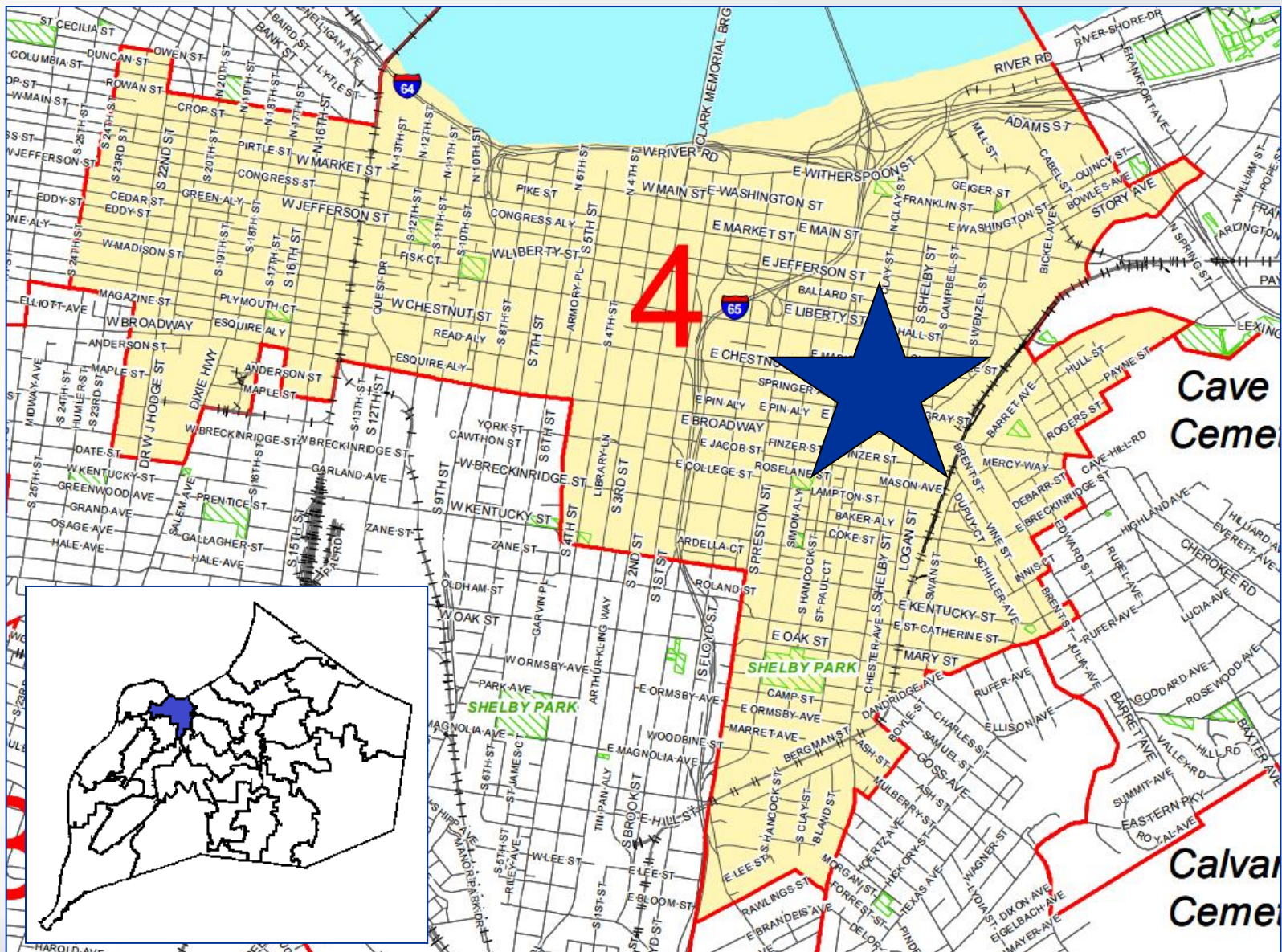


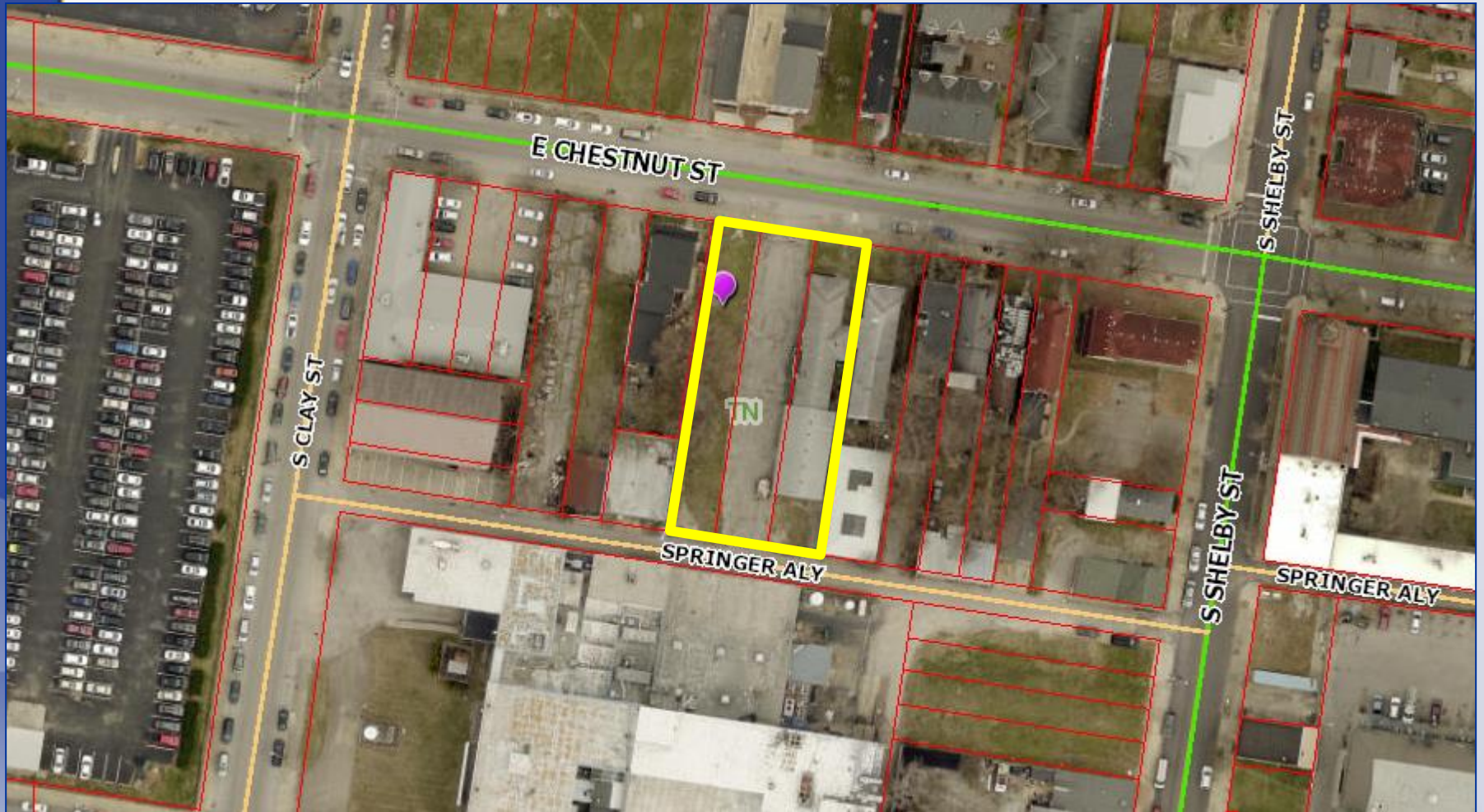
**20-ZONE-0042**

**E CHESTNUT ST SELF STORAGE**

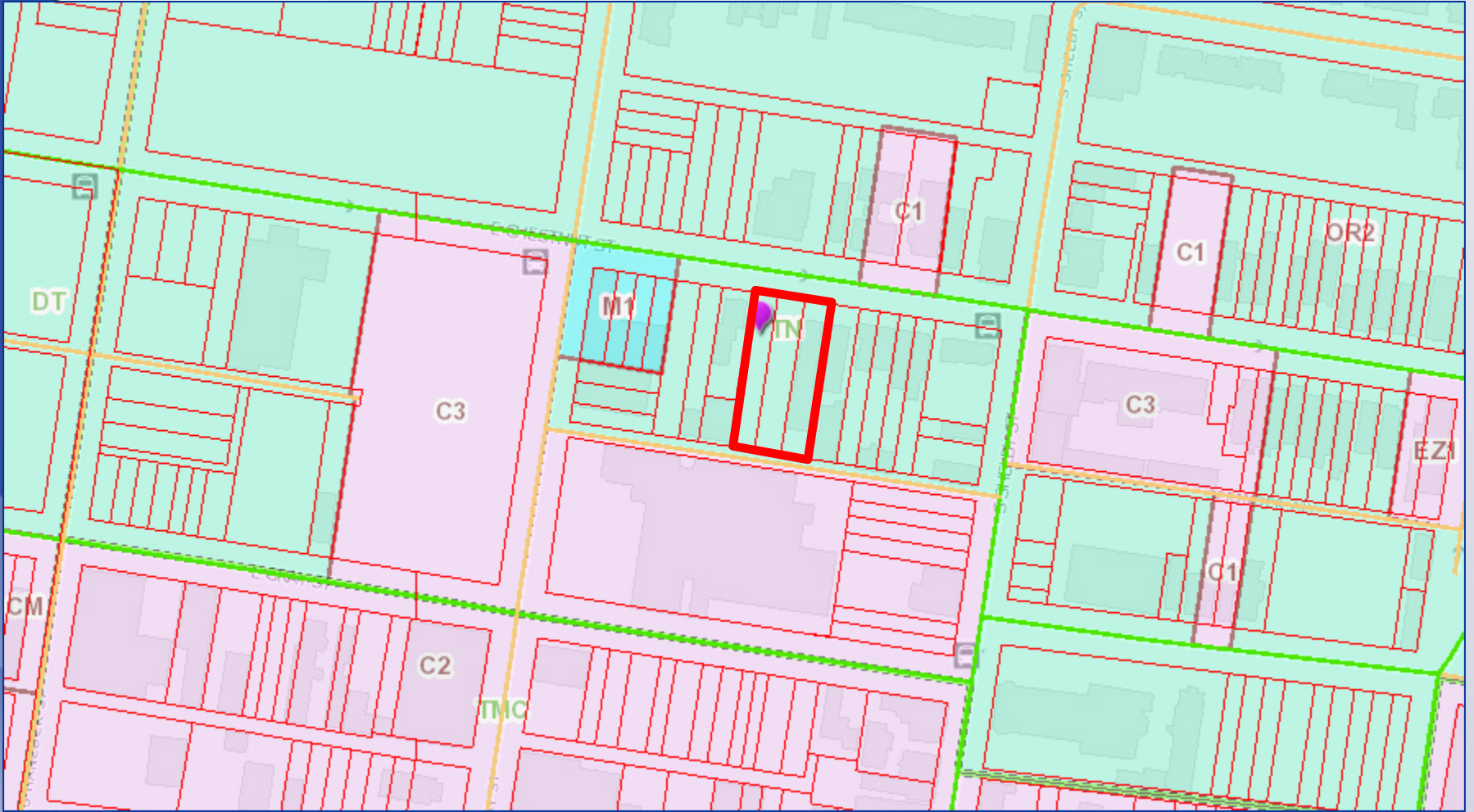


**Planning & Zoning Committee**  
**March 2, 2021**





Existing: Vacant/Office  
Proposed: Self Storage



Existing: OR-2/TN  
Proposed: C-2/TN

# Requests

- Zoning change from OR-2 Office Residential to C-2 Commercial on 0.44 acres
- Conditional Use Permit for mini-warehouse (LDC 4.2.35)(20-CUP-0071)
- Waiver from 10.2.4.B.1 to allow encroachment into required property perimeter LBA (20-WAIVER-0038)
- Variance from 5.1.12.A.2.d to permit a building to exceed 125% of infill maximum (125% = 32.5 feet, proposed height 45 feet, variance of 12.5 feet) (20-VARIANCE-0048)
- Detailed District Development Plan with Binding Elements

# Case Summary

- Three contiguous lots
- Currently developed with a single family residence currently used as an office (to be removed)
- Proposed 33,825 sf three-story self-storage facility

