

# TECHNICAL REPORT



## TEXT AMENDMENT TO OFFICE/INSTITUTIONAL-2 (OI-2) ZONING DISTRICT

This is a technical review of the proposed text amendment to allow Conditioned Self-Storage Facilities as a permitted Special Use, and to increase the Floor Area Ratio from 0.264 to 0.290 in the Office/Institutional-2 (OI-2) zoning district.

### BACKGROUND

June 2018                      Applicant proposed a Text Amendment to allow Self-Storage Facilities, Conditioned, as a permitted Special Use in Office/Institutional-2 (OI-2) zoning district.

August 2018                      Applicant revised the Text Amendment application to increase the Floor Area Ratio in the Office/Institutional-2 (OI-2) zoning district.

### CONNECTIONS TO OTHER DOCUMENTS

Town staff reviewed the text amendment for compliance with the themes from the [2020 Comprehensive Plan](#)<sup>1</sup>, the standards of the [Land Use Management Ordinance](#)<sup>2</sup>, the [Chapel Hill Public Works Engineering Design Manual](#)<sup>3</sup>, and the [Chapel Hill Mobility and Connectivity Plan](#)<sup>4</sup>

**Comprehensive Plan Themes:** Staff believes the proposed text amendments comply with the themes of the 2020 Comprehensive Plan as indicated in the following table:

<input type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration

### SUMMARY OF PROPOSED CHANGES

#### 1. Self-Storage Facilities, Conditioned, as a Permitted Special Use

Self-Storage Facilities, Conditioned, is currently a permitted land use only in the Light Conditional Zoning District (LI-CZD). This text amendment proposes Self-Storage Facilities, Conditioned, in the Office/Institutional-2 (OI-2) zoning district, predominantly in commercial corridors throughout Town. See the attached map of parcels with Office/Institutional-2 (OI-2) zoning districts.

The applicant desires to construct a climate-controlled storage facilities at Vilcom Office Park (66 Vilcom Center Drive), located within an OI-2 zoning district. The applicant has submitted a market study with the application and indicates that strong demand exists for self-storage facilities, at the proposed location. If this text amendment is enacted, the Council could consider a special use permit application for this project.

<sup>1</sup> <http://www.townofchapelhill.org/home/showdocument?id=15001>

<sup>2</sup> [https://library.municode.com/nc/chapel\\_hill/codes/code\\_of\\_ordinances?nodeId=CO\\_APXALOUSMA](https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA)

<sup>3</sup> <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

<sup>4</sup> <http://www.townofchapelhill.org/residents/transportation/bicycle-and-pedestrian/chapel-hill-mobility-and-connectivity-plan>

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## 2. Change in Floor Area Ratio within Office/Institutional-2 District

The applicant proposes to increase the allowable floor area ratio in the Office/Institutional-2 (OI-2) zoning district from 0.264 to 0.290, an increase of approximately 10 percent.

The proposed change will apply to all areas within Town that are zoned Office/Institutional-2 (OI-2). In most cases, a public review (either a Site Plan modification or Special Use Permit modification) will be required if an applicant chooses to use the new floor area to increase development on their property.

Staff identified several considerations related to changing the floor area ratio:

### Relationship to other Town standards:

Additional floor area does not relieve future developers of any other Town standards such as required tree canopy, landscape buffers, parking, impervious surface, etc.

### Comparative Zoning Intensity:

Office/Institutional zoning districts are primarily for office and institutional development. The Office/Institutional-1 (OI-1) zoning district is for low-intensity office and institutional development, and the Office/Institutional-2 (OI-2) zoning district is for medium-intensity office and institutional development. Despite the differing intentions of intensity, each of these zoning districts uses the same Floor Area Ratio.

The Office/Institutional-3 (OI-3) District is primarily for major educational and other public uses.. An increase in the floor area ratio of the Office/Institutional-2 (OI-2) zoning district would offer a logical step in intensity between Office/Institutional-1 (OI-1) and Office/Institutional-2 (OI-2) zoning districts.

