



Public Storage / Boat US

880 and 890 South Pickett Street and 620 Burnside Place

Master Plan Amendment #2018-0006

Text Amendment #2018-0012

Rezoning #2018-0005

Coordinated Development District (CDD)

Concept Plan #2018-0005

Development Special Use Permit #2018-0006

TMP Special Use Permit #2018-0077

Vacation #2018-0002

City Council - December 15, 2018

Project Location



Public Storage/BoatUS

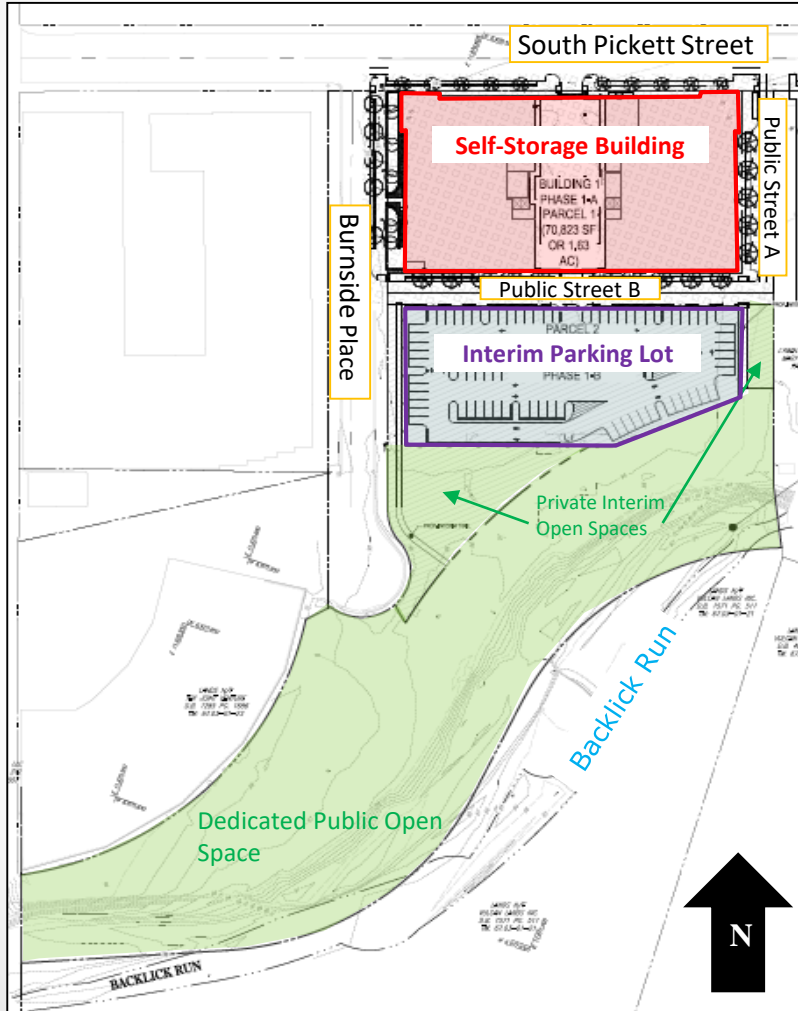
DSUP#2018-0006



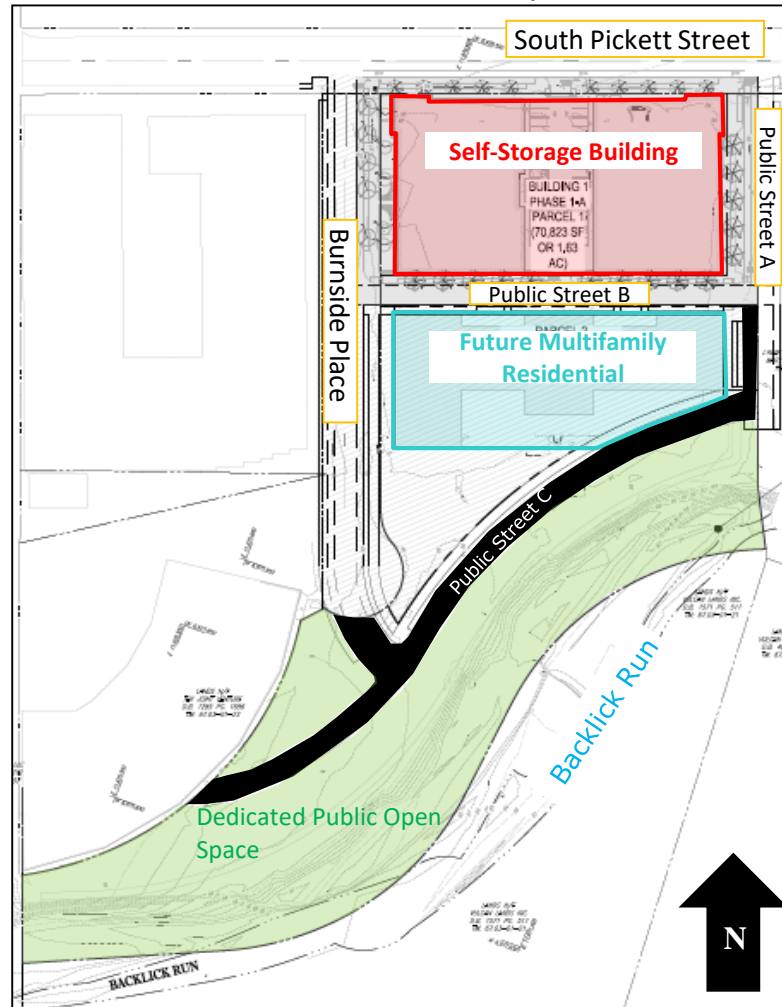
CDD Project Description



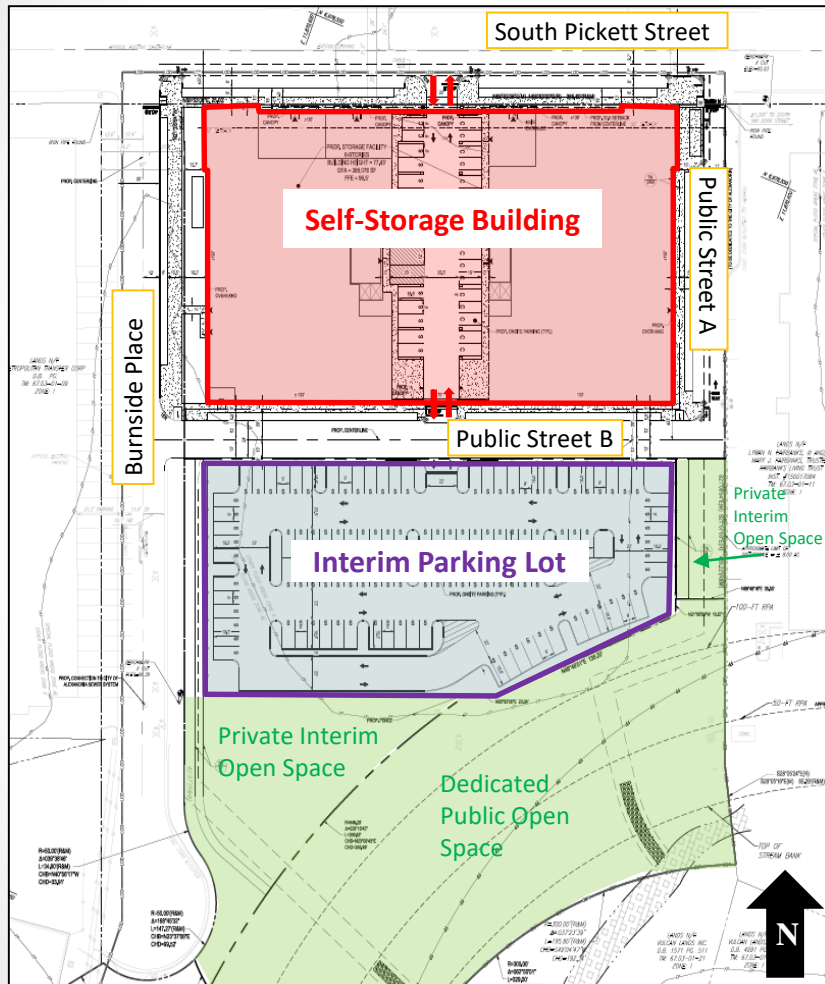
CDD Concept Plan Phase 1



CDD Concept Plan Phase 2



DSUP Project Description



- 380,000 SF self-storage building
- Six stories, 78 feet in height
- 4,000-6,000 SF ground-level retail/commercial/PWR uses
