



MEMORANDUM

FROM: Josh Law
DEPT: Planning & Zoning
TO: Planning Commission
DATE: May 7, 2024

SUBJECT: Seaboard Landscape Text Amendment – Petition No. 24-16AM

BACKGROUND: Storsafe, a self-storage facility, proposed Site and Development Plan (23-77SP) in conjunction with Design Alternative (23-80DA) to allow for the redevelopment of an existing storage facility located at 124 & 132 Warfield Avenue within the Seaboard Area. The applicant, as part of the Site and Development Plan, requested two design alternatives: the first was to the required square footage of landscaping area, the second was to the landscaping adjacent to the right-of-way. A closer examination of the code revealed issues with both the process and the code requirements.

At the Planning Commission meeting on January 6th, it was discovered the two requested design alternatives were not permitted by the City's Land Development Regulations (LDR). It was also found that the LDR conflicts with itself, and if the City would like to see redevelopment of the Seaboard area in the intended form, these issues relating to the LDR would have to be addressed. With the assistance of the City Attorney, the best solution was determined to be a City-led amendment to the LDR addressing these two areas of the code.

The proposed amendment would allow developments in the Mixed-Use Seaboard area to have a zero percent minimum for interior parking lot landscaping. The goal of the Seaboard Improvement District (SBI) is for development similar to the downtown using form-based standards. Developers are encouraged to use on-street parking and area public parking rather than provide parking on site. Requiring interior parking lots and landscaping does not promote this kind of development.

The proposed amendment would also end the conflict of landscaping in front of buildings that have a proposed zero (0) foot setback. In the Seaboard area, development to the lot line is encouraged. A zero-foot setback would not allow for landscaping since no space remains. The proposed amendment addresses this internal inconsistency while also allowing additional flexibility for future developments.

3.7.5. Parking Lot Landscaping Requirements

- B. Interior Parking Area Standards.** Interior parking area landscaping shall be provided as follows:
- 1. Required Square Footage of Landscape Area.** A minimum of ten (10) percent of the parking lot shall be devoted to interior landscaping. In calculating this percentage, the area shall include impervious portions of the parking lot including all access and circulation areas. Terminal and interior islands and divider medians shall be used to comply with required interior parking lot landscaping. Store cart return areas and similar uses shall not count toward the minimum required interior landscaping requirements. Any required internal landscape area shall be a minimum of ten (10) square feet.

- a. Developments with a future land use designation of Mixed Use Seaboard (MUS) have a minimum requirement of zero (0) percent.

3.7.6. Miscellaneous Landscaping

- A. **Landscaping Adjacent to Right-of-Way without Off-Street Parking.** Perimeter standards for development without off-street parking areas adjacent to a right-of-way shall meet the following requirements:
 4. In districts that allow for a zero foot setback adjacent to a right-of-way, where a setback of less than one (1) foot is proposed, no plantings are required adjacent to the right-of-way. A proposed setback of one (1) foot to less than five (5) feet requires foundation plantings only. A setback of five (5) feet or greater will require plantings consistent with this section.

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. 24-16AM.