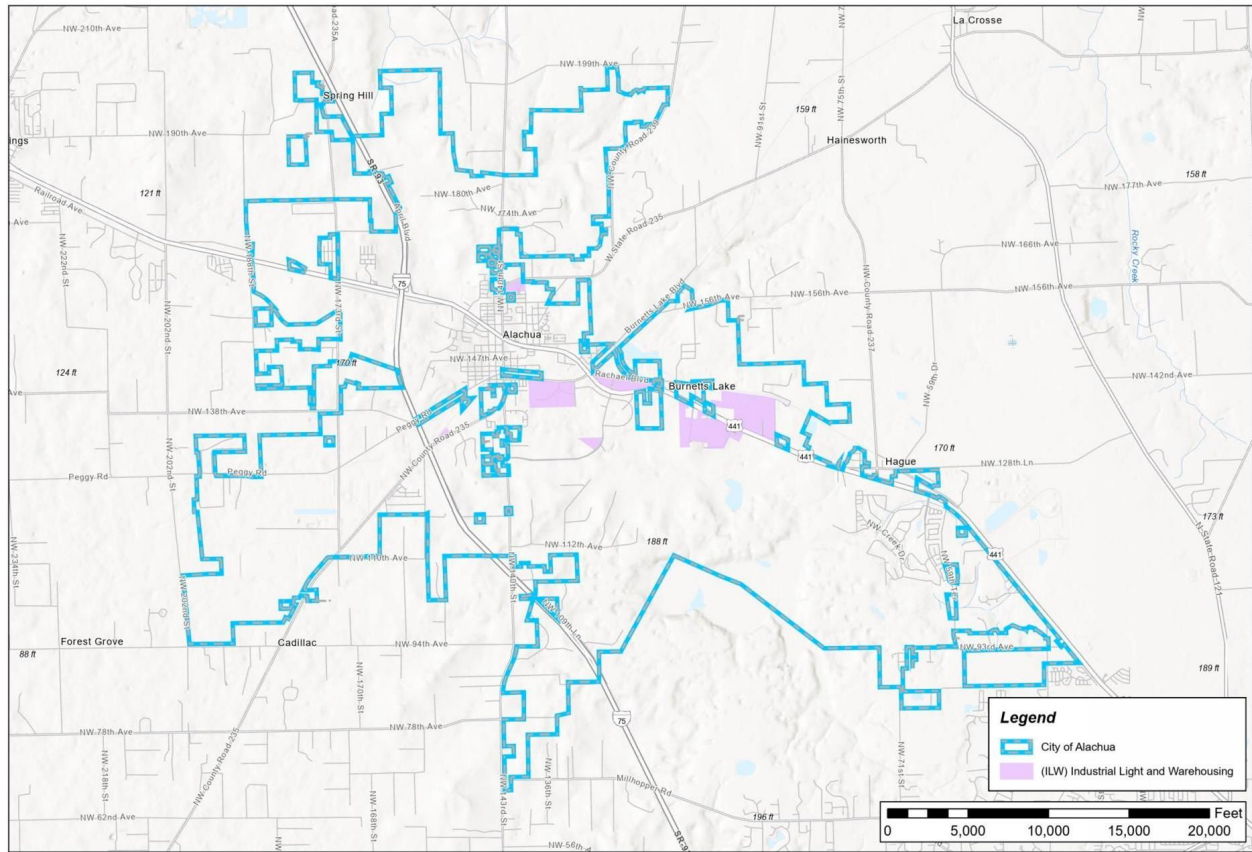


# City of Alachua LDR Text Amendment

## Self-service Storage in Light and Warehouse Industrial (ILW)



Date: 07 June 2022  
PN#: 21-0528

Prepared For: City of Alachua Office of Planning & Zoning

CHW  
11801 Research Drive  
Alachua, FL, 32615

[www.chw-inc.com](http://www.chw-inc.com)

**CHW**  
Professional Consultants

**Application Package**  
**Table of Contents**

1. Cover Letter
2. LDR Text Amendment Application
3. Justification Report
4. Map of Land within the Light and Warehouse Industrial (ILW) Zoning District

**Application Package**  
**Table of Contents**

- 1. Cover Letter**
2. LDR Text Amendment Application
3. Justification Report
4. Map of Land within the Light and Warehouse Industrial (ILW) Zoning District

June 7, 2022

City of Alachua  
Kathy Winburn, AICP, Planning & Community Development Director  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RE: LDR Text Amendment Application – Light and Warehouse Industrial Allowed Uses

Dear Kathy,

CHW submits three (3) copies of the LDR Text Amendment application package. Application materials include the LDR Text Amendment Application and a corresponding Justification Report. Also submitted with this application is a fee payment check for \$5,000, and a PDF copy of the application package via an FTP link.