# Site Photos



View of site from E Chestnut Street

# Site Photos

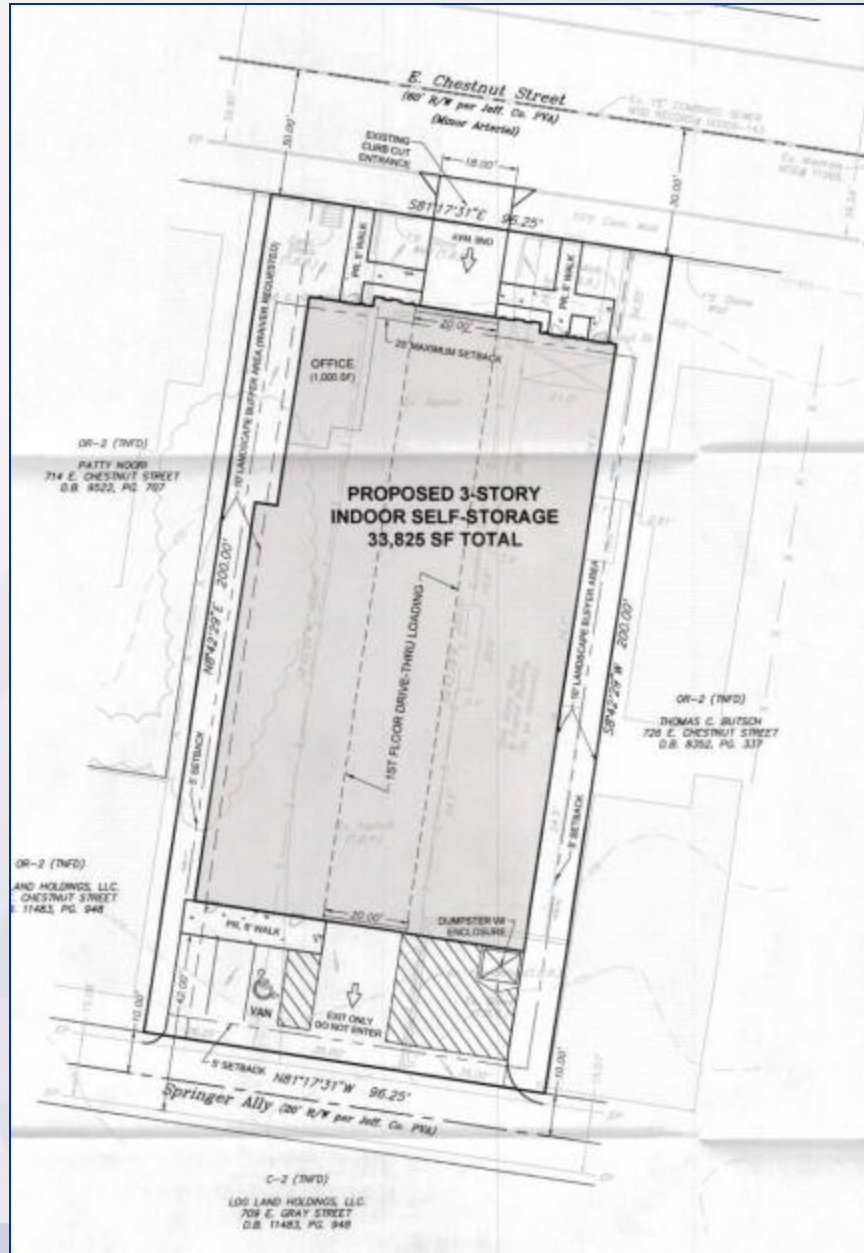
Properties to the East



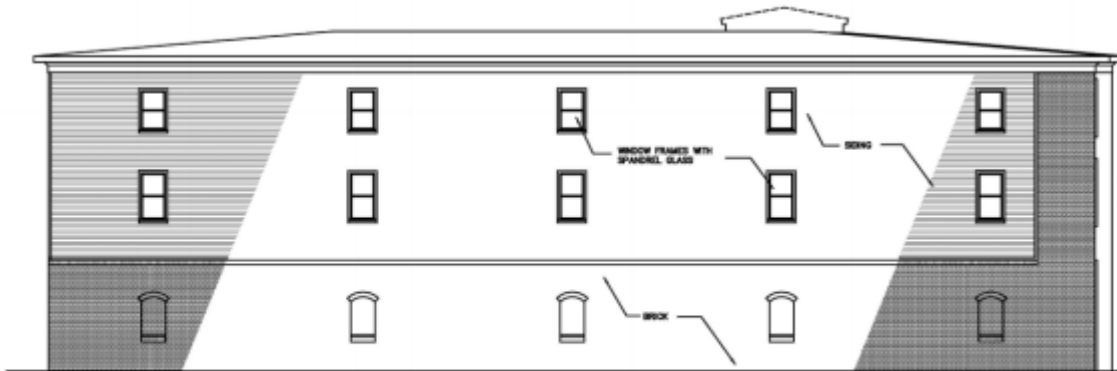
Properties to the North



# Proposed Plan



# Elevations



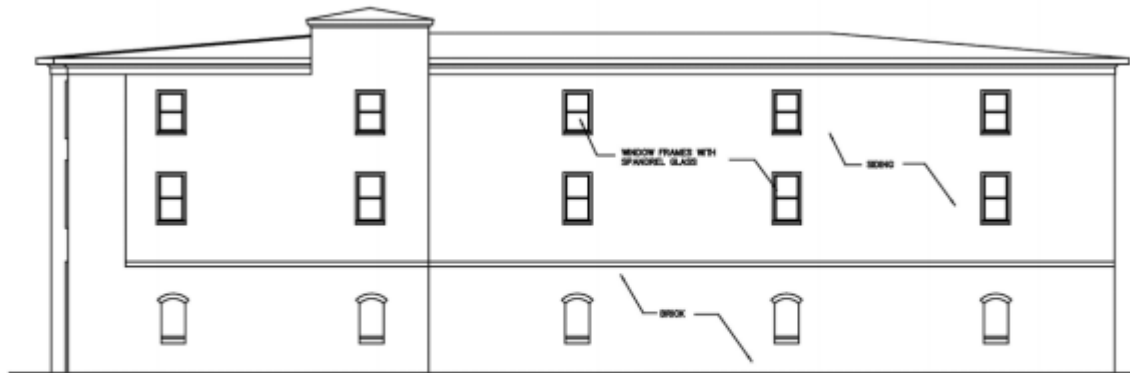
PROPOSED LEFT - EAST - ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED FRONT - NORTH - ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED REAR - SOUTH - ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT - WEST - ELEVATION  
SCALE: 1/8" = 1'-0"

# Public Meetings

- Neighborhood Meeting held 2/10/2020 (4 attendees)
- LD&T meeting on 1/14/2021
- Planning Commission public hearing on 2/4/2021
  - No one spoke in opposition (one person spoke as other).
  - Motion to recommend approval of the change in zoning from OR-2 to C-2 passed by a vote of 8-0 (two were not present).