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## CITY COUNCIL WORKSHOP AGENDA ITEM REPORT

**DATE:** August 9, 2023

**SUBMITTED BY:** Greg DeLong, Planning & Community Development

**ITEM TYPE:** Miscellaneous

**AGENDA SECTION:** DISCUSSION ITEMS

**SUBJECT:** Discussion of Self-Storage Facilities and Potential Zoning Limitations

**SUGGESTED ACTION:** Discussion and provide direction to staff.

**Is this item Quasijudicial?**

No

**Does this item require a public hearing?**

No

**EXPLANATION:**

Self-storage facilities are listed as permitted uses in the Urban Commercial Core, Suburban Commercial Core and Industrial zoning districts of the city. They are listed as permitted in the T5 and SD districts and as a special use in the T4-O district, subject to the restriction that the ground floor be dedicated to retail, restaurant or office.

As seen throughout the city and Manatee County, self-storage facilities are being constructed along major roadways, including what may be considered gateways to the city. Staff is considering whether or not these are appropriate uses in these locations and if setbacks, use or design requirements should be imposed to insure compatibility with surrounding development and community aesthetics.

Staff posed this question to the Planning Commission at the July 19, 2023, meeting. The input from the Commission indicated that design requirements may be appropriate.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

N/A

**SUGGESTED MOTION:**

Discussion and provide direction to staff on whether or not to move forward with changes to the Land Use Regulations and the Form Based Code.

**ATTACHMENTS:**