

March 3, 2021

Ms. Sofia Nelson  
City of Georgetown  
Submittal  
Planning Department  
809 Martin Luther King Jr. Drive  
Georgetown, TX 78626

Via Electronic

Re: Application for Special Use Permit; 3.983 acres located at 2801 W University Avenue; WCAD a portion of R508384 & R494956 (the "Property")

Dear Ms. Nelson:

As representatives of the developer of the Property, we respectfully submit the attached application for a Special Use Permit for an indoor self-storage facility. The Property is located at 2801 W University Avenue and is currently zoned General Commercial (C-3) and is within the Scenic-Natural Overlay. C-3 allows for a self-storage facility as a special use (Table 5.04.010). The purpose of the Special Use Permit is to allow for the development of a self-storage facility and adjacent retail commercial space at the southwest corner of W University Avenue and River Terrace Drive. The proposed self-storage facility will maintain hours of operation between 9:30 a.m. and 6:00 p.m. Monday to Saturday and will be closed on Sunday.

The Property is currently designated as Mixed Density Neighborhood in the Future Land Plan (FLUP), and is located along a portion of W University Avenue that is designated as an Urban Corridor in the Gateways and Image Corridors Plan. The proposed self-storage facility and retail commercial space will serve future residents in the surrounding area and adhere to development standards outlined in UDC § Sec. 7.03 and Sec. 7.04. The proposed development meets the approval criteria established in UDC § Section 3.07.030 which is outlined below and is further supported by multiple Land Use Policies outlined in the 2030 Comprehensive Plan, which are referenced under the following goals:

1. The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.

The proposed development is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants. The self-storage use is a passive use which does not pose a safety threat and generates little additional traffic. Additionally, the safety of the surrounding neighborhoods will be increased by the additional transportation improvements, such as sidewalks, which will be provided along W University and River Terrace Drive. Finally, all drainage from the development will be detained and treated on-site, therefore no additional flooding issues will arise.

2. The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.

The initial proposal was for the entire development to be a self-storage facility. After discussions with staff and gaining a better understanding of the needs of the surrounding community, we have chosen to provide a retail development, in addition to the self-storage facility, to better serve the surrounding area. This will provide a gradual transition from more traffic generating spaces within the future Regional Center located east of the Property and

the future Community Center located west of the property. Additionally, the self-storage will provide an aesthetically pleasing façade, which includes glazing, to better fit in the surrounding neighborhoods and compliment the adjacent retail. (Policy LU.1) (Policy LU. 7) (Policy LU. 3)

3. The proposed use does not negatively impact existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection and the ability of existing infrastructure and services to adequately provide services.

The Property is adequately served by existing utilities and transportation infrastructure. Additionally, the self-storage use generates very little traffic and need for water/wastewater services.

4. The proposed use does not negatively impact existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact.

The self-storage facility is a passive use which will not generate any injurious or noxious impacts. (Policy LU. 9) (Policy LU. 7)

After working closely with staff, we have made modifications to the original proposal to provide a more neighborhood friendly development. Below is a list of conditions we are proposing with the SUP:

1. The self-storage use will only be permitted on Lot 1A of the proposed replat of Lot 1 of Shadow Canyon. The remaining lot will be reserved for a more active commercial use such as a retail center or corner store as permitted in the C-3 zoning district.
2. To create an active and visually appealing building along SH 29, the office and customer entrance will be along the building façade of SH 29.
3. Additionally, 40% of the 1<sup>st</sup> floor of the building façade along SH 29 will be glazed.
4. An additional pedestrian connection from the multi-family development to the south to the future commercial development will be provided solely for the use of the residents of that development. We will coordinate with the adjacent landowner to provide a secured gate for the residents. Please note, this additional pedestrian access is not intended for use of the general public.
5. Building façade and roof to be designed to include architectural materials and features of the local vernacular, including canopies and overhangs to provide a sense of scale.

If you have any questions about this application for a Special Use Permit or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,



Amanda Couch Brown