

## TEXT AMENDMENT REQUEST

### **Request to allow Self-Storage Facilities and Car Wash (Full-Service) in the RAC-X District in the North US 27 SAP as Permitted Uses.**

Chapter 10 of the Land Development Code (“LDC”) defines Car Wash (Full-Service) as “Any facility providing complete car washing and cleaning services. Car washing is generally automatic, with the driver leaving the car during the washing procedure. Waxing and detailing may also be provided.” Self-Storage Facilities are defined as “A building or group of buildings that contain individual, compartmentalized and controlled separate storage spaces leased or rented on an individual basis and accessible to the lessees through individual doors (also known as mini warehouses).”

Currently, under Table 4.8 of the LDC, Self-Storage Facilities and Car Wash (Full-Service) uses (collectively, the “Proposed Uses”) are not permitted.

Green Swamp ACSC Districts Outlined in shaded in grey	TCX	RACX	PIX	OCX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	INSTX	NACX	TCX	RACX	PIX	NACX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	L/RX	
Bars, Lounges, and Taverns	C3											C2	C3	C1		C2								C1
Bed & Breakfast	P				C3	P	C3	C3	C3	C3			P				C3	C3	C3	C3	C3	C3	C3	P
Car Wash, Incidental	C2	C2										C2	C2	C2		C2								
<b>Car Wash, Full Service</b>												C2		<del>X</del>		C2								
Cemeteries		C2									P			C2										
Childcare Center	P	P	C2	C3	P	C3	C3	C3	C3	C3	P	P	P	P	C2	P	P	C3	C3	C3	C3	C3	C3	C3
Clinics and Medical Offices	P	P	P	P							P	C2	P	P	P	C2								

Green Swamp ACSC Districts Outlined in shaded in grey	TCX	RACX	PIX	OCX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	INSTX	NACX	TCX	RACX	PIX	NACX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	L/RX
School, Leisure/Special Interest	C2		C2	C2	C3	C3	C3	C3	C3	C3	P		C2		C2		C3	C3	C3	C3	C3	C3	
School, Technical / Vocational/Trade & Training	C2		C2	C2							P		C2		C2								
School, University/College	C3		C3	C2							P		C3		C3			C3					C3
Self-Storage Facility			C2									C2		<del>C2</del>	C2	C2							
Solar Electric-Power Generation Facility											C2												
Transit, Commercial														C2									

The Regional Activity Center (RACX) is an Activity Center within the North US 27 SAP that is designed to provide for the regional shopping needs of residents. The RAC district permits special residential development, regional shopping centers, other regional attractors and community facilities. It is intended to accommodate highly desirable urban growth patterns by providing a range of residential and nonresidential uses and short trips between housing, employment and shopping. Current uses permitted in the RACX district are as follows:

1. Multi-Family (C3)
2. Planned Development (C3)
3. Residentially Based Mixed Use Structure (C2)
4. Transitional Area Development (C3)
5. Alcohol Package Sales (C1)
6. Bars, Lounges and Taverns (C1)
7. Car Wash, Incidental (C2)
8. Childcare Center (P)
9. Clinics and Medical Offices (P)
10. Commercial Vehicle Parking (C2)
11. Communication Towers, Monopole (C3)
12. Gas Stations (P)
13. Hospitals (P)
14. Hotels and Motels (P)
15. Medical Marijuana Dispensaries (C2)
16. Nursery, Retail (P)
17. Personal Services (P)
18. Restaurant, Drive Thru (C2)
19. Retail, Less than 5,000 SF (P)
20. Retail, 5,000-34,999 SF (P)
21. Retail, 35,000-64,999 SF (P)
22. Vehicle Sales, Leasing (P)

While hotels, hospitals, medical offices and commercial vehicle parking are not directly connected to regional shopping needs of residents, they are nevertheless permitted since they meet the intent of the district’s provisions of accommodating highly desirable urban growth patterns by providing a range of residential and nonresidential uses and short trips between housing, employment and shopping for residents in the area.