- Two new public streets (Public Streets A & B)
- 115-space interim parking lot with 15-year expiration
- 3.6-acre open space dedication
- Removal of existing parking and stream bank improvements

Small Area Plan Compliance

- Proposal is consistent with goals of the Eisenhower West Small Area Plan, including:
 - Public open space adjacent to Backlick Run
 - Removal of surface parking lot and improvement to stream bank
 - Construction of new street grid
 - Provision of ground-level retail/commercial/PWR uses
 - Affordable housing
 - CDD Zoning
- Eisenhower West / Landmark-Van Dorn Developer Contribution Policy





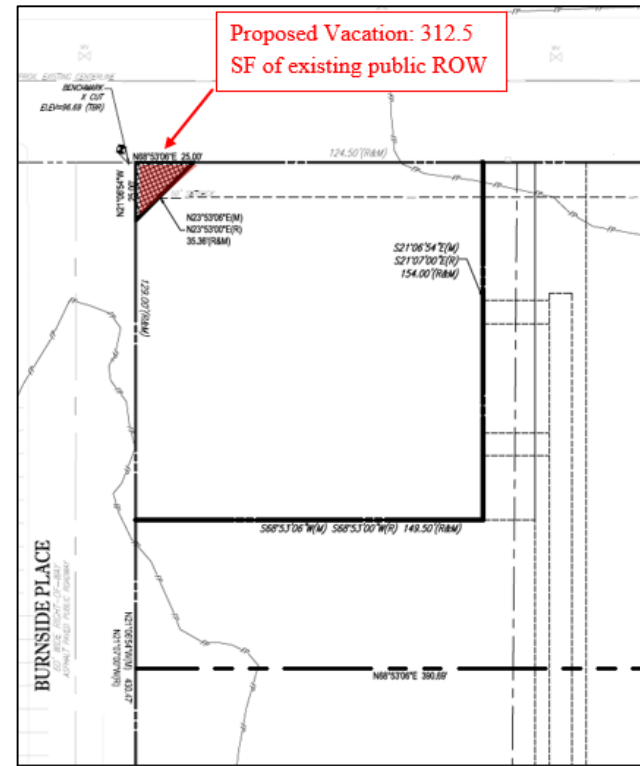
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Additional Land-Use Requests

