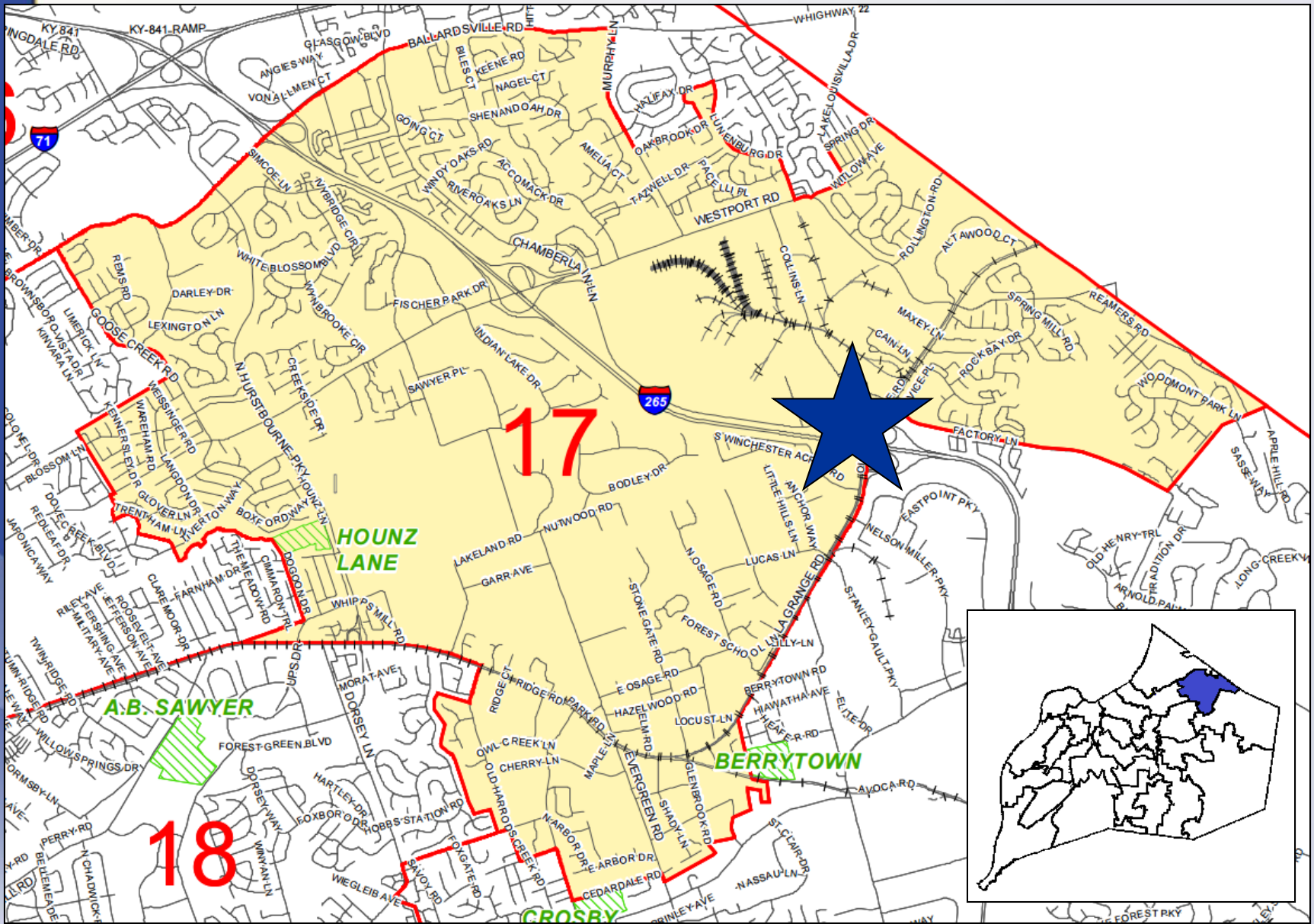