Zoning District	Existing Floor Area Ratio	Proposed Floor Area Ratio
OI-1	0.264	0.264
OI-2	0.264	0.290
OI-3	0.566	0.566

## Changes to LUMO

Changes in the LUMO are necessary to permit and regulate self-storage facilities. The modifications to the following sections of LUMO are requested:

- Table 3.7-1 (Use Regulations)
- Section 3.8-1 (Dimensional Matrix)
- Table 5.6.6-1 (Schedule of Required Buffers)
- Section 5.9.7 (Minimum and Maximum Parking Space Requirements)
- Section 6.23 (Special Regulations – added)

The Planning Commission reviewed the proposals and recommended mitigation measures to ensure the compatibility of conditioned self-storage with adjacent land uses. Their recommendation is attached.

Table 3.7-1: Add an "S" to the Use Matrix in Table 3.7-1 in order to permit Self-Storage Facilities, Conditioned, in the Office/Institutional-2 (OI-2) District as a Special Use.

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		General Use Zoning District									
Uses	Use Group	TC-1, TC-2, TC-3	CC	NC	OI-1	OI-2	OI-3	OI-4	I	LI-CZ D	MH
Self-Storage Facility, Conditioned	C	—	—	—	—	<b>S</b>	—	—	—	YZ	—

**Section 3.8-1:** Revise the Dimensional Matrix to reflect the change in Floor Area Ratio:

	Lot Size (square feet min)	Density (units per acre max)	Frontage (min feet)	Lot Width (min feet)	Building Height, Setback (max feet)	Building Height, Core (max feet)	Street Setback (min feet)	Interior Setback (min feet)	Solar Setback (min feet)	Impervious Surface Ratio (max) *	Floor Area Ratio (max)
OI-2	5,500	15.0	40	40	34	60	22	8	9	.5/.7	<del>0.264</del> 0.290

**Table 5.6.6-1:** Adding self-storage facility as a Proposed Principal Use in column five of the Schedule of Required Buffers:

	<i>Proposed Principal Use</i>				
Adjacent* Existing Principal Use#	Major Subdivision creating lots for single or two-family dwellings or Class A mobile home	Any other principal use in Use Group A, except essential services	Any principal use in Use Group B	Automotive repair, maintenance and/or storage facility, <b>self-storage facility, conditioned</b> , light manufacturing, supply yard	Any principal use in Use Group C other than the above

**Section 5.9.7:** Adding self-storage facility to the Minimum and Maximum Off-Street Parking Space Requirements:

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Use	Vehicular Parking				Bicycle Parking
	Town Center Zoning		Non-Town Center Zoning		
	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces	Minimum Bicycle Parking requirements
Maintenance and/or storage facility <b>and self-storage facility, conditioned</b>	N/A	N/A	1 per 2,500 sq. ft.	1 per 1,500 sq. ft.	Min 4

Section 6.23: Add new Section 6.23 and the following language: Self-Storage Facility, Conditioned. This section establishes standards, outside of the LI-CZD, so that Self-Storage Facility, Conditioned, may be appropriately sited in commercial and/or office-institutional zones, while maintaining the desired character and function of those zones, since their use and low activity level do not add vitality and interest to an area. Self-Storage Facilities, Conditioned, spaces should be designed with the exterior appearance of an office building or commercial building as well as be designed to be compatible with the surrounding development and the desired character of the district. The following standards shall be applied:

