



Ekonomy Self Storage Inc Variance

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Variance

Project No. P23-176

City Council Meeting

Cody Sisk, Planner II

March 25, 2024

Request Summary

- Owner/Applicant: Ekonomy Self Storage Inc
- Location: 1915 SW Hayworth Ave
- Request: A variance of a reduction in lot frontage and lot size to allow 80 feet of frontage and 10,240 square feet in land size. The Land Use Conversion Manual requires a minimum of 160 feet of frontage and the Zoning Code requires 20,000 square feet for General Commercial (CG) Zoning Districts.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Self-Storage	CS and CG	CS and CG
South	Vacant	CS	CS
East	Vacant	CG	RS-2
West	Vacant	CG	RS-2



Variance Criteria

1. Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
2. Please explain if these conditions and circumstances result from actions by the applicant;
3. Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;
4. Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;
5. Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;
6. Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
7. Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Conversion Area - Performance Standards

Variance Criteria

- 1) Any application which would result in adjacent lots becoming non-conforming to the conversion standards may be required to submit a conceptual site plan as a part of the variance.
- 2) The plan shall designate adequate buffers surrounding the site and remaining properties.
- 3) Where appropriate, the plan shall be designed as one project and must provide for shared access and parking of any remaining, or adjacent lots or parcels which would not conform to the conversion standards as a result of the variance. It shall not result in isolation or landlocked lots without providing access.
- 4) The plan shall not allow for access onto residential streets or non-conversion area streets.
- 5) The plan shall require the recording of Unity of Title for the project to prohibit further division and sale of separate lots which were a part of the overall approved site plan. Also, recording of access easements for future use of the remaining adjacent lots is required. Verification of this is required prior to the issuance of building permits for the project.

[illegible]

Background of Conversion Area

- The conversion areas were designed to promote the assembly of the vested General Development Corporation (GDC) single-family lots, encourage well-designed non-residential and multi-family development, and improve traffic circulation by restricting curb cuts along major roadways.
- The Conversion Manual sets up a process to allow for the assemblage of property in order to convert single-family zoned lots to uses identified by the future land use designations in the Comprehensive Plan.

Reason for Cross-Access Condition

- Cross-access will ensure that if Lots 13 and 15 were to be developed, there would be some extra room to construct a building, drainage, drive isle and other site elements, since they would not need a full driveway onto the adjacent street.
- Performance Standard #3 indicates the requirement to have shared access and parking of any remaining, or adjacent lots or parcels which would not conform to the conversion standards as a result of the variance. It shall not result in isolation or landlocked lots without providing access.

Planning and Zoning Board Recommendation

On March 5, 2024, the Planning and Zoning Board unanimously recommended approval of the variance with a condition to provide cross access to Lots 13 and 15 from Lot 14.

City Council Action Options:

- Make a motion to approve with a condition to provide cross access to lot 13 and lot 14 and from lot 20 shall be required.
- Make a motion to approve
- Make a motion to deny
- Make a motion to table