

Agenda Item 7 (Legislative Hearing)

**Land Development Code Text Amendment**

DEV2018-096

Amending Article 5 of the LDC

**STAFF REPORT**

**DATE:** July 17, 2018

**TO:** Planning Board Members

**FROM:** Dennis Mrozek, AICP, Planning Director

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**AMENDMENT REQUEST**

A request by Development and Administrative Services Department, Planning Division, to amend the Land Development Code, Article 5 (Use Standards) to require a minimum separation for a Self-Storage or Mini-Warehouse use and a Major Thoroughfare.

**PROPOSED LDC TEXT AMENDMENT**

Staff is requesting the LDC be amended as follows: [~~strikeout~~ indicated deleted text, additions indicated by underlined text].

**Article 5.2.B. Standards for Specific Principal Uses.**

5.2.B.23. Commercial: Self-Service Storage Uses.

- a. Self-Storage or Mini-Warehouse Facility. A self-storage or mini-warehouse facility shall comply with the following standards:
  - i. Site Layout.
    - (a) The facility shall be located on a site with an area of at least one acre.
    - (b) If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.
    - (c) Self-Storage or Mini-Warehouse Facility in the RDD-3 zoning district shall have only storage bays accessible from an interior corridor. Access for the individual storage bays shall not be from exterior of the building.
    - (d) Self-Storage or Mini-Warehouse uses shall not be located within 500 feet of a Major Thoroughfare.

### Current LDC Definitions

Self-Storage or Mini-Warehouse Facility. A self-storage or mini-warehouse facility is a building or group of buildings divided into separate self-contained units or areas offered for rent for self-service storage of household and personal property. The storage units or areas are designed to allow private access by the tenant for storing and removing personal property. Accessory uses may include leasing offices, outdoor storage of boats and recreational vehicles, incidental sales or rental of moving supplies and equipment, and living quarters for a resident manager or security guard. The rental of trucks or trailers is a separate principal use and not considered accessory to this use.

Major Thoroughfare. The following streets are major thoroughfares:

• Atlantic Avenue • Beach Street • Beville Road • Bill France Boulevard • Clyde Morris Boulevard • International Speedway Boulevard • Interstate 4 • Interstate 95 • LPGA Boulevard • Main Street/Fairview Avenue/George Engram Boulevard/Dunn Avenue • Mason Avenue/Seabreeze Boulevard/Oakridge Boulevard • Nova Road • Orange Avenue/Silver Beach Boulevard • Peninsula Drive • Ridgewood Avenue • Williamson Boulevard

### **TEXT AMENDMENT REVIEW STANDARDS**

The purpose of Section 3.4.B.1 is to provide a uniform means for amending the text of the Land Development Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. Pursuant to the LDC, Section 3.4.B.3, in determining whether to adopt or deny the proposed text amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

**a. Is consistent with the comprehensive plan;**

*Comprehensive Plan, Transportation Element  
Objective 1.7 Future Land Use Controls – Maintain a land use pattern that supports and is compatible with the function of the roadway system that is designed to serve it. Higher trip generators are to be located adjacent to and at the intersections of arterial roadways with lower trip generators located adjacent to collector and local streets.*

Self-Storage and/or Mini-Warehouse uses are low trip generators. The proposed text amendment discourages development of these uses on Major City Thoroughfares and is consistent with Transportation Element Objective 1.7 of the comprehensive plan.

**b. Is in conflict with any provision of this Code or the Code of Ordinances;**

The proposed amendment is in compliance with development standards established in the LDC.

**c. Is required by changed conditions;**

The City of Daytona Beach is continuing to experience high development growth patterns throughout the City. As a result, staff has been reviewing options to maximize development potential along major corridors in the City. The proposed text amendment addresses the needs of these changing conditions.

**d. Addresses a demonstrated community need;**

The proposed text amendment demonstrates a community need by improving the appearance of the City's major thoroughfares while also maximizing development potential.

**e. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;**

The proposed text amendment ensures compatibility among uses along the major thoroughfares while allowing for more efficient development.

**f. Would result in a logical and orderly development pattern; and**

The proposed LDC text amendment is expected to result in an orderly development pattern along major thoroughfares and is not anticipated to have any adverse impacts on the existing development patterns.

**g. Would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.**

Staff does not anticipate any environmental impacts with the proposed amendment.

**RECOMMENDATION**

Based on staff analysis and review of the above standards, approval of the requested text amendment to Article 5 is recommended. A majority vote of the Planning Board members present and voting is required to recommend approval to the City Commission.