1. Self-Storage Facilities, Conditioned, shall not be permitted on property located at an intersection with any arterial street. This extends to include properties 100 feet from the center point of an intersection.
2. The maximum building frontage for a Self-Storage Facility, Conditioned, on a public right-of-way shall be 100 linear feet.
3. Self-Storage facilities, Conditioned, shall not be the principal use on a zoning lot, but shall be on the same zoning lot as other office, commercial, and/or institutional uses permitted in the zoning district.
4. Self-storage facilities, Conditioned, shall have a street setback of a minimum of 200 feet from the public right-of-way.
5. All access to the individual storage units shall be through the interior of the building only.
6. Overhead doors, loading bay doors, and/or garage type doors shall not face residentially zoned parcels nor be permitted on the front face of the building. The Town Council may grant an exception to this standard if the applicant demonstrates that, due to the unusual shape or topography of the lot or an adjoining lot, or due to the location or design of existing structures, the nature of the proposed use, or other similar features, the application of this standard would be unreasonable. If such an exception is granted, loading docks, entrances, zones or bays shall be screened with a fifty (50) foot Type D evergreen buffer.
7. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in storage. Storage units shall not be used for activities such as, but not limited to:
  - a. Residences, offices, workshops, studios, the pursuit of hobbies, and/or rehearsal areas;

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- b. Manufacturing, fabrication, or process of goods; service or repair of vehicles, engines, lawnmowers, boats, trailers, appliances, or other electrical/miscellaneous equipment; or any other industrial and/or commercial activity;
  - c. Conducting garage or estate sales. This prohibition does not preclude the auctions or sales for the disposition of abandoned or unclaimed property from the Self-Storage Facility, Conditioned.
  - d. Storage of flammable, perishable, or hazardous materials;
  - e. The keeping of animals.
8. All storage shall be within a completely enclosed building. The outdoor storage of inventory, materials, vehicles, trailers, recreational vehicles, or merchandise is prohibited. There shall be no outdoor storage or usage of storage pods or shipping containers
9. No customers may store trucks, trailers, or vehicles of any kind on the site. The storage business may park up to two (2) trucks (pick-up or box) for employees and customer use. These trucks shall be parked behind the building.
10. Electrical service to the storage units shall be for lighting and climate control only. No electrical outlets shall be permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that shall not allow tapping the fixtures for other purposes.
11. Outdoor display of merchandise or goods of any kind is prohibited.
12. Truck and/or trailer rental operations are prohibited.
13. Night lighting and security lighting shall be designed to ensure no off-site glare is directed to neighboring parcels. All night and security lighting shall be shielded to direct light onto the site and away from adjacent property. Lighting, interior and exterior, for portions of the building that face residentially zoned or used property shall be motion activated only.
14. "Crown signs" are prohibited. Signs, interior or exterior, shall not face residentially zoned or used parcels.
15. Fences and walls shall be compatible with the design and materials of the building and the site. Decorative metal or wrought iron fences are preferred. Chain-link (or similar) fences, barbed or razor wire fences, and walls made of precast concrete blocks are prohibited.
16. Self-Storage Facilities, Conditioned, shall:
  - a. Be permitted only within multistory buildings with an architecturally prominent entry and lobby;
  - b. Have at least forty (40) percent of the principle façade above the ground floor composed of exterior wall openings filled with actual windows or designed to have the external appearance of windows;
  - c. All windows shall have a minimum of seventy (70) percent visible light transmission;
  - d. Not be constructed of smooth-faced concrete block, painted masonry, precast concrete panels, and prefabricated metal sheets.
  - e. Be surfaced with high quality materials such as, but not limited to, stone, split face block, and/or brick;
  - f. Include a change in wall plane, a recess, or reveal every fifty five (55) feet on the principle façade when the building is greater than sixty (60) feet in length; and,
  - g. Include architectural features that add depth, details, and convey visual interest to prevent a utilitarian, warehouse-like appearance.

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## **3. TEXT AMENDMENT FINDINGS OF FACT**

All information submitted at the public hearing will be included in the record of the hearing. Based on the record, the Council will consider whether it can make one or more of three required findings (listed below A-C) for enactment of the Land Use Management Ordinance Text Amendment.

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, the Land Use Management Ordinance shall not be amended except:

- A. To correct a manifest error in the chapter; or
- B. Because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- C. To achieve the purposes of the Comprehensive Plan.