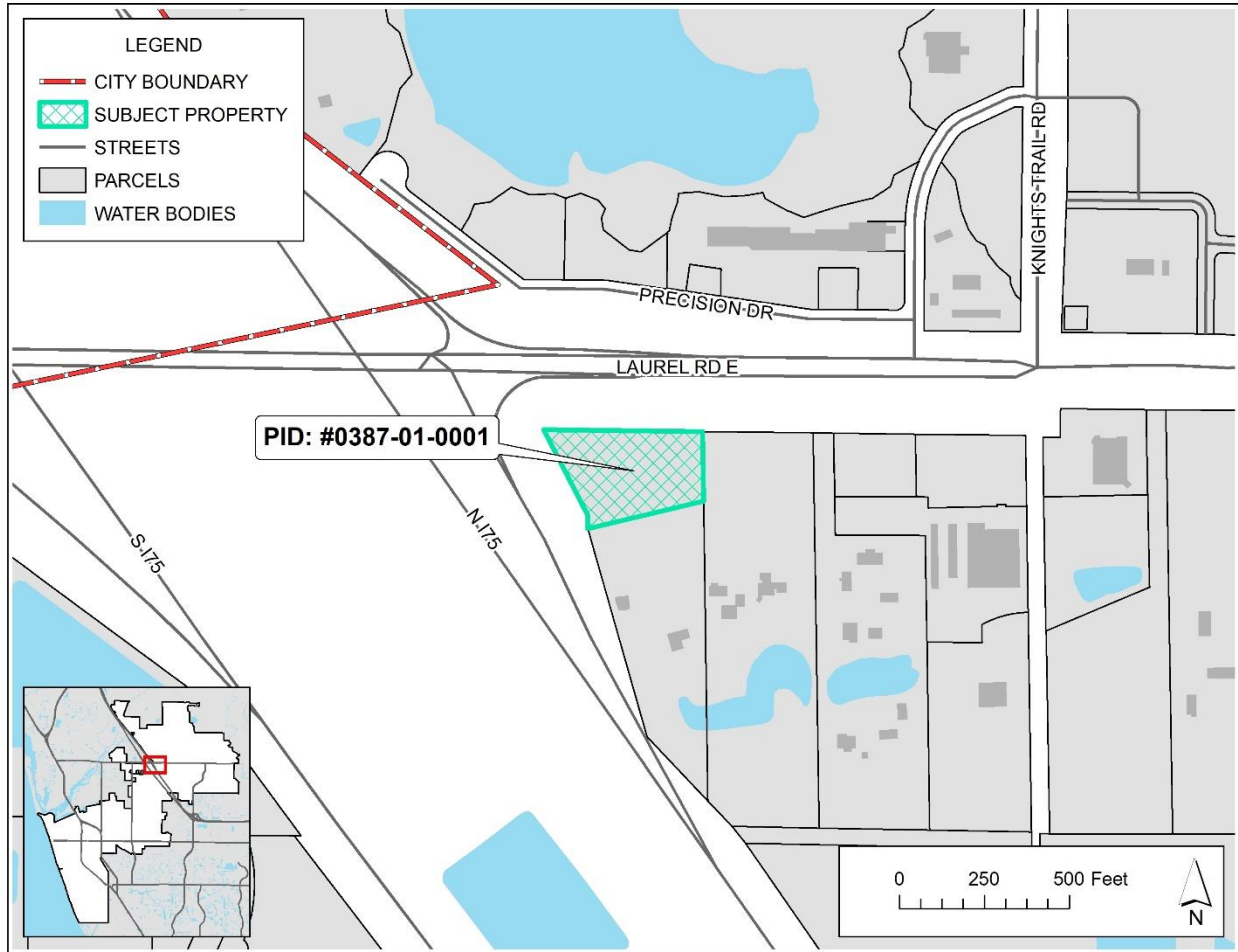


24-15CU Laurel Self Storage Staff Report



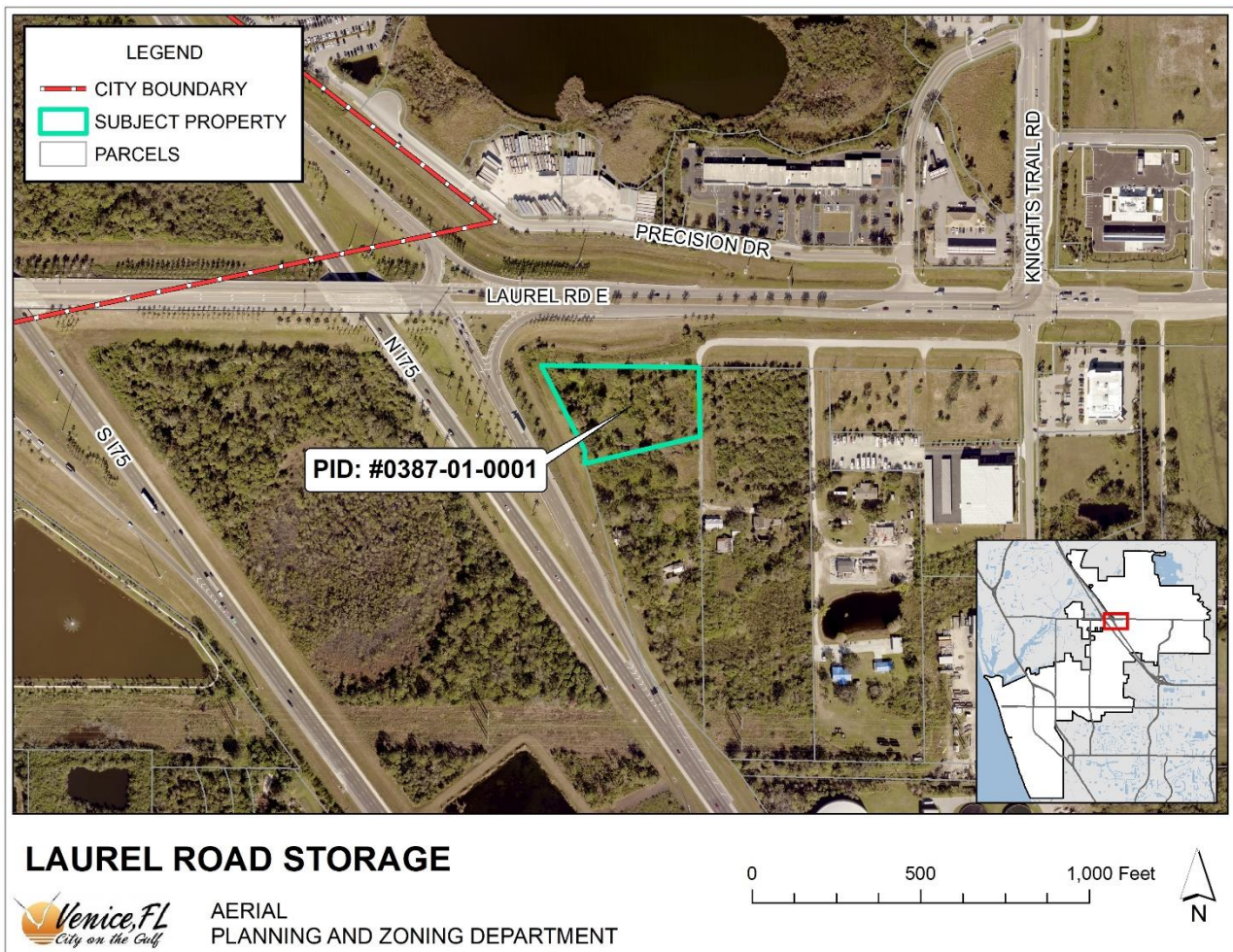
GENERAL INFORMATION

Address:	3480 E. Laurel Road
Request:	Request to allow for Self-Storage – Indoor Only as a conditional use
Owner:	Hotel 75 investments, LLC
Applicant:	L. Murphy, LLC
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0387010001
Parcel Size:	2.26 ± acres
Future Land Use:	Mixed Use Corridor
Current Zoning:	Laurel East
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	March 5, 2024

