



Legislation Text

File #: 23-5341, **Version:** 1

Public Hearing and Consideration of a Specific Use Permit for the Storage of Recreational Vehicles on Approximately 6.009 Acres Being Lot 1, Block 1, Guzman Addition, According to the Plat Recorded in Instrument No. D212042307 Located at 845 S. Holland Road; Eagle Storage Holland Rd LLC, Owner; HCE, Inc., Applicant (SUP#23-001)

To consider a request for Specific Use Permit (SUP)

The Planning and Zoning Commission held a public hearing on April 17, 2023, and voted 6-0 to recommend approval of the SUP.

Vote:

Ayes: 6 - Axen, Groll, Shaw, Bennett, Thompson, and Goodwin

Nays: 0

Absent: 1 - Mainer

The Department of Planning and Development Services recommends approval.

Existing Use: Storage for recreational vehicle storage

Existing Zoning: I-2, Heavy Industrial District

Land Use Plan: Sub-Area 6

Surrounding Land Use & Zoning:

North - Residential, SF-7.5/16 Single-Family Residential District

South - Seeton Road Right-of-Way and Southern Pacific Railroad

East - Residential, SF-7.5/16 Single-Family Residential District

West - S. Holland Road Right-of-Way and Residential, SF-12/22 Single-Family Residential District

Thoroughfare Plan Specification:

Seeton Road - Local Collector (C2U 60')

Holland Road - Major Arterial (M4D 90')

Synopsis

The applicant is requesting a SUP for the storage of recreational vehicles. The request is to accommodate the expansion of two (2) existing buildings and to accommodate the construction of a new building for additional storage.

Staff Analysis

The subject property consists of approximately 6.009 acres of land being used as Eagle Boat and RV Storage located at 845 South Holland Road. There are currently four (4) existing structures on the property: an office building at the front and three (3) buildings used to store recreational vehicles and

boats towards the rear. The applicant would like to increase two (2) of the existing buildings by approximately 4,000 and 4,200 square feet --- respectively --- and to construct a new building containing 6,400 square feet of space. The new building is proposed to be located at the rear of the lot --- and close to Seeton Road. If the applicant's request is approved it would result in the property having five (5) buildings.

Site Plan

The applicant's site plan (Exhibit B) shows the layout of the site with the additions on the two existing buildings towards the rear of the lot. It also depicts a new building in the southeast corner of the lot, which would add approximately 11 more covered parking spaces.

Building Elevations

The applicant has provided elevations drawings (Exhibit C) showing that the additions and the new building will match the existing metal buildings that exist on the site today. Floor plans have been provided indicating how many additional storage spaces will be in each building.

Landscape Plan

The Landscape Plan is shown in Exhibit D. There is an existing wrought iron fence along the entire south property line along Seeton Road and half of the west (front) property line with existing trees. The applicant is proposing supplement the entire length of the wrought iron fence with shrubbery an additional six (6) feet in height in order to create a living screening wall to mask the business and its operations from the public right-of-way and adjacent properties.

Signage

Signage will comply with the C-2, Community Business District regulations. The applicant is not proposing any additional signage with this SUP application.

Summary

The purpose of an SUP is "to provide for uses that require special consideration in certain settings or are of a public or semi-public character often essential or desirable for the general convenience and welfare of the community, which without specific consideration may have possible adverse impact on neighboring properties."

Presently, the business has been located on this property --- and in operation --- since 2012. Prior to 2015, an SUP was not required for storage for recreational vehicles within the I-2, Heavy Industrial District. Amendments to Permitted Uses --- as entitled in Section 155.054 of the Mansfield Code of Ordinances --- in 2015 required the approval of a SUP in order to expand the use (e.g., building footprints and operations).

The facility currently has recreational vehicles parked outside in the area that is proposed to consist of new covered spaces. Approval of the proposed SUP would not allow for the transition of these uncovered recreational vehicles into a building, but it would visually screen the vehicles at the completion of construction. The added landscape and related visual screening elements will also improve the existing aesthetics of this development.

Shirley Emerson, Planner
817-276-4259