



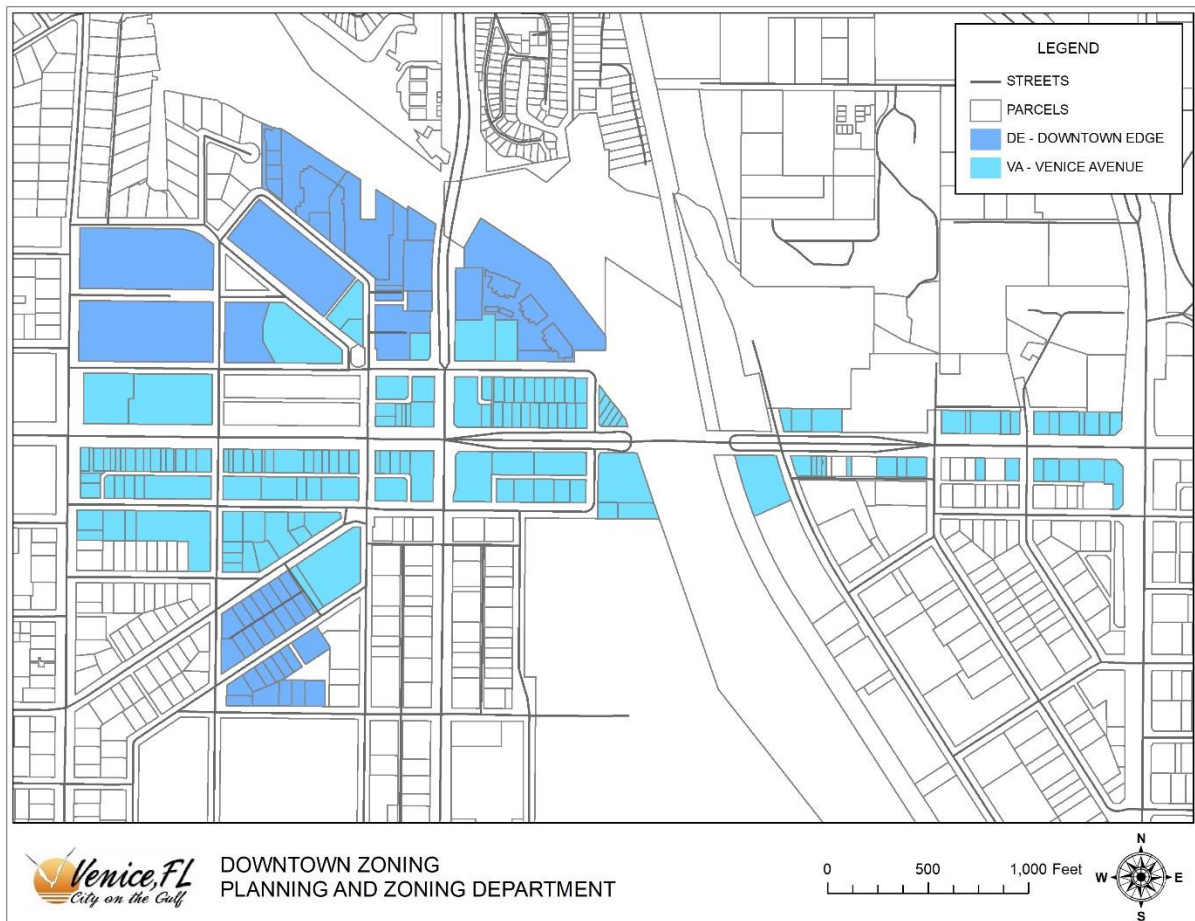
MEMORANDUM

FROM: Josh Law
DEPT: Planning & Zoning
TO: Planning Commission
DATE: April 16, 2024

SUBJECT: Temporary Portable Storage – Petition No. 24-17AM

BACKGROUND:

The proposed Land Development Regulations (LDR) amendment is in response to a City Council request made on February 27, 2024, to modify the LDR to allow temporary storage during season for the historic district of Venice. The proposed amendment is specifically to the Venice Avenue (VA) and Downtown Edge (DE) districts and would allow for temporary storage for up to ninety (90) consecutive days through the months of December through April.



In addition to the proposed code changes listed above, the proposed text amendment also provides additional restrictions to the size, appearance, and location as they relate to portable storage. The

proposed amendment prohibits additional signage other than the company name/logo to be displayed on the container. The proposed change would also limit the size of the containers to be no larger than 18 feet long, 10 feet wide, and 10 feet in height and states that containers may not be placed in the right-of-way.

1.15.2. Temporary Use Permit (Private Property)

2. Certain other temporary uses require permits as follows:
 - a. Special events on private property in any zoning district.
 - b. Model homes or sample apartments in any zoning district.
 - c. Portable storage containers in any zoning district.
 - i. No signage other than the container company name and/or logo may be displayed on the container.
 - ii. Portable storage containers on residential lots must be placed on the driveway.
 - iii. Portable storage containers must be no larger than 18 feet long, 10 feet wide, and 10 feet in height.
 - iv. No portable storage containers are permitted in the right-of-way.
 - v. Portable storage containers within the Venice Avenue (VA) and Downtown Edge (DE) Zoning Districts may be approved by the Zoning Administrator for a maximum of up to ninety (90) consecutive days between the months of December and April.
 - vi. In all districts other than VA and DE, the use may not extend beyond seven (7) days. Requests for up to thirty (30) days must be accompanied by additional narrative justification and may be approved by the Zoning Administrator.

C. Specific Application Requirements. All applications for temporary use permits, whether issuable by the Zoning Administrator or requiring approval by the Commission, shall contain, as applicable:

1. Detailed narrative including the requested duration of the temporary use permit;
2. Site plan or survey indicating the precise area where the temporary uses and structures proposed will be located; and
3. Drawings of all proposed signage and promotional elements.
4. Applications must be signed by the property owner.

1.6.3. Decision Criteria

- A. The Commission and Council must find that the proposed amendment is consistent with all applicable elements of the Comprehensive Plan and promotes the public health, safety and welfare, in order to adopt the proposed amendment as proposed, or with such modifications as are necessary to assure the foregoing.

Planning Commission Report and Recommendation

Upon review of the petitions and associated documents, Land Development Code, staff memo and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the planning commission to make a recommendation on Text Amendment petition no. 24-17AM.