I. PROJECT DESCRIPTION

The requested Conditional Use proposes that indoor self-storage be an allowable use. A Site & Development Plan (Order No 20-51SP) was previously approved on June 21, 2022, for a 106-room hotel with Conditional Use approval for building height and a Special Exception approval for reduced parking stall widths. The applicant has indicated that the current market for the Hotel use has not developed as expected for the site, and the applicant is requesting a Conditional Use approval to allow for *Self-Storage – Indoor Only* as an alternative use.

The applicant believes that due to the unique location of the site it would be well suited for the proposed *Self-Storage – Indoor Only* use, which is a very low trip generator and does not require the convenient access of most commercial uses. The proposed *Self-Storage – Indoor Only* facility will include an architectural design that is consistent with the requirements of the Laurel East (LE) district and compatible with the mix of uses in the area.



Site Photographs

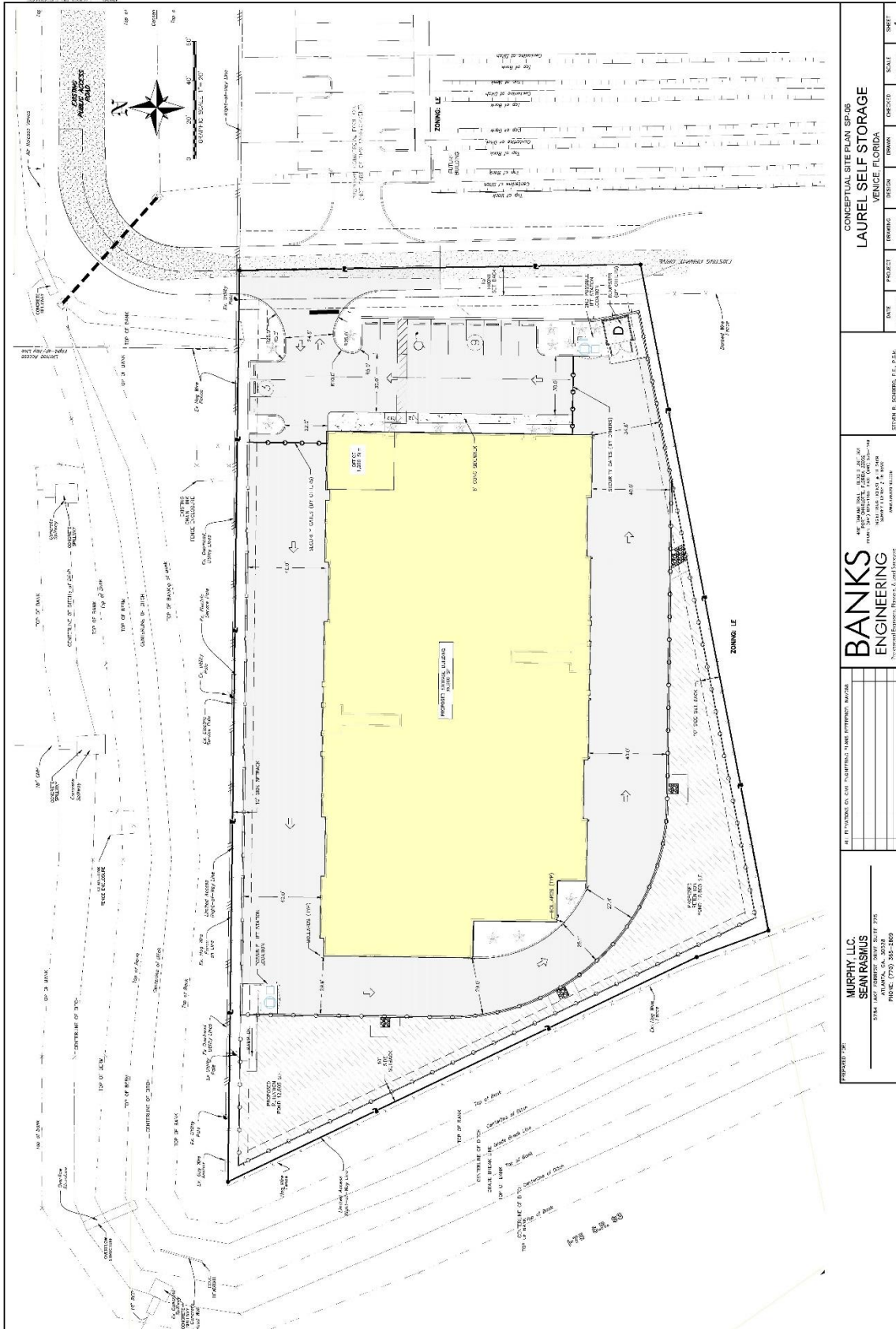
Looking west towards the proposed building area.



