CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION

CASE SUMMARY

March 22, 2016

CASE NUMBER:	**#RZ 16-03 CUP 16-03 CUP 16-04**
REQUEST:	**Official Zoning Map Amendment, Conditional Use Permit and Request for Variances**
LOCATION:	2350 Ronald Reagan Parkway, Snellville
PARCEL:	District 5, Land Lot 40, Parcel 111
PRESENT ZONING:	BG (General Business) District
FUTURE LAND USE MAP:	Retail
PROPOSED ZONING:	**HSB (Highway Service Business) District**
DEVELOPMENT/PROJECT:	**Mini-Warehouse Storage Facility**
PROPERTY OWNER:	ISTAR Bowling Centers I, LP Mechanicsville, Virginia 23111
APPLICANT:	Stein Investment Company, LLC (Virginia) Atlanta, Georgia 30342
CONTACT:	Shane Lanham, Esq. Mahaffey Pickens Tucker, LLP 770.232.0000 or slanham@mptlawfirm.com
MAYOR & COUNCIL PUBLIC HEARING DATE/TIME:	April 25, 2016 at 7:30 p.m.
STAFF RECOMMENDATION:	**Approval with Conditions**

CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION

CASE ANALYSIS

March 22, 2016

TO:	**The Planning Commission**
MEETING DATE:	March 22, 2016
FROM:	Jason Thompson, Director Department of Planning and Development
CASE NUMBER:	**#RZ 16-03 CUP 16-03 CUP 16-04**

FINDING OF FACT:

The Department of Planning and Development has received applications from Shane Lanham, Mahaffey Pickens Tucker, LLP, representing Stein Investment Company, LLC (Virginia) who is requesting to amend the Official Zoning Map from BG (General Business) District to HSB (Highway Service Business) District and request for a Conditional Use Permit for a mini-warehouse storage facility located on a 3.05± acre tract of the 3.79± acre property located near corner of Scenic Highway and Ronald Reagan Parkway, 2350 Ronald Reagan Parkway, Snellville.

Though not part of the rezoning application, there is a separate 0.74± acre outparcel shown on the northeast area of the property that will retain its current BG (General Business) District zoning classification.

Should the request for a Conditional Use Permit for the mini-warehouse storage facility be denied and the rezoning to HSB be approved, the applicant is requesting a second conditional use permit to continue the operation of a commercial recreation enterprise (bowling alley).

As part of the rezoning and conditional use permit applications, the applicant is also requesting a variance from City's parking requirements to reduce the required number of parking spaces to the industry standard for storage type uses.

The 3.79± acre property was originally developed in 1988 for a 28,808± sq. ft. bowling alley and 184 associated parking spaces.

The adjacent property to the west is zoned RS-180 (Single-Family Residence) District and is part of a residential development located on Dogwood Court. To the north and southwest are properties zoned BG (General Business) District while the property to the south and southeast are zoned HSB (Highway Service Business) District. All of the adjacent commercial uses are typical commercial/retail uses that are typically found along the Scenic Highway commercial corridor.

REQUEST:

The applicant is requesting:

- To amend the Official Zoning Map of the City of Snellville from BG(General Business) District to HSB (Highway Service Business) District; and
- A Conditional Use Permit for a mini-warehouse storage facility; and
- Variance from Sec. 11.3, Minimum/Maximum Off-Street Parking/Loading Requirements of Article XI, Parking and Loading Requirements of the Snellville Zoning Ordinance.

OR

- Should the request for a Conditional Use Permit for the mini-warehouse storage facility be denied and the rezoning to HSB be approved, the applicant is requesting a Conditional Use Permit for the continued operation of a commercial recreation enterprise (bowling alley).

STAFF ANALYSIS:

The applicant intends to rezone and redevelop a portion of the existing bowling alley site for a mini-warehouse storage facility consisting of four (4) new one-story buildings and remodel of the existing 28,800 sq. ft. bowling alley building. Although the total number of storage units has not been identified, the redevelopment will contain approximately 77,000 sq. ft. of climate and non-climate controlled storage space.