This LDR Text Amendment application requests an amendment to City of Alachua Land Development Regulations (LDR) Table 4.1-1. The amendment proposes allowing self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district. As detailed in the Justification Report provided, this expansion of potential uses in ILW can allow property owners greater ability to weather economic changes and proactively meet a growing consumer demand.

We trust this submittal is sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please email [sethw@chw-inc.com](mailto:sethw@chw-inc.com) or call (352) 331-1976.

Sincerely,  
CHW



Seth Wood  
Project Planner

**Application Package**  
**Table of Contents**

1. Cover Letter
- 2. LDR Text Amendment Application**
3. Justification Report
4. Map of Land within the Light and Warehouse Industrial (ILW) Zoning District



# City of Alachua Text Amendment Application

## FOR PLANNING USE ONLY

Case #: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Filing Date: \_\_\_\_\_ Acceptance Date: \_\_\_\_\_  
Review Type: P&Z, CC

☐ **COMPREHENSIVE PLAN**

☒ **LAND DEVELOPMENT REGULATIONS**

### A. APPLICANT

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Seth Wood Title: Project Planner  
Company (if applicable): CHW  
Mailing address: 11801 Research Drive  
City: Alachua State: FL ZIP: 32615  
Telephone: (352) 331-1976 FAX: ( ) e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

\* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

### B. PROPOSAL

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add: Table 4.1-1.
2. Proposed text language and/or explanation of reason for request:  
Expand the permitted uses within the Industrial, Light and Warehousing (ILW) zoning district to include self-service storage.
3. List any and all new Section/Goal, Objective, or Policy Requested:  
N/A

### C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
4. For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Seth Wood  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Seth Wood

Typed or printed name and title of applicant

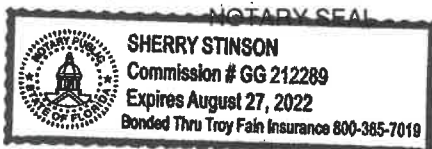
\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida

County of Alachua

The foregoing application is acknowledged before me this 6<sup>th</sup> day of June, 2022, by Seth Wood, who is/are personally known to me, or who has/have produced as identification.

NOTARY SEAL



Sherry Stinson

Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

**Application Package**  
**Table of Contents**

1. Cover Letter
2. LDR Text Amendment Application
- 3. Justification Report**
4. Map of Land within the Light and Warehouse Industrial (ILW) Zoning District

**JUSTIFICATION REPORT**  
**TABLE OF CONTENTS**

**1. Explanation of Request, Need and Justification.....1**

**2. Proposed LDR Text Amendment.....3**

**3. Consistency with Land Development Regulations Section 2.4.1(E)(1).....5**



# 1. EXPLANATION OF REQUEST AND NEED

## INTRODUCTION

This Land Development Regulations (LDR) Text Amendment application proposes amending *Table 4.1-1. - Table of Allowed Uses* to allow self-service storage in the Light and Warehouse Industrial (ILW) zoning district. In reviewing the City's LDR, no impacts to other regulations were found that warranted amending as a result of this proposal. This 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 BUSINESS DISTRICTS

The ILW zoning district is a business district. Per LDR §3.5.1. (*emphasis added*),

*"The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:*

- 1. Provide appropriately located lands for business uses consistent with Comprehensive Plan: Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;*
- 2. Strengthen economic base:  
Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;*
- 3. Provide suitable environment for business uses:  
Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and*
- 4. Minimize impact of business development on residential districts and uses:  
Minimize the impact of business development on residential districts and uses."*

ILW specifically is defined in LDR §3.5.2.(G) as follows (*emphasis added*):

*"The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings."*

The business zone districts generally, and the ILW district specifically, are established to provide a wide, varied range of nonresidential uses that meet the needs of the City's residents, business owners, and workforce. Currently, self-service storage is permitted by right in only three (3) of the nine (9) business districts—Community Commercial (CC); Commercial Intensity (CI); and Industrial General (IG)—and permitted by special exception in only one (1) of the business districts—Corporate Park (CP).