Additionally, under Appendix 2.131 of the County Comprehensive Plan, the North US 27 SAP was specifically recognized as an area that is expected to experience “a high degree of urbanization” over the next twenty years. This development will be caused by numerous external factors, most of which are occurring in adjacent Osceola and Orange Counties. This Selected Area Plan is a proactive response to these forces. It represents “a private-public initiative to shape this development into an organized and well-planned urban area.” Allowing for self-storage facilities and car washes (full-service) will ensure the provision of supportive residential and nonresidential uses that can ensure a well-planned urban area that proactively addresses the needs of a growing community. Moreover, this Appendix to the Comprehensive Plan sets forth the “Basic Principles” guiding the vision and objectives of the North US 27 SAP. The Proposed Uses meet the goals of following Basic Principles:

- a. *An efficient and highly desirable urban growth pattern requires a balance of residential and nonresidential uses, a range of housing opportunities, and short trips between housing, employment, and shopping.*
  
- c. *The town center and activity centers serve as the social, commercial, cultural, educational, and civic center of the entire area. Its location is central to the neighborhoods.*
  
- e. *Traditional neighborhood villages and activity centers share the following conventions:*
  - 2. *Residences, shops, workplaces, and civic buildings are located in the neighborhood - all within close proximity to each other.*
  - 3. *A hierarchy of streets to serve the needs of the pedestrian and the automobile equitably.*
  - 5. *Private buildings form a clear edge, delineating the public street space and the block interior.*
  
- f. *Traditional neighborhood villages pursue certain social objectives:*
  - 1. *By bringing within walking distance most of the activities of daily living, including dwelling, shopping and working, the elderly and the young gain independence of movement.*
  - 2. *By reducing the number and length of automobile trips, traffic congestion is minimized and road construction is limited. By organizing, appropriate building densities, public transit becomes a viable alternative to the automobile.*

4. *By providing a full range of housing types and workplaces, age and economic class are integrated and the bonds of an authentic community are formed.*
6. *By providing for higher development densities, market conditions will change to enable these objectives to occur.*
- h. *Transportation efficiency is a desirable goal. This plan recognizes US 27 as the primary inter- regional traffic arterial and the need for alternative North/South facilities to support urban growth.*

Providing for efficient access to non-residential uses that residents and employees need on a near-weekly basis is key to achieving the goals of the North US 27 SAP. Car washes and self-storage facilities, which are often developed near residential areas for ease of access and convenience, are the exact type of non-residential uses that can ensure short vehicle trips between housing, employment and shopping and provide quick access to meeting the daily needs of residents.

Car Washes (Full Service) uses are currently permitted as C2 uses in the NACX district. Car Washes (Incidental) are already permitted as C2 uses in the RACX, TCX, NACX and TCX districts.

This request is to amend Table 4.8 to permit Car Washes (full service) as a conditional use in the RACX district.

Under Section 303 of the LDC, Car Washes (full service) are already subject to the following specific approval criteria:

**Car Wash, Full Service (Revised 05/21/19- Ord. 19-032)**

In addition to the applicable district regulations in Table 2.2, the following standards shall apply:

1. The minimum distance from a full service car wash facility to any residentially designated property shall be 50 feet measured at the narrowest point between the property line of the residential property and either the stacking lane, car washing enclosure, or detailing area, whichever is closer. All car wash activities shall be screened from off-site residential view.
2. Land use activities, containing a full service car wash, located adjacent to residentially designated properties shall, at a minimum, provide a landscaped buffer equal to a Type C buffer (see Section 720) between the entire property and adjacent residential areas.
3. All car wash operations shall be required to connect to public or community sanitary sewer, a Car Wash Recycle System, or similar wastewater treatment system approved by the Florida Department of Environmental Protection or other applicable regulatory agency.
4. All car wash operations shall be required to connect re-use water where and when it is available.

Self-Storage facilities uses are currently permitted as C2 uses in the PIX and NACX districts. This request is to amend Table 4.8 to permit Self-Storage Facilities as a conditional use in the RACX district.