Looking south down access road on eastern side of property.



Conditional Use Site Plan

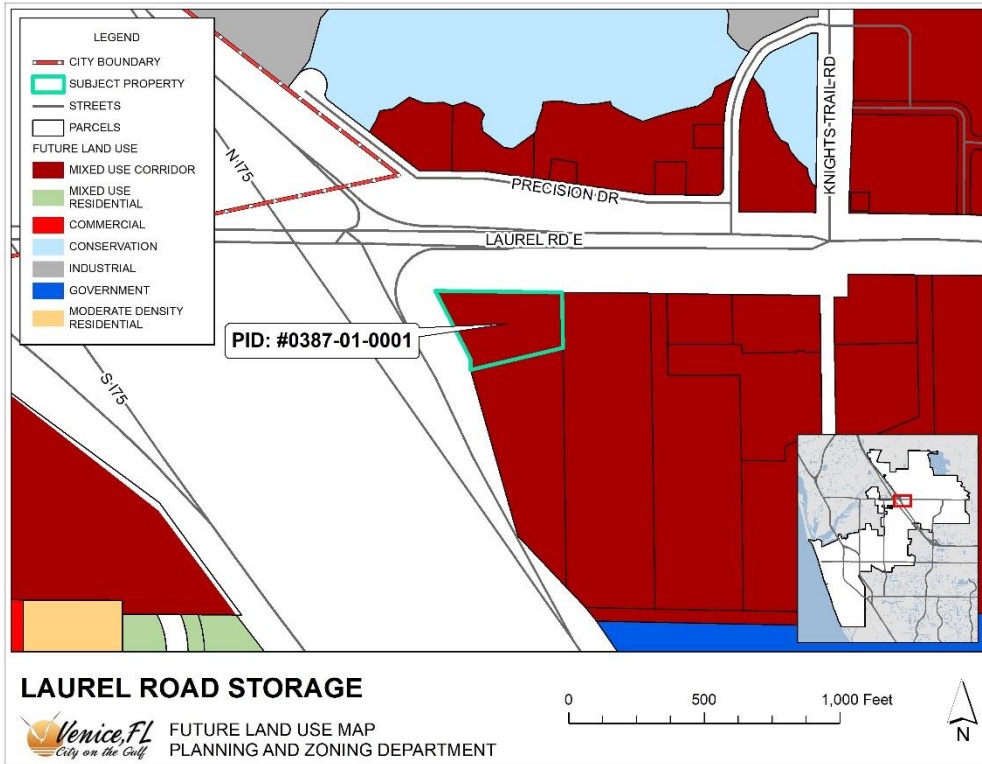


MURPHY, LLC. SEAN PASINUS 3334 W. UNIVERSITY BLVD., SUITE 200 AUSTIN, TEXAS 78705 PHONE: (772) 365-8809		PREPARED FOR: MURPHY, LLC.		SHEET NO.: 1	
BANKS ENGINEERING 4000 W. UNIVERSITY BLVD., SUITE 200 AUSTIN, TEXAS 78705 PHONE: (772) 365-8809 WWW.BANKSENG.COM		PROJECT: 40335		CHECKED BY: JRS	
DATE: 02/17/24		DRAWN BY: CAE		SCALE: 1"=20'	
DESIGNER: SP-06		PROJECT NO.: 40335		SHEET NO.: 1	
PROJECT NO.: 40335		PROJECT NAME: LAUREL SELF STORAGE		SHEET TITLE: CONCEPTUAL SITE PLAN, SP-06	
PROJECT LOCATION: 11.00 000.00		PROJECT OWNER: STEVE R. ROBBINS, P.E., P.L.S. 11.00 000.00		PROJECT ADDRESS: 11.00 000.00	