## MARKET TRENDS

Per the United States Census Bureau, construction spending on self-storage increased 584% between 2015 and 2020. This market segment, globally, is projected to have a Compound Annual Growth Rate (CAGR) of 5.45% between 2020-2026. Factors including urbanization, which results in smaller homes and more frequent moves between homes; population growth; and positive economic outlooks resulting in increased purchasing of goods all contribute to this growth in interest in self-service storage. Lifestyle changes resulting from the COVID-19 pandemic have also positively influenced demand for self-storage facilities. The rise of remote work yielded increased interest for self-storage facilities. Workers began to approach self-storage as an opportunity to either buy or rent a smaller home, or to free up space in one's home. Employers began to approach self-storage as an opportunity to keep valuable office equipment without the need to maintain costly office space leases<sup>1,2</sup>.

## POPULATION TRENDS

Local trends indicate a growing population in the City of Alachua. The United States Census Bureau reported the population of the City of Alachua as 10,574 as of April 1, 2020. From 2010 to 2019, the population of the city had a percent change of 9.5%, exceeding the population change rate of Alachua County overall, which was 8.8% in the same time period<sup>3</sup>. It is anticipated that the City could grow by approximately 7,100 people by 2035<sup>4</sup>. This population growth has been coupled with a steady rate of new housing being developed throughout the City, with notable recent examples include the Savannah Station subdivision and the Convergence Park master plan.

## CONCLUSION

This text amendment application proposed amending LDR Table 4-1.1 to allow self-service storage facilities as a by-right use in the ILW business district. This change will not result in a need to amend any other sections of the LDR. Allowing self-service storage in ILW will enable the City to further expand the range of uses possible in the ILW business district and proactively meet one of many growing consumer trends in a growing City.

---

<sup>1</sup> *United States Self-Storage Market - Growth, Trends, COVID-19 Impact, and Forecasts (2021 - 2026)*. (2021, November 24). Retrieved from Globe News Wire: <https://www.globenewswire.com/news-release/2021/11/24/2340509/0/en/United-States-Self-Storage-Market-Growth-Trends-COVID-19-Impact-and-Forecasts-2021-2026.html>

<sup>2</sup> Mordor Intelligence (2020). *Self Storage Market – Growth, Trends, COVID-19 Impact, and Forecasts (2022-2027)*. Accessed 19 May 2022 from <https://www.mordorintelligence.com/industry-reports/self-storage-market#:~:text=Market%20Overview,forecast%20period%2C%202021%2D2026>.

<sup>3</sup> United States Census Bureau. (2021). *US Census Quickfacts - Alachua County, FL; Alachua City, FL; United States*. Retrieved from <https://www.census.gov/quickfacts/fact/table/alachuacountyflorida,alachuacityflorida,US/PST045219>

<sup>4</sup> City of Alachua. (2021). *City of Alachua Strategic Plan 2021*.

## **2. PROPOSED LDR TEXT AMENDMENT IN STRIKETHROUGH/UNDERSCORE FORMAT**

The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided on the following page, with underlined writing meant to symbolize proposed new language.

Table 4.1-1. is shown below and is truncated to focus on the affected portion.

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	CSV	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	P	P		A				4.3.4(H)

### 3. CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS SECTION 2.4.1(E)(1)

This section identifies the specific text amendment standards listed in City of Alachua LDR Section 2.4.1(E)(1) and identifies how this application is consistent with each. Text from the City of Alachua LDR is provided in standard font. Consistency statements are provided in **bold font**.