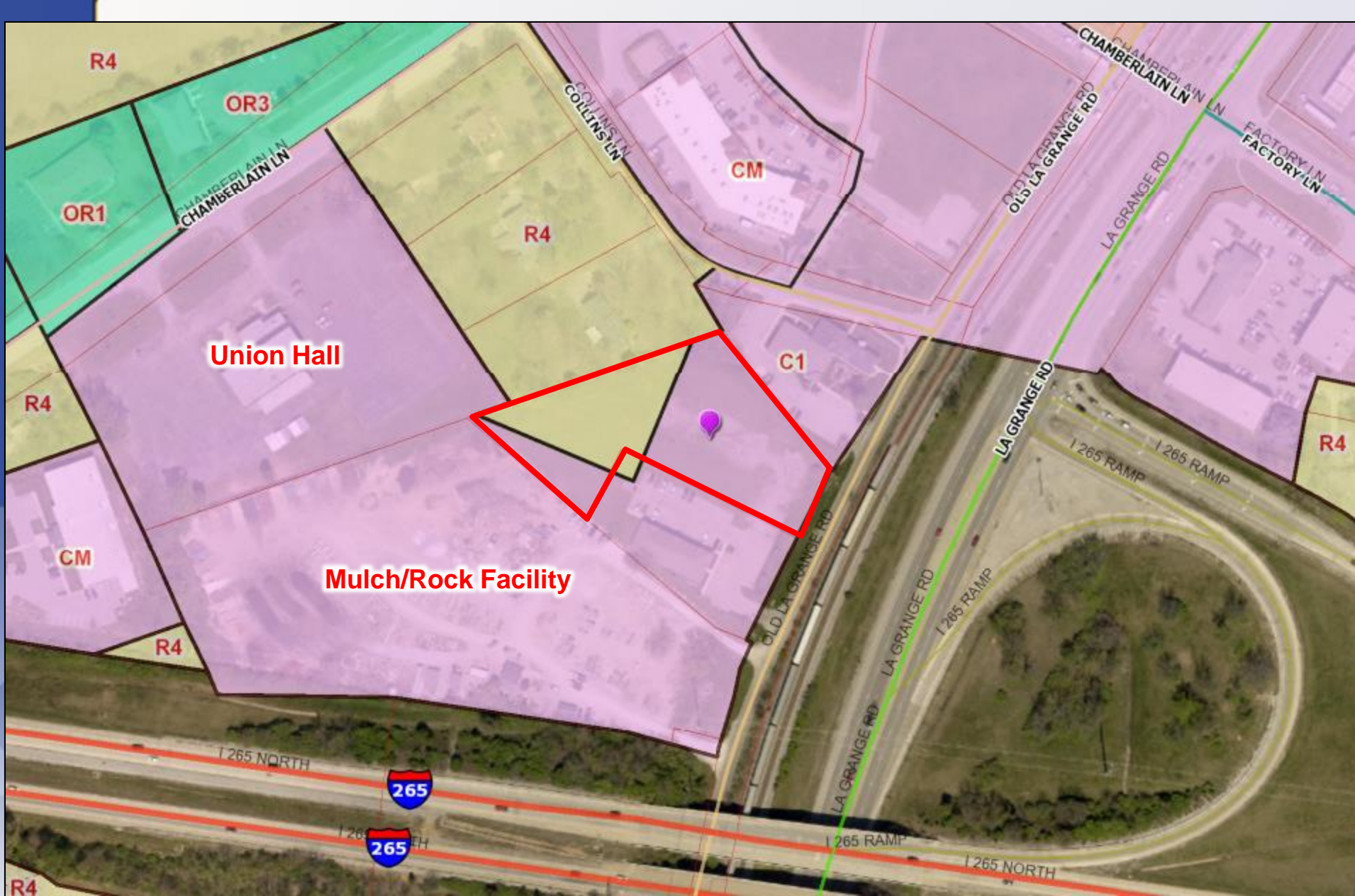


