**MEMORANDUM**

**City Council Agenda Item**

**TO:** Mayor and City Council

**FROM:** Jeff Levine, Director of Planning and Urban Development

**DATE:** October 21, 2015

**DISTRIBUTION:** City Manager, Mayor, Anita LaChance, Sonia Bean, Danielle West- Chuhta, Nancy English, Julie Sullivan

**SUBJECT:** B-5 Zoning Text Amendments

**SPONSOR:** Elizabeth Boepple, Chair, Planning Board

**COUNCIL MEETING DATE ACTION IS REQUESTED:**

**1st reading** November 2, 2015 **Final Action** November 17, 2015

**Can action be taken at a later date: \_\_**X**\_\_\_ Yes \_\_\_\_\_ No (If no why not?)**

**PRESENTATION:** Brief presentation by the Chair of the Planning Board and Planning Staff (if necessary). Brief presentation by U-Haul representative.

1. **SUMMARY OF ISSUE (Agenda Description)**

The Planning Board is forwarding a positive recommendation on proposed B-5 zoning text amendments regarding self-storage facilities and outdoor storage of moving and rental equipment. The amendments address a request initiated by U-Haul

for their property at 411 and 425 Marginal Way. The amendments balance U-Haul’s request to accommodate their facility needs, while restricting self-storage uses to conditional uses in existing buildings in on-peninsula B-5 locations and incorporating design standards to address building façade and landscape buffer concerns.

1. **REASON FOR SUBMISSION (Summary of Issue/Background)**

U-Haul initiated a request to change the B-5 zoning text to address their desire to expand their self-storage services and to support their need for outdoor storage of moving and rental equipment at their Marginal Way property. The Planning Board recommendation addresses U-Haul’s request but limits such uses to conditional uses in existing buildings in on-peninsula B-5 locations and provides for standards to mitigate the visual impact of such uses.

1. **INTENDED RESULT**

The amendments addresses U-Haul’s desire to expand their self-storage facilities and confirms the use of outside storage of moving and rental equipment in the B-5 zone. The Planning Board’s recommendation recognizes U-Haul’s stated needs but regulates self-storage uses to conditional uses in on-peninsula B-5 locations and incorporates design standards to address building façade and landscape buffer concerns. Outdoor storage of moving and rental equipment is also regulated as a conditional use.

1. **COUNCIL GOAL ADDRESSED**

The proposed amendments does directly address a Council Goal although it does generally promote general economic development.

1. **FINANCIAL IMPACT**

These amendments do not require the expenditure of City funds.

1. **STAFF ANALYSIS**

The proposed amendments accomplishes U-Haul’s desire of allowing self-storage facilities and outdoor storage of moving and rental equipment at their existing business on Marginal Way. The amendments have been drafted narrowly to limit the geographic location of these uses in the B-5 (on-peninsula locations) while providing appropriate design standards that mitigate the visual impacts of such uses.

1. **RECOMMENDATION**

At a public hearing on September 29, 2015, the Planning Board voted 5 to 0 (Dundon absent) to recommend to the City Council the zoning amendments described in the attached material.

1. **LIST ATTACHMENTS**
2. Order (text amendment attached; order will be similar)

1. Planning Board Report

Prepared by: Richard Knowland, Senior Planner

Date: October 20, 2015