LDR Section 2.4.1 *Text Amendments and General Amendments to the Official Zoning Atlas*  
(E) *Standards.*

1. *Text amendments.* Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weight the relevance of the following factors:
  - a) *Consistent with Comprehensive Plan.* Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

**The proposed LDR text amendment is consistent with multiple portions of the Comprehensive Plan.**

**The proposed amendment is consistent with Goal 1 of the VISION ELEMENT. Goal 1—Economic Development states:**

*The City of Alachua has a unique business climate. The City is home to corporations, technology 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 U.S. 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.*

**The proposed change to allow self-service storage in the ILW business district will welcome business and encourage business development by expanding the development potential for all ILW-zoned land in the City.**

**The ILW zoning district is compatible with the Industrial Future Land Use (FLU) classification, as detailed in the 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 the North Central Florida Region.*

*Policy 1.5.a: Industrial: 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.*

The proposed text amendment to allow self-service storage facilities in the ILW zoning district will further the intention of the Industrial Future Land Use classification. This text amendment will broaden the range of warehousing-related uses possible for Industrial land.

*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 yard or lots, and construction industry uses either as allowed uses or with special exceptions.*

The proposed change to allow self-service storage in the ILW zoning district is compatible with the zoning district's underlying FLU category and will enhance the zoning-land use compatibility.

Objective 1.5 of the ECONOMIC ELEMENT expresses a desire by the City to uphold a productive economic climate in all areas of the City.

*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 of Alachua may, by way of illustration, but not by way of limitation:*

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 property owners' ability to maintain a productive land use and withstand economic changes.

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

The proposed change to 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 §4.3.4.(H). This amendment will not cause a need for further changes to the LDR.

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

This amendment proposes an expansion of allowed uses in the ILW business district to include self-service storage as a by-right use. This proposed change is in direct response to market trends, which indicate that construction spending on self-storage increased 584% between 2015 and 2020. 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<sup>5</sup>.

This proposed change is in alignment with other jurisdictions in Alachua County.

- In the City of Gainesville, self-storage facilities or “mini-warehouses” are permitted by right in both the Limited Industrial (I-1) and General Industrial (I-2) zoning districts (City of Gainesville Land Development Code Table V-7).
- In Unincorporated Alachua County, self-service storage facilities are permitted as a limited uses in all Industrial zoning districts—Wholesale/Warehousing (BW), Light Industrial (ML),

<sup>5</sup> United States Self-Storage Market - Growth, Trends, COVID-19 Impact, and Forecasts (2021 - 2026). (2021, November 24). Retrieved from Globe News Wire: <https://www.globenewswire.com/news-release/2021/11/24/2340509/0/en/United-States-Self-Storage-Market-Growth-Trends-COVID-19-Impact-and-Forecasts-2021-2026.html>

and Industrial Services and Manufacturing (MS, MP). They are not permitted by right in any zoning district (Alachua County Unified Land Development Code Article II).

- In the City of High Springs, mini-warehouses are permitted by right in the Industrial/Commercial zoning district (IND), and as a conditional use in the Business/Commerce zoning district (BC).

- d) *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.

As discussed in Section 1 of this report, market trends indicate 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 towards smaller dwelling unit sizes. As the City of Alachua grows and urbanizes, the community need grows for a resident's ability to store their belongings in a safe, secure location beyond their home.

The proposed amendment addresses this demonstrated community need by expanding the areas in the City where self-service storage facilities are permitted.

- e) *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.

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.

Furthermore, the proposed amendment is consistent with the underlying Industrial FLU classification. Self-storage facilities are explicitly stated as a compatible use for the Industrial FLU classification in Comprehensive Plan FLU Element policy 1.5.b.

- f) *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

The proposed amendment would result in a logical and orderly development pattern. Per FLU Element 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-service storage facilities on ILW-zoned land would be logical and in conformance with the City's Comprehensive Plan.

