



Legislation Details (With Text)

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File created:	5/16/2018	In control:	City Council
On agenda:	6/5/2018	Final action:	6/5/2018
Title:	PUBLIC HEARING: Consider approval of an ordinance for a Specific Use Permit (SUP) to allow the use of a Data Hub Communication Center, a private or franchised utility structure, in an existing 711 square-foot building, to expand an additional 720 square feet, for a total of 1,431 square feet, on 0.34 acres, located on the east side of South Main Street (US 377), approximately five hundred twenty-one (521) from the roadway, at 1215 South Main Street (US 377), being Lot 2, Block A, Martins Subdivision and zoned C (Commercial). Marcus Cable Associates, LLC owner. Steve Howell, Evolve Data Center Solutions, applicant. Daniel Franklin, BHB Engineering and Surveying, engineer. (SUP-18-0010).		
Attachments:	1. 060518_Data Hub SUP Ord. No.pdf, 2. 060518_Data HubSUP _Exhibit A-Layout.pdf, 3. 060518_DataHubSUP _Maps, 4. 060518_DataHubSUP _ Staff Attachment, 5. Presentation		

Date	Ver.	Action By	Action	Result
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To: Mark Hafner, City Manager

From: Susan Kenney, Director of Community Development

Subject:

PUBLIC HEARING: Consider approval of an ordinance for a Specific Use Permit (SUP) to allow the use of a Data Hub Communication Center, a private or franchised utility structure, in an existing 711 square-foot building, to expand an additional 720 square feet, for a total of 1,431 square feet, on 0.34 acres, located on the east side of South Main Street (US 377), approximately five hundred twenty-one (521) from the roadway, at 1215 South Main Street (US 377), being Lot 2, Block A, Martins Subdivision and zoned C (Commercial). Marcus Cable Associates, LLC owner. Steve Howell, Evolve Data Center Solutions, applicant. Daniel Franklin, BHB Engineering and Surveying, engineer. (SUP-18-0010).

Action Requested:

Conduct a public hearing and consider an ordinance for a Specific Use Permit (SUP) to allow the use of a Data Hub Communication Center, a private or franchised utility structure in a currently existing 711 square-foot building, to expand an additional 720 square-feet, for a total of 1,431 square-feet in a (Commercial) C zoning district.

Zoning:

C (Commercial)

Background:

The proposed use will be located on a 14,997 square-foot (0.34-acres) space contained in an approximately 1,431 square-foot building.

According to Tarrant County Appraisal District records, the building was constructed in 1998.

On July 7, 2015 City Council approved the 2015 UDC Update which adjusted the permitted uses in the Commercial Zoning District. The use table for the Commercial Zoning District specifies that a private or franchised utility structure would require an SUP.

Analysis:

The purpose of this SUP is to allow a private or franchised utility structure to expand on an existing building currently used for a communication and technology hub.

Marcus Cable Associates currently operates within the same 711 square foot structure, with all space used for storage of the equipment, which maintains and operates the technology/communication data hub.

The expansion of the technology/communication data hub would be adding approximately 720 square-feet, totaling 1,431 square-feet of building space. The expansion would accommodate additional equipment needed to provide service to existing and new customers.

Elevations:

The building expansion will be kept uniform with the original building, utilizing concrete walls and paint to match the existing structure. Additional foundation will have to be poured in order to accommodate the expansion, and will meet all development and building standards. All proposed building plans will be submitted through Building Services for approval.

Existing Roadway Access:

South Main Street (US 377), a six-lane divided arterial to the west with a continuous center turn lane.

Parking:

There is currently one parking space allocated for the Data Hub Center. However, there are twenty-four (24) additional shared parking spaces available, utilized by the business to the immediate south and to the west. Due to the business only functioning as a data hub and not for public use, classification for parking purposes shall be (1) parking spot per 1,000 square feet. Allocated parking shall be determined as (1) space.

Hours of Operation:

The employees who occupy the building have a set of keys to gain access into the secured facility. The hours of operation are as needed in a 24/7 time period. It is not open to the public.

Surrounding Zoning & Land Uses:

North: United Rentals, zoned C (Commercial)

South: ASI Gymnastics, zoned C (Commercial)

East: Single-Family residence, zoned C (Commercial)

West: Multi-Office Complex, zoned C (Commercial)

Summary:

Section 8.04 (B.2.a) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;

- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Citizen Input:

On May 4, 2018, as required by State law, the City mailed out six (6) letters of notifications for a Public Hearing, to all property owners within two hundred feet (200') and, per the City of Keller UDC requirements, three hundred (300) feet of the subject property. Staff also posted a public hearing notice sign on the subject property.

Professional Opinion:

Staff is in **support** of this request for an SUP, to allow an addition to an already existing private or franchised utility structure, expanding to 1431 square-feet in a (C) Commercial zoning district.

Staff forwards this Specific Use Permit request to City Council for their consideration as presented with the following condition:

1. Allow a Specific Use Permit for Marcus Cable to expand and operate a private or franchised utility structure, specifically a Data Hub, in an existing building used for technology and communication purposes of approximately 1431 square feet, on 0.34-acres, located on the east side of South Main Street (US 377), approximately 521 feet east of the roadway in a C (Commercial) zoning district.

This condition for this SUP is specific to this business. Any new similar type business would require a new SUP application.

Board Opinion:

On May 14, 2018, this SUP request was approved by the Planning and Zoning Commission by a vote of (7-0).

Alternatives:

City Council has the following options when considering a Specific Use Permit:

- Approve as submitted
- Approve with modification or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny