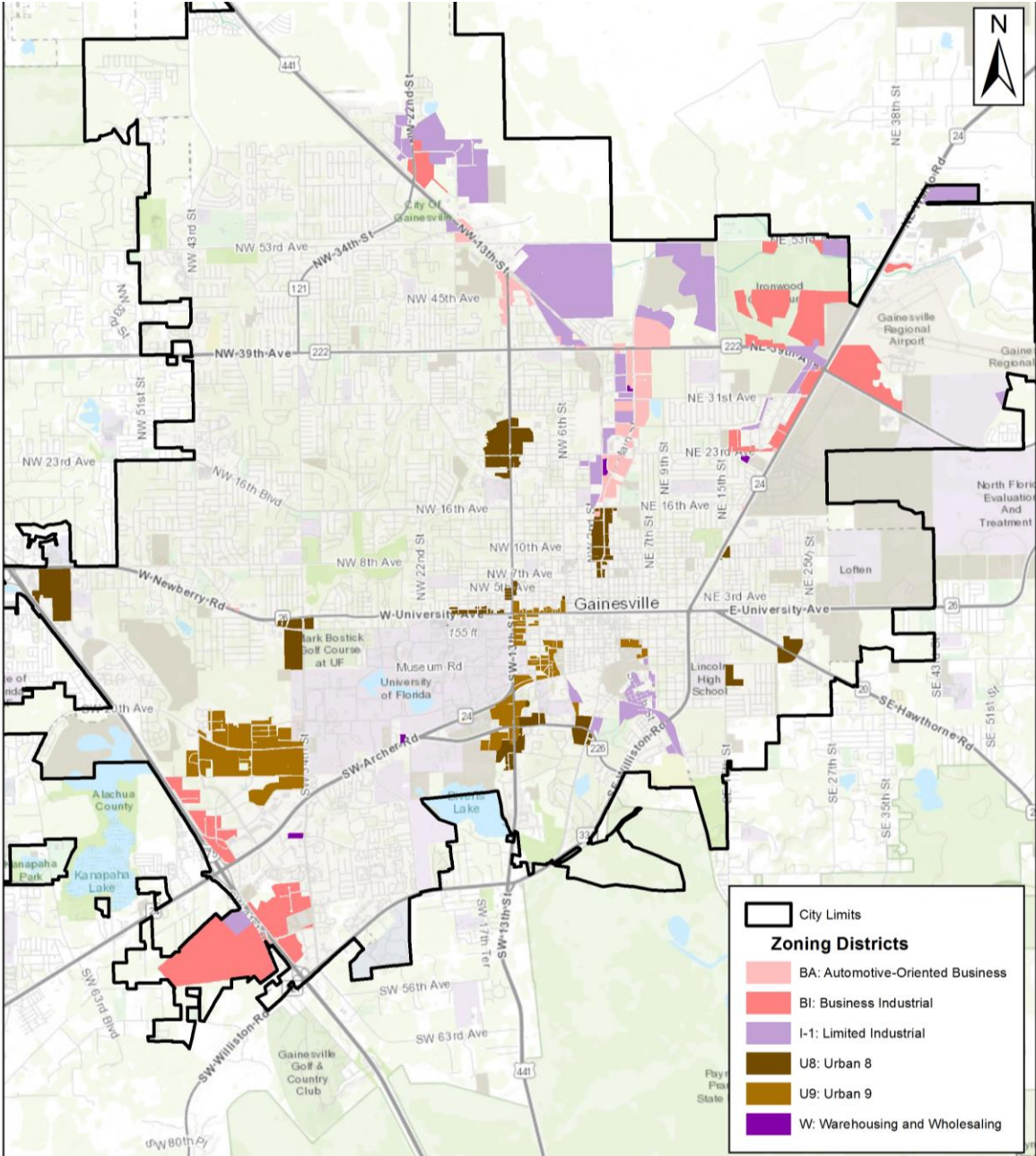


# Existing mini-warehouse/self-storage zoning





# Proposed mini-warehouse/self-storage zoning



# Background

- BA zoning district is intended to provide suitable locations for automotive establishments and more intensive commercial uses.
- Mini-warehouse / self storage is less intense the most of the uses currently permitted in the BA zone.
- Buffers, screening, and noise attenuation requirements ensure compatibility between the BA zoning districts and adjacent properties.
- The proposed would be subject to the city's compatibility requirements.

# BA District Uses Compared



## Mini-Warehouse

- Drive Through Facilities
- Heavy Equipment Sales and Rentals
- Fuel Dealers
- Large Scale Retail
- Light Assembly and Processing
- Medical Marijuana Dispensing Facility
- Passenger transit or rail stations
- Truck or Bus Terminal/Maintenance Facilities
- Vehicle Repair, Rental, and Sales

\* List is not exhaustive

Staff  
Recommendation

City Plan Board  
Recommendation

**APPROVE** Petition (PB-18-179)

**APPROVE** Petition (PB-18-179)  
*4 to 2 vote*



# U8 & U9 Uses



|   | Use Standards | U1 | U2 | U3 | U4 | U5                              | U6             | U7 | U8 | U9 | DT |
|---|---------------|----|----|----|----|---------------------------------|----------------|----|----|----|----|
| Family child care homes                                     | 30-5.10       | P  | P  | P  | P  | P                               | P              | P  | P  | P  | -  |
| <b>NONRESIDENTIAL</b>                                       |               |    |    |    |    |                                 |                |    |    |    |    |
| Alcoholic beverage establishment                            | 30-5.3        | -  | -  | -  | -  | -                               | -              | P  | P  | P  | P  |
| Assisted living facility                                    |               | -  | -  | -  | P  | -                               | P              | P  | P  | P  | P  |
| Bed & Breakfast establishments                              | 30-5.4        | -  | S  | P  | P  | P                               | P              | P  | P  | P  | P  |
| Business services   |               | -  | -  | -  | P  | -                               | P              | P  | P  | P  | P  |
| Car wash facilities   | 30-5.5        | -  | -  | -  | -  | -                               | -              | P  | P  | -  | -  |
| Civic, social & fraternal organizations                     |               | S  | P  | P  | P  | P                               | P              | P  | P  | P  | P  |
| Day care center   | 30-5.7        | -  | S  | S  | P  | P                               | P              | P  | P  | P  | P  |
| Drive-through facility                                      | 30-5.9        | -  | -  | -  | -  | -                               | P              | P  | P  | P  | P  |
| Emergency shelter   |               | -  | -  | -  | -  | P                               | P              | P  | P  | P  | P  |
| Equipment rental and leasing, light                         |               | -  | -  | -  | -  | -                               | -              | P  | P  | P  | P  |
| Exercise studios  |               | -  | -  | -  | P  | -                               | P              | P  | P  | P  | P  |
| Farmers market  | 30-5.11       | -  | -  | -  | -  | -                               | P              | P  | P  | P  | P  |
| Food distribution for the needy                             | 30-5.12       | -  | -  | -  | -  | -                               | -              | -  | S  | S  | S  |
| Food truck  | 30-5.35       | -  | -  | -  | A  | -                               | P              | P  | P  | P  | P  |
| Funeral homes and crematories                               |               | -  | -  | -  | -  | -                               | P              | P  | P  | P  | P  |
| Gasoline/alternative fuel station                           | 30-5.13       | -  | -  | -  | -  | -                               | S <sup>1</sup> | P  | P  | -  | -  |
| Health services   |               | -  | -  | -  | -  | -                               | P              | P  | P  | P  | P  |
| Hotel   |               | -  | -  | -  | -  | -                               | -              | P  | P  | P  | P  |
| Laboratory, medical & dental                                |               | -  | -  | -  | P  | -                               | P              | P  | P  | P  | P  |
| Library   |               | -  | -  | -  | -  | S                               | P              | P  | P  | P  | P  |
| Light assembly, fabrication and processing                  | 30-5.16       | -  | -  | -  | -  | -                               | P              | P  | P  | P  | P  |
| Medical marijuana dispensing facility                       |               | -  | -  | -  | -  | -                               | P              | P  | P  | P  | P  |
| Microbrewery<br>Microwinery<br>Microdistillery <sup>2</sup> | 30-5.17       | -  | -  | -  | -  | -                               | S              | P  | P  | P  | P  |
| Mini-warehouse/self-storage                                 | 30-5.18       | -  | -  | -  | -  | -                               | -              | -  | P  | P  | -  |
| Museums and art galleries                                   |               | -  | -  | -  | P  | S                               | P              | P  | P  | P  | P  |
| Office  |               | -  | -  | -  | P  | P <sup>3</sup> / S <sup>4</sup> | P              | P  | P  | P  | P  |
| Office- medical, dental, & other health related services    |               | -  | -  | -  | P  | -                               | P              | P  | P  | P  | P  |
| Parking, surface (principal)                                | 30-5.20       | -  | -  | -  | -  | -                               | -              | -  | -  | S  | S  |



# Business Industrial (BI), Warehousing and Wholesaling (W) and General Industrial (I-1)



|   | Use Standards | MU-1 | MU-2 | OR | OF | CP | BUS | BA | BT | BI | W | I-1 | I-2 |
|---|---------------|------|------|----|----|----|-----|----|----|----|---|-----|-----|
| Dormitory, large                                    | 30-5.8        | -    | -    | -  | S  | -  | -   | -  | -  | -  | - | -   | -   |
| Dormitory, small                                    | 30-5.8        | S    | S    | S  | P  | -  | S   | -  | -  | -  | - | -   | -   |
| Family child care homes                             | 30-5.10       | P    | -    | P  | P  | -  | -   | -  | -  | -  | P | -   | -   |
| <b>NONRESIDENTIAL</b>                               |               |      |      |    |    |    |     |    |    |    |   |     |     |
| Alcoholic beverage establishments                   | 30-5.3        | S    | S    | -  | -  | -  | P   | -  | P  | P  | - | P   | P   |
| Assisted living facility                            |               | P    | P    | -  | P  | -  | -   | -  | -  | -  | P | -   | -   |
| Armor systems manufacturing and assembly            | 30-5.16       | P    | -    | -  | -  | -  | -   | -  | -  | -  | - | -   | -   |
| Bed and breakfast establishments                    | 30-5.4        | P    | P    | S  | S  | -  | P   | -  | P  | -  | - | -   | -   |
| Business services                                   |               | P    | P    | -  | P  | P  | P   | P  | P  | P  | P | P   | P   |
| Car wash facilities                                 | 30-5.5        | S    | S    | -  | -  | -  | P   | P  | S  | P  | P | P   | P   |
| Civic, social & fraternal organizations             |               | P    | P    | -  | -  | -  | P   | P  | P  | P  | - | -   | -   |
| Daycare center                                      | 30-5.7        | P    | P    | P  | P  | P  | P   | -  | -  | P  | P | -   | -   |
| Drive-through facility                              | 30-5.9        | P    | P    | -  | -  | -  | P   | P  | P  | P  | P | P   | P   |
| Emergency shelters                                  |               | P    | P    | P  | P  | P  | P   | P  | P  | P  | P | P   | P   |
| Equipment sales, rental and leasing, heavy          |               | -    | -    | -  | -  | -  | -   | -  | -  | -  | - | P   | P   |
| Equipment sales, rental and leasing, light          |               | -    | P    | P  | P  | -  | P   | P  | -  | P  | P | P   | P   |
| Food distribution center for the needy              | 30-5.12       | -    | -    | -  | -  | -  | S   | -  | S  | S  | - | -   | -   |
| Food truck  | 30-5.35       | P    | P    | A  | A  | P  | P   | P  | P  | P  | P | P   | P   |
| Fuel dealers  |               | S    | S    | -  | -  | -  | S   | P  | -  | -  | - | P   | P   |
| Funeral homes and crematories                       |               | P    | P    | P  | P  | -  | P   | P  | -  | -  | - | -   | -   |
| Gasoline/alternative fuel stations                  | 30-5.13       | S    | S    | -  | -  | -  | P   | P  | P  | S  | P | S   | S   |
| Go-cart raceway and rentals (indoor and outdoor)    |               | -    | -    | -  | -  | -  | -   | -  | -  | -  | - | S   | S   |
| Health services                                     |               | P    | P    | P  | P  | P  | -   | -  | -  | -  | P | -   | -   |
| Hotels and motels                                   |               | S    | S    | -  | -  | S  | P   | -  | P  | P  | S | -   | -   |
| Ice manufacturing/vending machines                  | 30-5.38       | -    | -    | -  | -  | -  | S   | S  | S  | A  | A | A   | A   |
| Industrial  | 30-5.14       | -    | -    | -  | -  | -  | -   | -  | -  | -  | - | P   | P   |
| Job training and vocational rehabilitation services |               | -    | P    | -  | -  | -  | P   | -  | -  | P  | P | P   | -   |
| Junkyard/Salvage Yard                               | 30-5.15       | -    | -    | -  | -  | -  | -   | -  | -  | -  | - | S   | P   |
| Laboratories, medical and dental                    |               | P    | P    | P  | P  | P  | P   | -  | -  | P  | P | P   | P   |