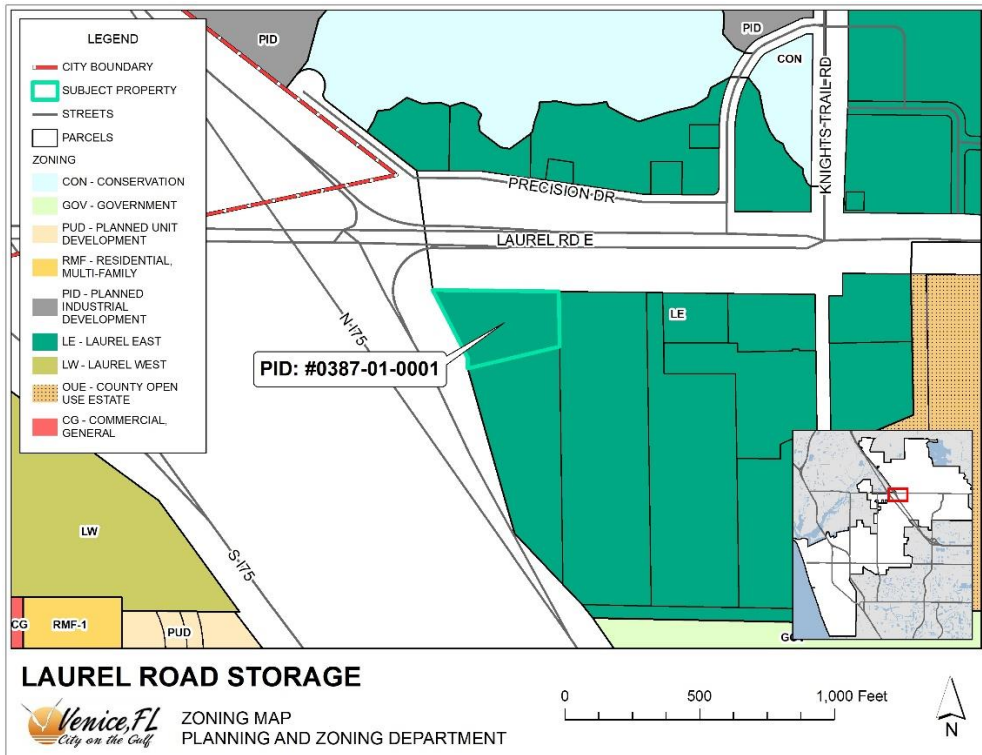
Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor (MUC) and the current zoning is Laurel East (LE) as depicted on the maps below.

Future Land Use



Current Zoning



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Retail (Shoppes at Laurel Square)	Laurel East (LE)	Mixed Use Corridor (MUC)
South	Approved for Pool Supply Business	LE	MUC
East	Residential	LE	MUC
West	I-75	I-75	I-75

I. PLANNING ANALYSIS

In this section of the report, analysis of the subject Conditional Use will be provided regarding 1) consistency with the Comprehensive Plan and 2) compliance with the City's Land Development Code (LDC).

