

PUBLIC HEARING DATE November 28, 2018	APPLICANT Redwing Land, LLC
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RESPONSES TO QUESTIONS FROM PUBLIC HEARING

The following summarizes concerns raised at the Public Hearing and provides staff and applicant responses:

1. What are the negative activities associated with a self-storage facility?

Staff Response: The following is a list of activities associated with a self-storage facility:

Pro	Con
Low traffic impact	Noise
Low impact on services	Lighting impacts
Commercial tax revenue	Low activity level do not add vitality and interest to area
Limited parking/impervious surface	
Limited hours of operation	
Low crime	

2. How can lighting impacts be mitigated?

Staff Response: The Land Use Management Ordinance requires that off-site lighting at the property line not exceed 0.3 footcandles. The Community Design Commission would also review and approve, the proposed lighting plan and fixtures. Special consideration could be added to the Special Use Permit stipulations for dark sky considerations as well as requiring light shields.

3. What is the impact on the Office/Institutional-2 (OI-2) zoning district?

Staff Response: With the revised proposal before the Council this evening, the only change to the Office/Institutional-2 (OI-2) zoning district is to allow self-storage facilities as a land use with a Special Use Permit. At the Public Hearing, the proposal included an increase to the floor area ratio. Staff has revised this so that the increase in floor area is limited for the self-storage land use, not the zoning district.

4. Provide information on other towns and their zoning codes.

Staff Response: Staff has reviewed zoning codes from Durham, Raleigh, Cary, and Carrboro. The table below compares the different codes:

Jurisdiction	Self-storage use	Special Standards
Raleigh	In specific zoning districts with special standards	Minimum lot size; internally accessed, Specific buffer standards
Durham	In specific zoning districts with special standards	Screening; internally accessed; ground floor include other uses
Cary	In specific zoning districts with a Special Use Permit	No specific use standards
Carrboro	In specific zoning districts with a Special Use Permit	No specific use standards

5. Provide additional details regarding the 200-foot street setback.

Staff Response: Staff believes the 200-foot street setback would provide adequate screening from the street. The 200-foot setback would limit many of the smaller properties currently zoned Office/Institutional-2 (OI-2) from requesting a Special Use Permit from the Council for a self-storage use.

6. How can the first floor of building be activated?

Staff Response: One of the City of Durham's special standards is that the ground floor shall be a use or uses other than, and not associated with, self-service storage facilities. The Durham code does allow up to 400 square feet of office floor area associated with the storage facility.

7. How does this request coordinate with the Land Use Management Ordinance rewrite process?

Staff Response: This Text Amendment request is outside of the Land Use Management Ordinance rewrite. If the Text Amendment is enacted by the Council, the rewrite process would offer the opportunity to review the language at a later date.

8. Please explain the history of Floor Area Ratio.

Staff Response: The chart below indicates the changes in floor area ratio since the 1981 Development Ordinance.

Zoning District	1981	1997	2003-current	Proposed
OI-1	0.264	0.230	0.264	0.264
OI-2	0.264	0.328	0.264	0.264*
OI-3	0.566	0.429	0.566	0.566
OI-4	--	--	N/A	N/A
LICZD	--	--	N/A	N/A

*FAR for Self-storage facility would be 0.290