



Ord. 2203 Commercial Indoor Self Storage

June 3, 2019

Topic Summary

- Location: City-wide
- Request: LDC amendment to allow commercial-style indoor self-storage in C-3 (and industrial districts)
- Would not affect most Northern Range PUDs
- Process: Legislative



Background

- Staff has received several inquiries about developing multi-story indoor self-storage facilities in commercial zones and PUDs
- Such facilities have been developing in surrounding jurisdictions
- PC recommends allowing commercial-style indoor self-storage facilities in C-3 (and industrial) and commercial PUDs which default to C-3

Commercial vs. Traditional Self-Storage

- Commercial-style
 - Looks like office or multi-family building
 - Typically multi-story
 - Few or no units with drive-up access
 - This style was recently approved within the Reunion PUD
- Traditional
 - Looks like garages
 - Typically single-story
 - Most or all units have drive-up access

Traditional Self-Storage



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Commercial Self-Storage



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Commercial Self-Storage



Comparison

Jurisdiction	Allowed in Commercial? (* = PUD)
Arvada	Yes*
Aurora	Yes
Boulder	No
Brighton	Yes
Broomfield	No
Centennial	Yes
Colorado Springs	Yes
Commerce City	No
Denver	Yes
Englewood	No
Greenwood Village	Yes
Lakewood	Yes
Littleton	Yes
Thornton	Yes*
Westminster	Yes*
Wheat Ridge	No

Benefits

- Self-storage provides a service to residential and commercial uses
- Can locate on under-used or difficult to develop sites
- Allows people to reclaim garages for parking and storage of items that may otherwise be stored outdoors
- Better security than traditional self storage format



Concerns

- Take up land that could be used for higher-priority commercial uses
 - Fewer jobs created
 - Less activity generation
- Large structures risk feeling out of place
- How to repurpose/reuse buildings

Study Sessions

- PC Study session held 2/5/19
 - Preferred designs that mimic office buildings
- CC Study Session held 3/11/19 – Discussion supported amending the code
 - Encourage ground floor retail
 - Limit hours operation until 10 pm
 - Include a separation requirement from other self storage units to prevent an over-saturation



Commerce
CITY

Ordinance Composition

- Consists of three parts:
 - 1. Update to Land Use Table for C-3 and Industrial
 - 2. Design and Use Standards
 - 3. New definition



Proposed Design Standards

- Must be 2+ stories and designed to emulate multi-family or office buildings
- Not allowed where there is frontage along an arterial street
- All individual units limited to interior access only
- Loading bays shall not be visible from residential
- Minimum % of windows/glass/fenestration per façade
- Colors must be muted and not used to attract attention (orange doors, etc.)



Proposed Use Standards

- Units shall not be occupied or used for any kind of gathering, manufacturing, repair, or sales
- No storage of hazardous materials
- Outdoor storage prohibited
- Accessory retail use encouraged, but not required (sales of boxes/packing supplies)
- Hours of operation limited to 6 am to 10 pm
- Separation requirement of 1250 feet

City Impact

- Core City:
 - C-3 zoning mostly concentrated along major corridors (Highway 2, Quebec Pkwy, Brighton Blvd, 72nd Ave, 64th Ave, 56th Ave)
- Northern Range:
 - C-3 zoning in Aberdeen South (104th/Newark) and Murray Farms (112th/Havana)
 - Buckley Crossing PUD (112th/High Plains Pkwy and 120th/Buckley) defaults to LDC
- Industrial Areas



Planning Commission

- On April 2, 2019, the Planning Commission voted 5-0 to recommend **approval** for this ordinance.





Questions?

