



# City of Alachua

Planning & Community Development Department

## Staff Report

### Planning & Zoning Board Hearing Date: September 13, 2022 Legislative Hearing

**SUBJECT:** A request to amend the City of Alachua Land Development Regulations by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow Self-Service Storage as a Permitted Use in the Light and Warehouse Industrial (ILW) zoning district.

**APPLICANT/AGENT:** Seth Wood, Causseaux, Hewett & Walpole, Inc.

**PROJECT PLANNER:** Kathy Winburn, Planning & Community Development Director

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board find the proposed text amendment to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

**RECOMMENDED MOTION:** *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

## **SUMMARY**

This application is a request submitted by Seth Wood of Causseaux, Hewett & Walpole Inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would amend Table 4.1-1, *Table of Allowed Uses*, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district.

The applicant contends that this amendment will expand the range of uses allowed in the ILW zoning district and thus allow more property owners the opportunity to pursue a growing market trend in a growing community. The applicant cites the definition of business districts and the ILW Zoning District in the LDRs, which states that these districts are established and intended to provide a wide, varied range of non-residential uses, which meet the needs of the City's residents, business owners and workforce. The applicant also cites lifestyle changes in recent years that have positively influenced demand for self-service storage facilities. Currently, self-service storage is permitted by right in three (3) of the City's nine (9) business zoning districts– Community Commercial (CC), Commercial Intensive (CI) and Industrial General (IG); and permitted by Special Exception in one business district– Corporate Park (CP). As such, self-service storage facilities are currently allowed in both less intense and more intense zoning districts than ILW.

## **PROPOSED LDR TEXT AMENDMENTS**

**AMENDING ARTICLE 4, TABLE 4.4-1, TO ALLOW SELF-SERVICE STORAGE FACILITIES AS A USE BY RIGHT IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT.**

Table 4.1-1. Table of Allowed Uses																									
P = Permitted use				S = Special exception permit				A = Allowed in the PD districts				Blank cell = Prohibited													
Use Category/ Use Type	C	S	A	Residential						Business								Planned Development				Use Specific Standards (Sec. 4.3)			
				Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM		R	TND	EC
				1	3	4	6	5	P	8	15														
Self-service storage																									
All uses													P			P	S	<u>P</u>	P						4.3.4(H)

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

### VISION ELEMENT

**GOAL 1: Economic Development:** The City of Alachua has a unique business climate. The City is home to corporations, incubators, local businesses and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification

and expansion of commercial businesses which provide integral services to the City's residents.

**Evaluation & Findings:** The proposed LDR text amendments support this goal by supporting local businesses that fall within the newly defined Use Type, thus promoting job creation and increasing the local tax base.

## **FUTURE LAND USE ELEMENT**

### **Objective 1.5: Industrial**

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and North Central Florida.

Policy 1.5.a.: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

**Evaluation & Findings:** The proposed LDR text amendment will encourage business development by expanding the development potential for all ILW-zoned land in the City.

Policy 1.5.b: The Industrial land use category may include Industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yards or lots, and construction industry uses either as allowed uses or with special exceptions.

**Evaluation & Findings:** The proposed amendment to allow self-service storage facilities in the ILW is compatible with the zoning district's underlying FLU category and will enhance the zoning-land use compatibility.

## ECONOMIC ELEMENT

**Objective 1.5: Economic Rehabilitation.** The City of Alachua shall uphold a productive economic climate in all areas of the City. In order to accomplish this goal, the City may, by way of illustration, but not by limitation.....

**Evaluation & Findings:** The proposed change to allow self-service storage in the ILW zoning district will expand the development potential of ILW-zoned land in the City, thus expanding the property owners' ability to maintain a productive land use and withstand economic changes.

## FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards." These standards are listed below, followed by Staff's evaluation.

- (a) *Consistent with Comprehensive Plan – Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

**Evaluation & Findings:** An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report.

- (b) *Consistent with Ordinances – Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

**Evaluation & Findings:** The proposed amendment to the LDR Table 4.1-1 is not in conflict with any other development standard or requirement for the ILW zoning district and is not in conflict with the use-specific standards for self-service storage outlined in LDR Section 4.3.4(H).

- (c) ***Changed Conditions*** – *Whether and the extent to which there are changed conditions that require an amendment.*

**Evaluation & Findings:** The amendment proposes an expansion of allowed uses in the ILW zoning district to include self-service storage as a by-right use. The proposed change is in direct response to market trends. Factors contributing to this trend include urbanization, population growth, and positive economic outlooks, which all contribute to a growing interest by consumers in self-service storage.

***Community Need*** – *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

**Evaluation & Findings:** The applicant indicates that market trends show that there is increased interest in self-storage facilities; population trends indicate that the City of Alachua is steadily growing; and development trends indicate a shift toward smaller dwelling unit sizes. As the City grows and urbanizes, the community need grows for a resident's ability to store their belongings in a safe, secure location beyond their home.

- (d) ***Compatible with Surrounding Uses*** – *Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

**Evaluation & Findings:** The proposed amendment is consistent with the purpose and intent of the ILW zoning district. The purpose of the ILW district is to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. The intent underlying the business districts is to provide a wide range of uses to meet consumer and business needs.

- (e) ***Development Patterns*** – *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

**Evaluation & Findings:** Per FLU Policy 1.5.b, self-storage facilities may be included in the Industrial FLU category. The Industrial FLU category underlies land zoned ILW in the City of Alachua. Thus, a development pattern inclusive of self-storage facilities on ILW-zoned land would be logical and in conformance with the City's Comprehensive Plan.

- (f) ***Effect on Natural Environment** – Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

**Evaluation & Findings:** The proposed LDR Text Amendment will not impact or change any City regulations related to protection of the natural environment.

- (g) ***Public Facilities** – Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

**Evaluation & Findings:** The proposed LDR Text Amendment will continue to ensure development is served by adequate public facilities.

**EXHIBIT “A”  
TO  
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS  
STAFF REPORT**

**SUPPORTING APPLICATION MATERIALS  
SUBMITTED BY CITY STAFF TO THE  
PLANNING AND ZONING BOARD**