- g) *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, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

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

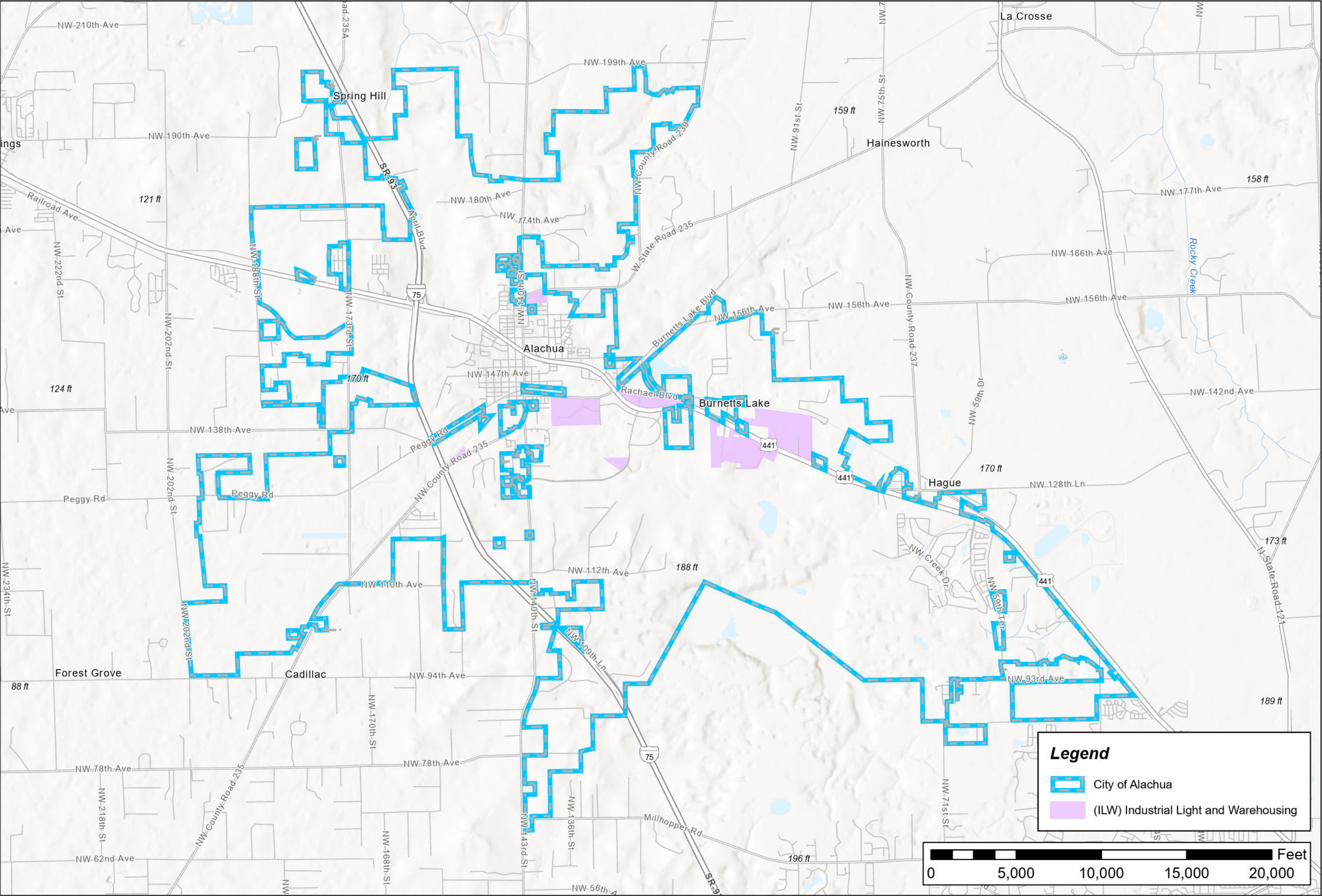
- h) *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

The proposed LDR Text Amendment will continue to ensure development is served by adequate public facilities.


**Application Package**  
**Table of Contents**


1. Cover Letter
2. LDR Text Amendment Application
3. Justification Report
4. **Map of Land within the Light and Warehouse Industrial (ILW) Zoning District**





**Legend**

 City of Alachua

 (ILW) Industrial Light and Warehousing



# Land Zoned ILW in the City of Alachua



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arrow\_Conic  
Datum: North American 1983  
Spheroid: GRS80  
Semi-Major Axis: 6378137.0  
Semi-Minor Axis: 6378137.0  
Units: Feet  
Scale Factor: 1.000000  
Standard Parallel 1: 29.833333  
Standard Parallel 2: 29.833333  
Latitude of Origin: 28.000000  
Longitude of Origin: -81.000000  
GCS: North\_America\_1983  
Prepared by: Employee ###  
Date: 8/6/2022