Under Section 303 of the LDC, Self-Storage Facilities are already subject to the following specific approval criteria:

**Self-Storage Facilities (Revised 10/07/04- Ord. 04-58; 11/27/02- Ord. 02-84)**

In addition to all applicable regulations self-storage facilities shall comply with the following requirements:

1. Parking and travel aisle design shall be consistent with the following:
  - a. One-way travel aisles shall include one ten-foot parking/loading lane and one 15-foot travel lane. Traffic direction and parking/loading lanes shall be indicated by either pavement marking or signage.
  - b. Two-way travel aisles shall include one ten-foot wide parking/loading lane and two 12-foot wide travel lanes.
  - c. Aisles not serving storage spaces shall not be required to provide parking/loading lanes.
2. Outdoor storage of cars, boats, or recreational vehicles, may be permitted as an accessory use to a self-storage facility, except within the BPC-1 district. Storage of boats, RVs, and other large items may be permitted in an NAC provided all the following are met:
  - a. The item shall be completely screened from off-site view.
  - b. Storage of large items shall be prohibited within 50 feet of residential uses and residential districts.
  - c. All storage shall be limited to a 15-foot maximum height.
3. Plumbing shall not be extended to individual storage spaces.
4. In addition to the regulations required above, self-storage facilities within an NAC district shall comply with the following requirements:
  - a. Self-storage facilities shall not exceed 50 percent of the gross land area within an NAC district.
  - b. If outdoor lighting is proposed within a self-storage facility, it shall be attached on structure walls at a height no higher than the beginning of the roofline. Rooftop lighting is permitted in order to illuminate the structure is attached to but shall be limited to five feet in height above the roofline of the structure. All lighting shall also be directed downward and inward to reduce the potential for off-site impacts.
  - c. Self-storage facilities shall not be permitted within 200 feet of an intersection consisting of collector or arterial roadways within an NAC district.
  - d. Unless located within a building, access doors to individual storage units shall be screened from off-site and public rights-of-way view by landscaped walls or opaque fences. These walls and fences shall be located no closer to the property lines than five feet and shall provide a minimum Type "A" Buffer.

5. Self-storage facilities located within a CE district adjacent to existing residential or land use designated on the land use map residential shall comply with the following additional requirements:
  - a. At a minimum, a Type "B" buffer shall be provided along all property lines adjacent to existing residential or designated residential.
  - b. Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
  - c. Self-storage facilities shall not exceed height allowing any portion of the facility to be visible (in the line of site) above the buffer at maturity provided along all property lines adjacent to existing residential or designated residential.
  - d. Self-storage facilities, to the best of ability, shall be designed to be architecturally compatible to all surrounding residential development.
6. When outdoor storage of Recreational Vehicles is permitted as an accessory use to a Self-Storage Facility the following criteria shall be met:
  - a. All recreational vehicles stored on the property shall be in operable condition.
  - b. All recreational vehicles shall be stored in a designated outdoor storage area which does not interfere with traffic circulation.
  - c. The total square footage of the designated outdoor storage area shall not exceed 30 percent of the enclosed square footage of the development.
  - d. The designated outdoor storage area shall be internal to the project itself and screened by buildings, so that no portion of any recreational vehicle is visible from off-site.
  - e. Washing will be permitted in a designated area identified on the site plan.
  - f. The maintenance, or repair of recreational vehicles shall not be permitted in the Self-Storage Facility.

### **PROPOSED LDC TEXT AMENDMENTS**

The proposed amendment to Table 4.16 to permit the Proposed Uses are highlighted and underlined below:

	TCX	RACX	PIX	OCX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	INSTX	NACX	TCX	RACX	PIX	NACX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL4X	L/RX	
Car Wash (Full Service)												C2		C2										
Self-Storage Facility			C2									C2		C2	C2									

Thus, because the code and Comprehensive Plan support the amendment of Table 4.8 to include Self-Storage Facility and Car Wash (Full Service) as a C2 use, we respectfully request approval of the same.