

10-10-2018 Town Council Meeting Responses (#1)

ITEM #13: Open the Public Hearing: Application for Land Use Management Ordinance Text Amendment -Self-Storage Facility, Conditioned, and Floor Area Ratio Adjustment for Office/Institutional-2 (OI-2) Zoning District

Council Question: If we are going to allow conditioned self-storage, what is the rationale for permitting it only in OI-2? Ought we not be looking at it more comprehensively and seeing if there are other zones in which it might be appropriate, e.g., OI-3?

Staff Response: *The Ordinance defines OI-3 as intended to provide for major educational, research, public service, and office uses, and their necessary support functions, while minimizing conflicts with adjacent land uses. OI-2 is to provide for medium-intensity office and institutional development. Staff believes that the self-storage use is more similar to those uses permitted within OI-2 (medium intensity). Self-storage is already a permitted use in the Innovative, Light Industrial Conditional Zoning District (LICZD).*

Council Question: The change in in FAR for OI-2 to .290 seems somewhat arbitrary (or based on the needs of a specific project). What is the underlying rationale for choosing this value rather than, for example, the pre-2003 value of .328?

Staff Response: *The proposed increase in floor area is less than a 10% change from the current standard, and is being requested by the applicant. It would also help create more distribution in the allowable FAR across the OI districts than the current standard. The old standard could increase this distribution.*

The permitted Floor Area Ratio:

<u>Zoning District</u>	<u>Pre-2003</u>	<u>Existing</u>	<u>Proposed</u>
OI-1	0.230	0.264	0.264
OI-2	0.328	0.264	0.290
OI-3	0.429	0.566	0.566
OI-4	--	N/A	N/A
LICZD	--	N/A	N/A

Council Question: Overall, it appears that a number of Town-wide changes are being driven by the requirements of a specific project. Is that correct?

Staff Response: *The applicant is representing the interest of the Vilcom Campus site and has applied for this proposed text amendment. Generally, staff has heard interest in self-storage facilities over the past few years, but no one applicant has pursued a change to the Ordinance until now.*

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Council Question: What is a “crown” sign? (pp 295). Additionally, what is being done to address the PC’s special considerations of encouraging construction of buildings that can be converted to other uses in the future and allowing limited “bullpen style” office staple for renters to use? (pp. 315)

Staff Response: A “crown” sign is defined as a wall sign extending not more than 3 feet from the building facade located on the upper horizontal band of a building that is at least 55 feet and 4 stories in height. An example from the Land Use Management Ordinance is below. The Ordinance has some additional standards including not covering windows or architectural details, being internally illuminated, and not be placed below the start of the highest floor or extend above the roof line. Opportunities to design buildings with options to convert to other uses in the future will be encouraged as part of the review process.

