



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

City Council - March 16, 2019

Project Location



Public Storage/BoatUS

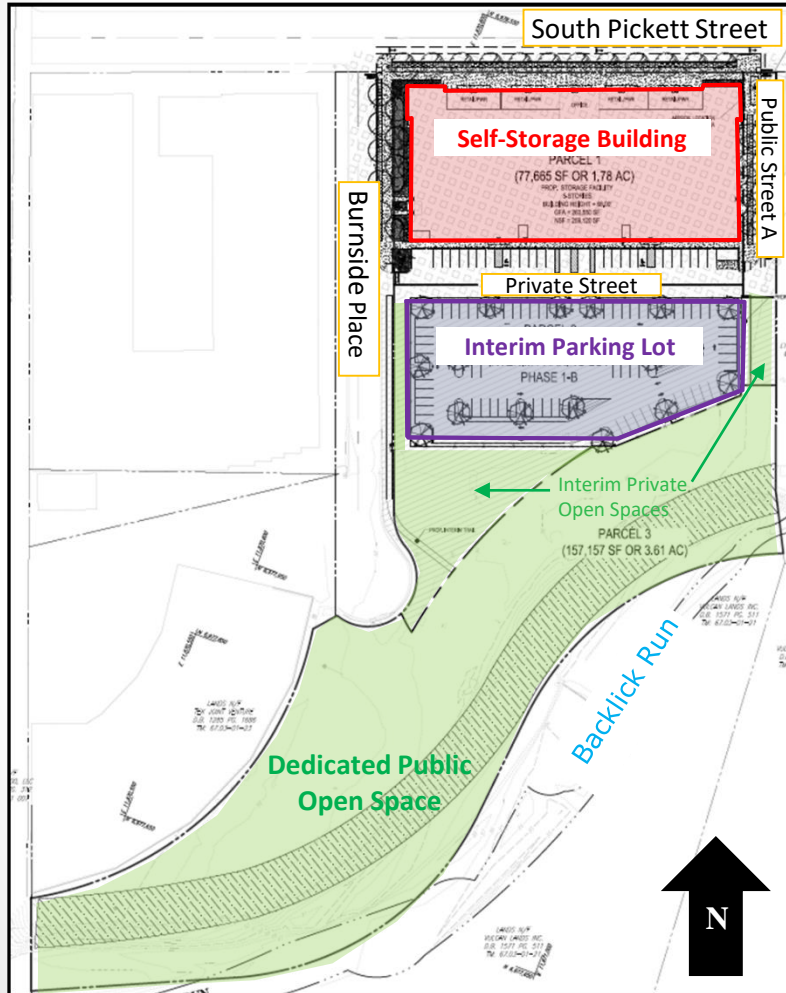
DSUP#2018-0006



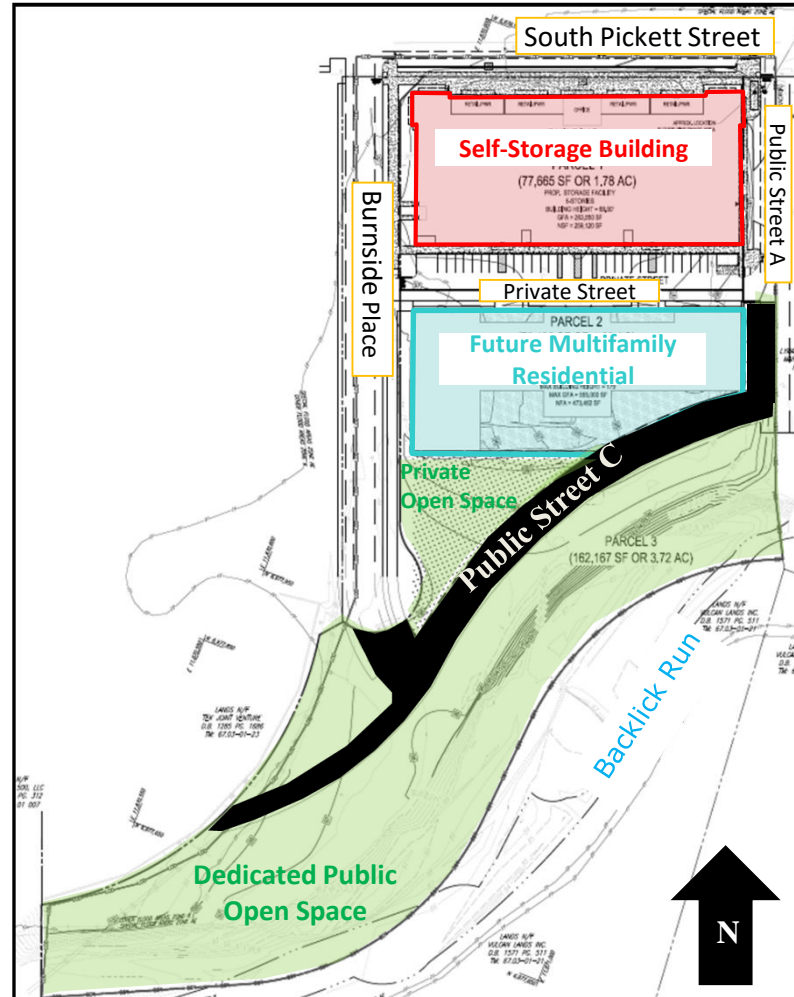
CDD Project Description



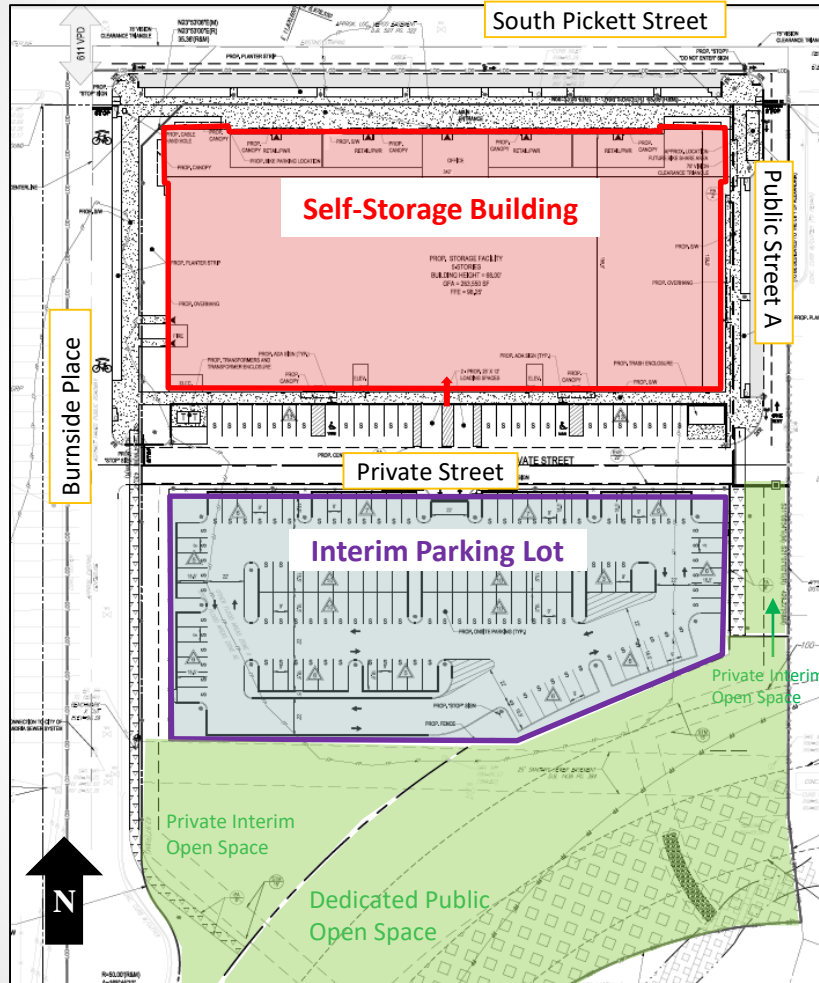
CDD Concept Plan Phase 1



CDD Concept Plan Phase 2



DSUP Project Description



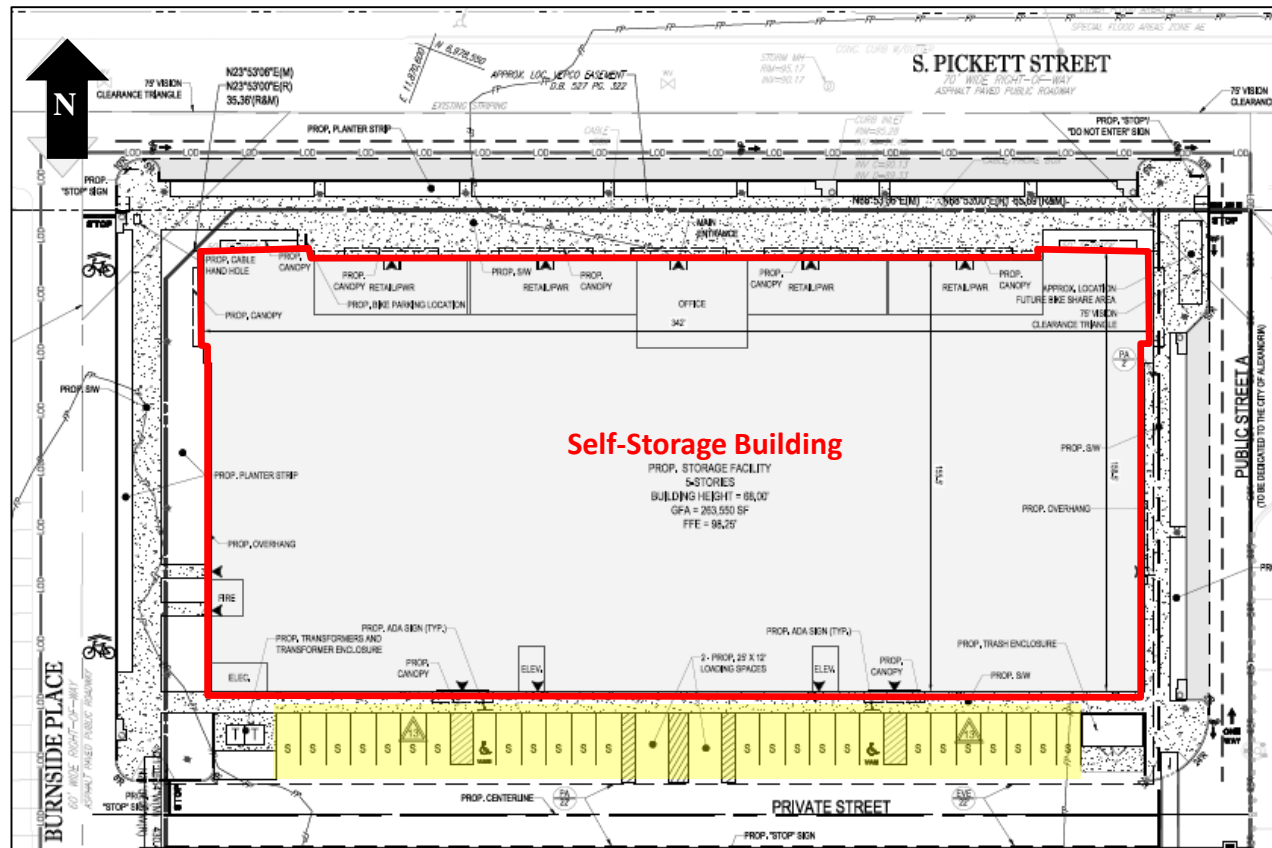
- 260,000 SF self-storage building
- Five stories, 68 feet in height
- 4,400 SF ground-level retail/commercial/PWR uses
- Two new streets (Public Street A and private street)
- 109-space interim parking lot with 15-year expiration
- 3.6-acre open space dedication
- Removal of existing parking and stream 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



Parking



- 26 parking spaces and 2 loading spaces now behind self-storage building
- Parking reduction
- Provided parking is average compared to other Public Storage sites in region
- Interim parking lot not counted toward satisfying requirements due to its 15-year expiration

Architectural Evolution



Preliminary North Elevation



Applicant-Revised North Elevation Nov/Dec 2018



Current North Elevation





Additional Land-Use Requests

- **Master Plan Amendments** to Eisenhower West Small Area Plan to allow self-storage use at the site and to clarify “PWR” use definition
- **Text Amendment** to create new CDD#26 zone
- **Rezoning** from I / Industrial to new CDD#26
- **Site Plan Modification** for tree crown coverage
- **Transportation Management Plan SUP**

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 streets consistent with SAP recommendations
- Enhanced streetscape around 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 (approx. \$527,000)
- Future provision of on-site affordable units with CDD Phase 2



Community



Date	Meeting
10/9/2018	Community Open House
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	City-sponsored Neighbor Meeting
11/19/2018	Community Open House
1/31/2019	Community Open House
2/6/2019	Cameron Station Civic Association
2/11/2019	Community Open House

Conclusion

Staff and Planning Commission recommend **approval**