- **Master Plan Amendments** to Eisenhower West Small Area Plan to allow self-storage use at the site
- **Text Amendment** to create new CDD#26 zone
- **Rezoning** from I / Industrial to new CDD#26
- **Transportation Management Plan SUP**
- **Vacation of public right-of-way**



Vacation Exhibit

Project Benefits

- Dedication of 157,157 SF (3.6 acres) of land to City for public open space and public street
- Provision of new commercial/PWR uses
- New public streets
- Enhanced streetscape around all four sides of self-storage facility
- Consistency with City's Green Building Policy
- Public art contribution (\$75,000)
- Removal of existing parking lot (impervious surface) and improvement of Backlick Run stream bank
- Voluntary affordable housing contribution with CDD Phase 1 (nearly \$743,000)
- Future provision of on-site affordable units with CDD Phase 2



Community

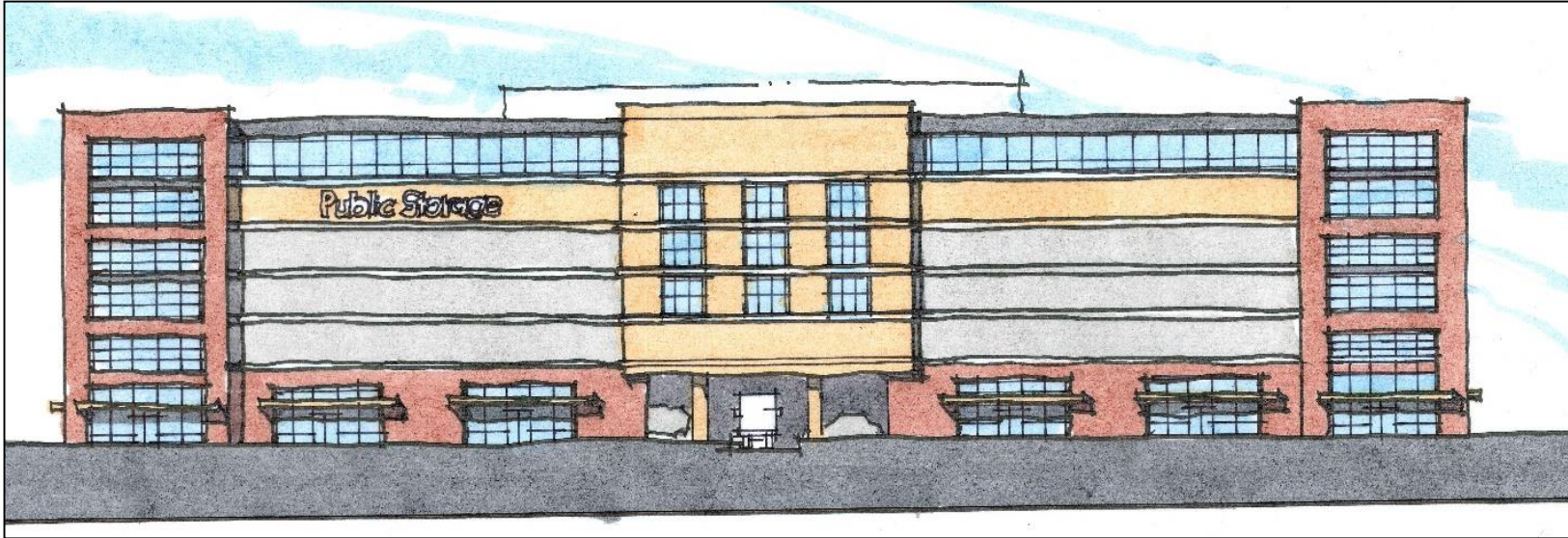


| Meeting Date | Community Group |
|--------------|---|
| 10/9/2018 | Open House Community Meeting |
| 10/10/2018 | Eisenhower West/Landmark-Van Dorn Implementation Advisory Group |
| 11/7/2018 | Cameron Station Civic Association |
| 11/10/2018 | West End Coalition |
| 11/14/2018 | Neighbor meeting |
| 11/19/2018 | Open House Community Meeting |

Architectural Revisions



Staff-Proposed North Elevation



Preliminary North Elevation



Conclusion

Staff and Planning Commission recommend **approval** subject to compliance with all applicable codes and staff recommendations

Staff-Proposed Side Elevation