# Business Industrial (BI), Warehousing and Wholesaling (W) and General Industrial (I-1) (cont.)



|   | Use Standards | MU-1 | MU-2 | OR             | OF             | CP | BUS | BA | BT | BI | W | I-1 | I-2 |
|---|---------------|------|------|----------------|----------------|----|-----|----|----|----|---|-----|-----|
| Large-scale retail  |               | -    | P    | -              | -              | -  | P   | P  | P  | P  | - | -   | -   |
| Libraries   |               | -    | P    | -              | -              | P  | -   | -  | -  | -  | P | -   | -   |
| Light assembly, fabrication, and processing                 | 30-5.16       | P    | P    | -              | S              | S  | S   | P  | -  | P  | P | P   | P   |
| Liquor stores   |               | P    | P    | -              | -              | -  | P   | P  | P  | -  | P | -   | -   |
| Medical marijuana dispensing facility                       |               | P    | P    | A <sup>1</sup> | A <sup>1</sup> | S  | P   | P  | P  | P  | P | S   | S   |
| Microbrewery<br>Microwinery<br>Microdistillery <sup>3</sup> | 30-5.17       | S    | P    | -              | -              | -  | P   | -  | P  | P  | P | P   | P   |
| Mini-warehouses, self-storage                               |               | -    | -    | -              | -              | -  | -   | -  | -  | P  | P | P   | P   |
| Museums and art galleries                                   |               | P    | P    | P              | P              | P  | P   | -  | P  | P  | P | -   | -   |
| Offices   |               | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | P   |
| Offices, medical and dental                                 |               | P    | P    | P              | P              | P  | P   | -  | P  | -  | P | -   | -   |
| Outdoor storage, principal use                              | 30-5.19       | -    | -    | -              | -              | -  | -   | -  | -  | S  | P | P   | P   |
| Parking, surface (as a principal use)                       | 30-5.20       | -    | S    | -              | -              | -  | S   | P  | -  | P  | P | -   | -   |
| Passenger transit or rail stations                          |               | S    | S    | -              | -              | P  | P   | P  | P  | P  | P | P   | -   |
| Personal services   |               | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | P   |
| Places of religious assembly                                | 30-5.21       | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | -   | -   |
| Public administration buildings                             |               | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | -   |
| Public maintenance and storage facilities                   |               | -    | -    | -              | -              | -  | -   | -  | -  | P  | P | P   | P   |
| Public parks  |               | S    | S    | S              | S              | P  | P   | P  | P  | P  | P | P   | P   |
| Recreation, indoor  |               | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | P   |
| Recreation, outdoor   |               | -    | -    | -              | -              | -  | S   | P  | P  | S  | - | P   | P   |
| Recycling centers   |               | -    | S    | -              | -              | -  | S   | -  | -  | -  | S | S   | P   |
| Rehabilitation centers                                      | 30-5.24       | S    | S    | S              | S              | -  | S   | -  | -  | S  | - | S   | -   |
| Research, development and testing facilities                |               | -    | -    | -              | -              | P  | P   | -  | -  | P  | P | P   | P   |
| Residences for destitute people                             | 30-5.22       | S    | S    | S              | S              | -  | S   | -  | S  | -  | - | -   | -   |
| Restaurants   |               | P    | P    | -              | S              | P  | P   | P  | P  | P  | P | P   | P   |
| Retail nurseries, lawn and garden supply stores             |               | P    | P    | -              | -              | -  | P   | P  | -  | P  | P | P   | -   |
| Retail sales (not elsewhere classified)                     |               | P    | P    | -              | -              | S  | P   | P  | P  | P  | P | S   | S   |
| Schools, elementary, middle & high (public & private)       |               | P    | P    | S              | S              | -  | P   | -  | -  | -  | P | -   | -   |
| Schools, professional                                       |               | P    | P    | P              | P              | P  | P   | P  | -  | P  | P | P   | P   |