17ZONE1071 MINI-STORAGE



Planning, Zoning & Annexation Committee
June 19, 2018







Requests

- Change in zoning from C-1 Commercial & R-4 Single Family Residential to C-2 Commercial on 1.81 acres
- Conditional Use Permit to allow self-storage with relief to allow encroachments into the 30' required setback
- Waiver of Section 5.5.4.B.1 to allow a reduction of 20' of the required 50' landscape buffer required when an industrial use abuts a residential use in the Suburban Workplace form district
- Detailed District Development Plan with Binding Elements

Case Summary

- Subject site is located in northeastern Jefferson County
- Proposed 15,162 square feet of new construction(four mini-storage buildings, 400 SF office)
- Access from Old LaGrange Road
- Site is currently vacant

Subject Site



Surrounding Area Photos



NOTICE:

STORM AND SEWAGE CONTROL (SSSC) PLAN TO ANY LAND-USE/ACTIVITY IN THE PLANNING TO BE APPROVED. SSIC PLAN MUST BE INSTALLED PER THE

FILE SHALL BE CONSTRUCTED FIRST AND SHALL BE COMPLETED BEFORE THE

WHILE THE TRACKING OF SOIL AND SILT FROM ROADWAY SURF TRADING ONTO THE

WATER FROM STORMWATER, THESE SHALL BE SHALL BE INSTALLED, MAINTAINED AND

PUBLIC LOW-WATER CROSSING STRUCTURES

IF DISCOVERED DURING TRACKING, WORK SHALL BE STOPPED TO A DEGREE

IF DETERMINED ACTIVITY WILL OR HAS PORTION OF A STATE HIGHWAY SET

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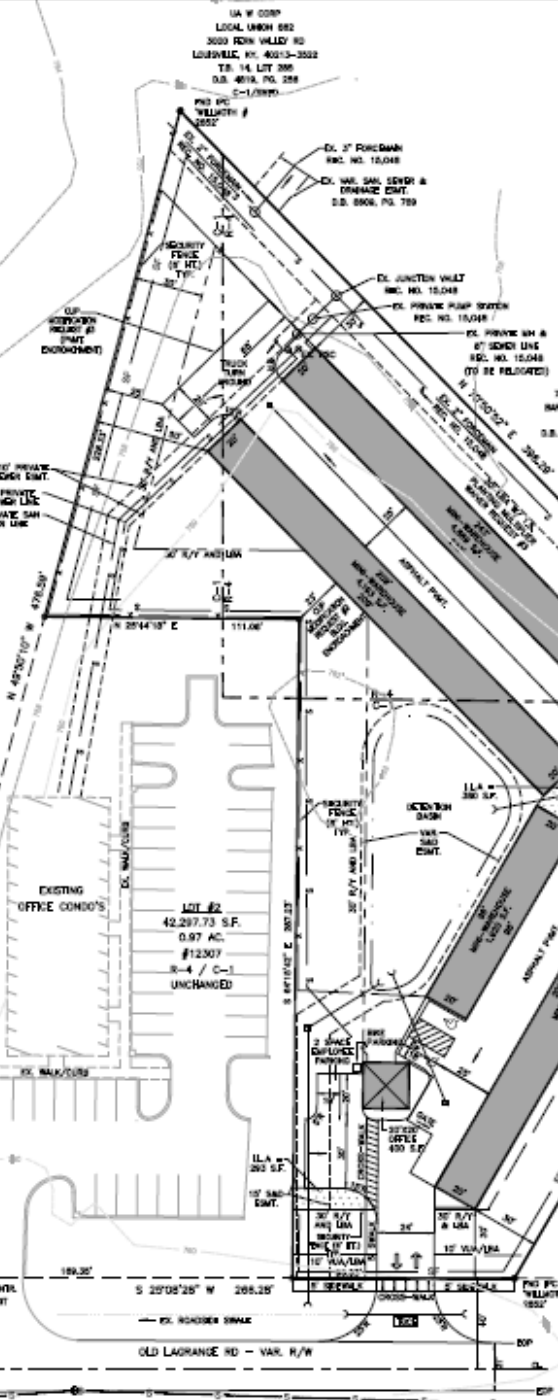
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CONDITIONAL USE PERMIT, MODIFICATION AND WAIVER REQUEST

1. MODIFICATION TO THE CONDITIONAL USE PERMIT STANDARDS FOR THE LAND DEVELOPMENT CODE, CHAPTER 4, PART 2.3.0 TO ALLOW FOR AN UNUSUAL MANUFACTURE IN A PROPOSED C-1 ZONED PROPERTY.
2. MODIFICATION TO THE CONDITIONAL USE PERMIT STANDARDS FOR THE LAND DEVELOPMENT CODE, CHAPTER 4, PART 2.3.0 TO ALLOW FOR A PORTION OF THE BUILDING TO ENDOUR INTO THE SOUTH REQUIRED SETBACK OF 30' A DISTANCE OF 27'.
3. A WAIVER OF LAND DEVELOPMENT CODE, CHAPTER 6 FROM DISTRICT SPECIFIC COMPATIBILITY STANDARDS, PART 5.8.0 TO ALLOW FOR A PORTION OF THE BUILDING TO ENDOUR INTO THE NORTH REQUIRED 30' LANDSCAPE BUFFER A DISTANCE OF 27'.



17ZONE1071

Public Meetings

- Neighborhood Meeting on 11/14/2017
 - Conducted by the applicant, 1 person attended the meeting
- LD&T meeting on 4/12/2018
- Planning Commission public hearing on 5/10/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 and C-1 to C-2 with a vote of 8-0 (one member was not present).