The proposed 3.05± acre tract will be made up of the existing one (1) story building that will be converted into two (2) storage floors containing 57,616 sq. ft. of storage and small leasing office space. The existing building exterior will be renovated to improve the aesthetics of the building and provide the look of a typical office building. Four (4) additional storage buildings will be constructed behind the existing building and outside the sixty (60) feet undisturbed buffer in the rear where abutting residential land uses to provide 19,321 sq. ft. of additional storage space.

The applicant hopes to provide a mix of interior climate controlled storage units and traditional non-climate controlled storage buildings.

Customer and handicap parking is to be provided primarily in front of the 57,616 sq. ft. storage building, with several spaces also being provided in the rear of the building. The four (4) new storage buildings will have designated customer parking and loading areas.

The applicant intends to create a 0.74± acre outparcel for future development at the front of the development with this outparcel maintaining the current BG (General Business) District zoning classification. No tenant or user has been identified at this time.

The applicant has agreed to meet the requirements of the City's Buffer, Landscape and Tree Ordinance including the sixty (60) feet undisturbed buffer to the north of the subject property where abutting residential uses.

On March 15, 2016 the applicant submitted another set of conceptual building renderings for the front (only) of the existing and proposed new buildings but did not provide renderings for the side and rear elevations of either of the buildings. Without a more complete set of renderings including material percentages, roof details, or if flat roof –parapet articulation details, we are not able to fully review and analyze the scope of the vertical construction and potential need for additional variances from the Architectural Design Standards.

Therefore, the Planning Department is recommending that the entire development be held to the City's current Architectural Design Standards. Should the Planning Commission want to review and consider a more complete set of elevation renderings for both the existing and new buildings, the Planning Commission may consider postponing their recommendation until the next regular meeting on April 26th.

The Official Zoning Map amendment from BG (General Business) District to HSB (Highway Service Business) District is appropriate given the neighboring commercial businesses found along the Scenic Highway commercial corridor. The proposed mini-warehouse storage use of the project will not adversely impact the surrounding properties. Another similar use is found on Scenic Highway and which also abuts residential uses to the rear. The residential uses to the south of the proposed redevelopment will be protected by a sixty (60) feet undisturbed buffer. The applicant has agreed to plant the buffer where needed to provide additional screening where necessary. Furthermore, upgrading and renovating an aging development will have a positive impact on the City.

Conditional Use Permit (Mini-Warehouse Storage Facility):

The applicant is requesting a Conditional Use Permit for the mini-warehouse storage facility. The requirements of Section 9.11(3)(B)(15) of Article IX of the Zoning Ordinance do not provide minimum requirements for the mini-warehouse storage facility use. However, the following minimum restrictions and design standards are found in Section 230-130(FF), Supplemental Use Standards of the Gwinnett County Unified Development Ordinance:

1. Storage units shall not be used for manufacturing, retail or wholesale selling, office, other business or service use, or human habitation.

2. Site access shall not be onto roadways classified as local residential streets.
3. Outdoor speakers or sound amplification systems shall be prohibited.
4. Such a facility may include one accessory manager's office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes.
5. Provide adequate loading and unloading areas outside of fire lanes.

The approval of a Conditional Use Permit for the proposed use is to make sure that this type of use is vetted by the Planning Department, Planning Commission and Mayor and Council; however, because a rezoning is also required for the use, the project will already necessitate final approval from the Mayor and Council. This provision in the ordinance is to ensure that this type of use comes before the Mayor and Council even if the property was already zoned correctly for the use. The Department of Planning and Development recommends approval of the Conditional Use Permit for the mini-warehouse storage facility.

Variances Analysis:

The applicant is requesting a variance from the Zoning Ordinance relating to the parking requirements for storage facilities. Planning Staff has identified another variance from the Development Regulations regarding the width of the access drives in the rear of the development. Each variance is listed and analyzed below.

1. <u>Section 11.3, Parking and Loading Requirements, Article XI of the Zoning Ordinance</u>.

   To reduce the amount of marked/striped parking spaces from 43 spaces to 15 spaces.

   As stated in the Applicant's Letter of Intent, the City's parking and loading requirements do not specifically provided parking standards for the proposed use. However, based on the industry standard of one space per 200 sq. ft. of gross area devoted to sales plus one space per 2,000 sq. ft. of gross storage area, a total of forty-three (43) parking spaces would be required.

