

## RESOLUTION 2022-01-07

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) FORWARDING TO THE CITY COUNCIL ITS RECOMMENDATION REGARDING ORDINANCE 2021-0821, AN ORDINANCE SEEKING TO AMEND CERTAIN PROVISIONS OF SECTION 656.361.4.A (PERSONAL PROPERTY STORAGE) AND SECTION 656.361.5.2 (USES REGULATED BY DISTRICT); PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Ordinance 2021-0821 was introduced by a City Councilman for action by the City Council; and

**WHEREAS**, Ordinance 2021-0821 seeks to amend section 656.361.4.A and section 656.361.5.2, the affect of which will be an amendment to the Downtown District Regulations to permit personal property / self storage facilities within all Overlay Districts in Downtown; and

**WHEREAS**, pursuant to section 656.361.9.C.2: *Any proposed amendments to the Downtown District Regulations, the Downtown Streetscape Design Guidelines, and the Riverwalk Park Design Criteria shall be recommended by the DDRB for recommendation to the DIA, who in turn may recommend to the City Council for adoption*; and

**WHEREAS**, the Downtown Development Review Board made a recommendation regarding the legislation at their January 13, 2021 meeting, with that recommendation forwarded to the Downtown Investment Authority pursuant to section 656.361.9.C.2; and

**WHEREAS**, the DIA, after consideration of the DDRB recommendation, and the impact of 2021-0821 on Downtown property values, development potential and the adopted BID and CRA plan is forwarding a recommendation to City Council pursuant to section 656.361.9.C.2,

**NOW THEREFORE, BE IT RESOLVED**, by the Downtown Investment Authority:

**Section 1.** The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA finds that the current Downtown Zoning Overlay, without the changes proposed, continues to remain appropriate and serves the interests of Downtown redevelopment.

**Section 3.** If City Council nevertheless finds it in the public interest to modify the Downtown Zoning Overlay to permit additional self- storage locations, the DIA recommends adoption with amendment of the recommendation of the Downtown Development Review Board regarding Ordinance 2021-0821, as attached on Exhibit A.

**Section 4.** The CEO of DIA is hereby directed to forward this recommendation to the City Council.

**Section 5.** This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

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WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

  
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Braxton Gillam, Esq., Chair

2/23/22  
Date

VOTE: In Favor: 6 Opposed: 1 Abstained: 0

## Exhibit A

*Recommendation #1: The legislation seeks to change section 656.361.5.4.A(3) as follows:*

No more than 25 percent of the ground floor building façade fronting a ~~public street~~ road classified as Minor Arterial or higher may be ~~wrapped with~~ occupied by the rental and management office associated with the self-storage facility.

**DDRB recommended, and DIA agrees, that the strike-thru/underline changes should be deleted and that this section remain as is currently within the Zoning Code.**

*DIA recommends that the following amendments recommended by DDRB be incorporated in the proposed bill:*

*Recommendation #2: In the Cathedral, LaVilla, Brooklyn/Riverside, Church, Central Core, Southbank and Sports & Entertainment Districts, require that the personal- or self-storage facilities be incorporated into a mixed-use building that includes ground-floor retail/restaurant uses unrelated to the personal- or self-storage facility.*

*Recommendation #3: In the Cathedral, LaVilla, Brooklyn/Riverside, Church, Central Core, Southbank Districts, require that:*

- (a) at least 20% of the total building area in which the facility is part be dedicated to uses unrelated to the personal property- or self-storage facility; or
- (b) at least 10% of the total building area in which the facility is part be ground floor/street frontage retail or restaurant.

*Recommendation #4: In the Cathedral, LaVilla, Brooklyn/Riverside, Church, Central Core, Southbank Districts, require that a granting of an exception is predicated on the facility meeting the private and public realm design standards in section 656.361.6.2 and 656.361.6.3, as well as 656.361.5.4.A.7 as it relates to façade appearance without the granting of a deviation or waiver.*

*Recommendation #5: Sec. 656.361.5.4.A.7, should be amended as follows to ensure compatibility with adjoining properties:*

Building façades ~~visible from the public right of way~~ for the entire vertical height of the building and both street facing and facing adjacent parcels must have the appearance of an office, retail or residential building through the use of doors, windows, awnings, and other appropriate building elements. Personal property storage facilities are prohibited along any waterway.

In addition, DIA recommends the following additional amendment:

In all Downtown districts, self-storage facilities shall only be allowed by exception within 500 feet of the outer boundary of Downtown as defined by the Downtown Zoning Overlay.