

Mr. Stacer asked how they got to the total numbers shown on the landscape plan.

Mr. Hickcocks responded that the landscape architect worked with the Urban Forester and stated that they went out and looked at the conditions of existing trees on the property. He commented that while some existing trees might count towards requirements regarding overall amount of trees, the locations might not count towards certain requirements.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

Ms. Aycock stated that she thinks the chain link fencing should be removed and replaced with continuous aluminium picket fencing.

Mr. Wewyss responded that the project was submitted to the AAC at their February meeting and that the fencing plans have since been changed to remove chain link fencing.

Mr. Hickcocks confirmed that the fencing will be consistent aluminum picket fencing. He commented on some other architectural changes made since that first AAC review.

MOTION was made by Carla Coleman and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for Major Site Plan PZ #19-12000021 that satisfies the review standards and that the Board approve the application with the two conditions as described in the staff report. All voted in favor of the motion.

H. OTHER BUSINESS

5. PD Text Amendments

Mr. Stacer commented that he would like a postponement of this item so that staff can continue to collect information.

Ms. Smith stated the importance of community input being a part of whatever is presented to the Board.

Mr. Wemyss responded that one of the changes will be the requirement of a neighborhood meeting for PD rezonings.

MOTION by Carla Coleman and second by Richard Klosiewicz to postpone this item to the March 25, 2020 meeting. All those voted in favor.

6. Self-Storage Text Amendment

Ms. Jennifer Gomez, Assistant Development Services Director, presented herself to the Board. She gave a brief overview of the study that has been conducted regarding self-storage facilities as well as the previous presentations made to this Board to gather additional input. She stated that the following themes were identified: 1) there is an abundance of self-storage, 2) the City's corridors and gateways need to be protected from uninviting blank walls, and 3) we don't want to push all self-storage deep into industrial areas where people don't feel safe. She stated that the following revisions presented to the Board tonight are informed by these three factors.

Ms. Gomez stated that self-storage is currently permitted in the B-4, I-1, I-1X, O-IP and PCD districts. Staff is recommending that self-storage facilities require a Special Exception approval in the B-4 and the I-1 zoning districts. She stated that Pamela Stanton, the City's Urban Design Planner, has researched extensively instances of self-storage facilities done well. As such, new design standards are also proposed for these facilities. In addition to the design standards and Special Exception approval, self-storage along designated corridors would also need a commercial liner along the first floor.

Ms. Coleman commended staff for their work on this item. She asked that the Zoning Board of Appeals have a copy of this study that was conducted that shows how over-built the City is with self-storage facilities.

Ms. Gomez responded that this will be included in their backup and a point of reference.

Ms. Kovac asked if part E of the design standards was intended to be struck out.

Ms. Pamela Stanton responded that they felt that this section was very limiting to the AAC.

Ms. Kovac stated that she has a concern about the removal of the language regarding using colors compatible with surrounding properties.

Ms. Stanton responded that they can add this back in.

Ms. Smith stated that she could understand the reason for striking out that section.

Ms. Kovac responded that she is concerned about how these facilities would be compatible with nearby residential properties.

Ms. Coleman asked Mrs. Kovac if she would be comfortable with limiting the colors for properties specifically when abutting residential neighborhoods.

Mr. Stacer asked about the language regarding windows and overhead doors.

Ms. Stanton responded that this requirement will encourage designers to use the space for more than having interior overhead doors behind windows.

Mr. Stacer asked if this would apply even if one could not see it from the right of way or if the glass used wasn't transparent.

Ms. Stanton responded that if the glass isn't visible from the street or not transparent the 15' setback requirement wouldn't matter. She stated that this could be revised to clarify.

Ms. Aycock stated that she doesn't mind this attempt to discourage overhead doors being visible from the street. Regarding the colors, she asked if this would not already be covered by the new design standards.

Ms. Gomez responded that they can address Mr. Stacer's comment through a clarifying comment and also that these buildings will be reviewed by AAC who will be considering the compatibility of proposed colors.

Ms. Aycock commented that she supports the addition of commercial liners along major streets.

Mr. Stacer commended staff, particularly Mr. Daniel Keester-O'Mills, on their hard work on this issue.

Mr. Stacer asked if anyone from the audience wished to speak. There were none.

Mr. Stacer asked if the moratorium will need to be extended.

Ms. Gomez responded that she's not entirely sure but noted that Mr. Keester-O'Mills has been keeping a close eye on this.

MOTION by Carla Coleman and second by Joan Kovac to recommend the proposed text amendments to the City Commission, subject to the amendments as discussed. All those voted in favor.

7. Non-conforming Site Features Text Amendment

Ms. Gomez explained that this text amendment is intended to help meet the comprehensive plan requirements of making the City more business-friendly. She explained that the current zoning code when adopted in 2012 included new triggers to require exterior site upgrades when significant interior improvements were proposed. She stated that the primary objective of this amendment is to make things easier by removing a requirement to make exterior upgrades unless exterior changes are proposed.

Mr. Stacer asked if anyone from the audience wished to speak. There were none.

MOTION by Carla Coleman and second by Richard Klosiewicz to recommend the proposed text amendments to the City Commission. All those voted in favor.