   This variance seems appropriate due to the fact that mini-warehouse storage facilities rarely have marked spots for its patrons. The twelve (12) spaces directly in front of the main building and the three (3) adjacent to the rear will be marked and striped. Human nature dictates that most users will use a space directly in front of their storage unit to maximize convenience. During site plan review, the applicant will be required to meet fire lane requirements of the Gwinnett County Fire Marshal's Office.

2. <u>Section 11.2, Design Standards for Interior Driveway of Article XI of the Zoning Ordinance</u>

   To reduce the interior driveway width from 24 feet to 22 feet for the two-way driveway located in the rear of the building near the loading area.

   Although not requested by the Applicant, the variance is necessary to reduce the 24 foot minimum two-way drive width to 22 feet created by the unmarked parking/loading

spaces. Traffic should not be adversely affected as the rate of speed in this area should be very low. Again during site plan review, the applicant will be required to meet fire lane requirements of the Gwinnett County Fire Marshal's Office.

Conditional Use Permit (Commercial Recreation Enterprise)

Should the request for a Conditional Use Permit for the mini-warehouse storage facility be denied and the rezoning to HSB be approved, the applicant is requesting consideration of a Conditional Use Permit for the continued operation of a commercial recreation enterprise (bowling alley).

The requirements of Section 9.11(3)(10), of Article IX of the Zoning Ordinance do not specifically regulate requirements for the application just the requirement that a Conditional Use Permit is obtained. The approval of a Conditional Use Permit for the Commercial Recreation Enterprise (Bowling Alley) is to make sure that this type of use is vetted by the Planning Department, Planning Commission and Mayor and Council. This provision in the ordinance is to ensure that this type of use comes before the Mayor and Council for final consideration and approval.

Should the Mayor and Council approve the rezoning request to HSB but deny the request for a Conditional Use Permit for the mini-warehouse storage facility, the Department of Planning and Development recommends approval of the Conditional Use Permit for the Commercial Recreation Enterprise (Bowling Alley).

STAFF RECOMMENDATION:

In conclusion, the Department of Planning and Development recommends **Approval** of the request to amend the Official Zoning Map from BG (General Business) District to HSB (Highway Service Business) District and request for a Conditional Use Permit for a Mini-Warehouse Storage Facility, subject to the following recommended **Conditions**:

1. The property shall be developed in general accordance with the submitted Rezoning Plan, entitled "Rezoning Plan 2350 Ronald Reagan Parkway", sealed and dated 3-15-2016, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;

2. Freestanding signs higher that fifteen (15) feet or larger than 225 sq. ft. in area are prohibited;

3. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited;

4. Storage units shall not be used for manufacturing, retail or wholesale selling, office, other business or service use, or human habitation;

5. Outdoor speakers or sound amplification systems shall be prohibited;

6. Such a facility may include one accessory manager's office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes;

7. All exterior building design shall comply with the Architectural Design Standards of Article VII of the City's Zoning Ordinance;

8. There shall be no temporary or permanent outside storage of recreational vehicles, campers, travel trailers, 5th wheel trailers, utility trailers, trucks, vans or other vehicles on any tract;

9. Any additional non-substantial variance(s) as determined by the Director of Planning and Development for the design requirements, zoning requirements, development regulations and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development for this project;

10. To ensure that no split zoning lines are represented on any one parcel, prior to issuance of a Certificate of Occupancy or Certificate of Completion, the property owner shall be required to complete and record and exemption plat per City and County regulations; and

11. In the event that the subject property is not leased or purchased by Stein Investment Company, LLC (Virginia) within twelve (12) months from the date of Mayor and Council approval, the Conditional Use Permit for the Mini-Warehouse Storage Facility will become null and void.

In conjunction with the rezoning and conditional use permit approval and recommended conditions, the following variances (1-2) are recommended for **Approval**:

1. Variance to reduce the number of marked/striped parking spaces from 43 to 15 parking spaces as shown on the submitted rezoning plan.

2. Variance from Section 11.2, Design Standards for Interior Driveway of Article XI of the Zoning Ordinance to reduce the interior driveway width from 24 feet to 22 feet for the two-way driveway located in the rear of the building near the loading area.