Comprehensive Plan Analysis

Strategy LU 1.2.9.c – Corridor

This strategy supports mixed use both horizontal and vertical. It also prohibits industrial uses, except for MUC located within the Laurel Road Corridor, where large-scale single-use commercial buildings are allowable.

Strategy LU 1.2.13- Mixed Use Development Transitions

Mixed Use land use designations are deemed to be compatible with the adjacent land use designations.

Comprehensive Plan Inconsistencies

No inconsistencies have been identified with this proposal.

Conclusions / Findings of Fact (Comprehensive Plan Analysis):

Analysis has been provided to help the Planning Commission determine consistency with Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found within the Laurel Road Neighborhood element, and other plan elements.

Land Development Code Compliance

Self-storage-Indoor Use, defined in Chapter 87 section 2.4.7.F, is characterized facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing personal items or wares. Outdoor storage is not permitted under this use. Accessory uses may include associated office, ancillary indoor storage, rental of light or medium trucks.

Section 4 Compatibility- Mixed Use Considerations

When one mixed use abuts another mixed use district, no buffer is required. If a roadway is between one of the mixed use districts identified in Section 2 of the Code and a traditional district, a right of way buffer is not required. Being that this petition is a Conditional Use (for an Industrial use) it has special

considerations that can be applied, as deemed necessary. Additional mitigation standards include, but are not limited to:

1. Lowering density and intensity;
2. Increasing building setbacks;
3. Adjusting building step-backs (see Section 4.4.B. below);
4. Requiring tiered buildings;
5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
6. Adjusting road and driveway locations; and
7. Increasing buffer types and/or elements of the buffer type.

1.2.C.8. Land Use Compatibility Analysis.

(i) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

Land use density and intensity.

Applicant Response: *The proposed intensity is consistent with the Comprehensive Plan and compatible with the surrounding land uses.*

Building heights and setbacks.

Applicant Response: *Building heights and setbacks are consistent with the Land Development Regulations and compatible with the surrounding land uses.*

Character or type of use proposed.

Applicant response: *The proposed use is consistent with the Comprehensive Plan and Land Development Regulations and compatible with the surrounding land uses.*

Site and architectural mitigation design techniques.

Applicant Response: *The site has been designed to ensure compatibility with the surrounding land uses.*

(ii) Considerations for determining compatibility shall include, but are not limited to, the following:

Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response: *The proposed use is compatible with the surrounding land uses and will not impact single-family neighborhoods.*

Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: *Not applicable, the proposed commercial use is compatible with the existing uses.*

The degree to which the development phases out nonconforming uses in order to resolve Incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant Response: *Not applicable.*

Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: *The proposed use is compatible with the intensities of existing uses.*

Decision Criteria 1.8.3

Before any conditional use shall be approved, the Commission shall make a finding that the granting of the conditional use will not adversely affect the public interest and that satisfactory provision and arrangement has been made concerning the following matters, where applicable:

1. Compliance with all applicable elements of the Comprehensive Plan.
Applicant Response: *The proposed Conditional Use is in compliance with all applicable elements of the Comprehensive Plan.*
2. General compatibility with adjacent properties and other property in the district.
Applicant Response: *The proposed Conditional Use is compatible with adjacent properties and other properties in the district, including the flex Pool Corp facility directly to the east and south.*
3. Any special requirements set out in Section 2 in this chapter for the particular use involved.
Applicant Response: *Not applicable.*

Summary Staff Comment:

The Applicant is proposing to construct an approximately 35,000 square foot self-storage building with associated parking within the Laurel East zoning district. The application materials provided meet all the requirements of the conditional use application type.

Conclusions / Findings of Fact (Land Development Code Compliance):

The subject petition has been processed with the procedural requirements to consider the Conditional Use. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

II. CONCLUSION

Planning Commission Report and Action

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Conditional Use Petition No. 24-15CU.