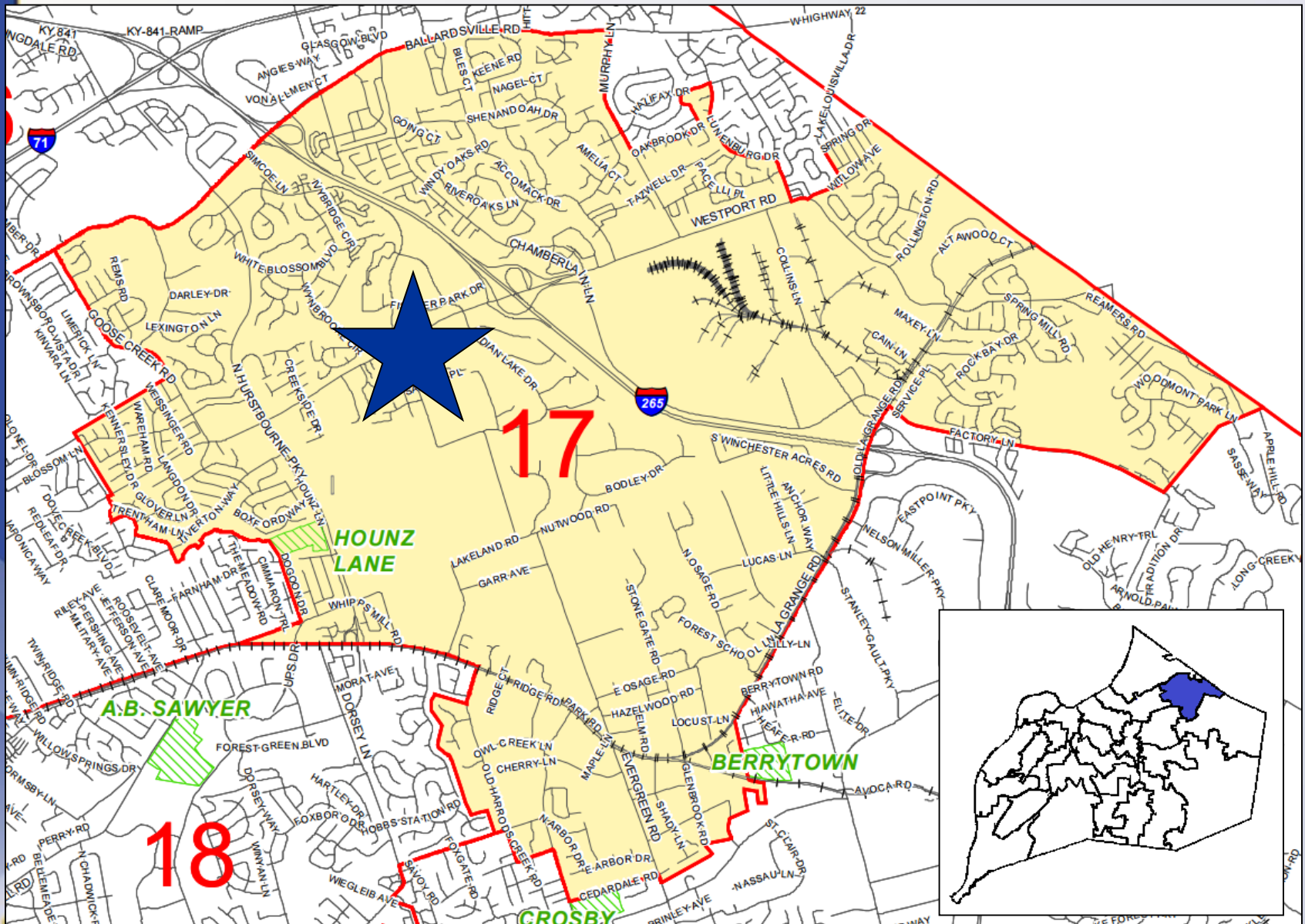
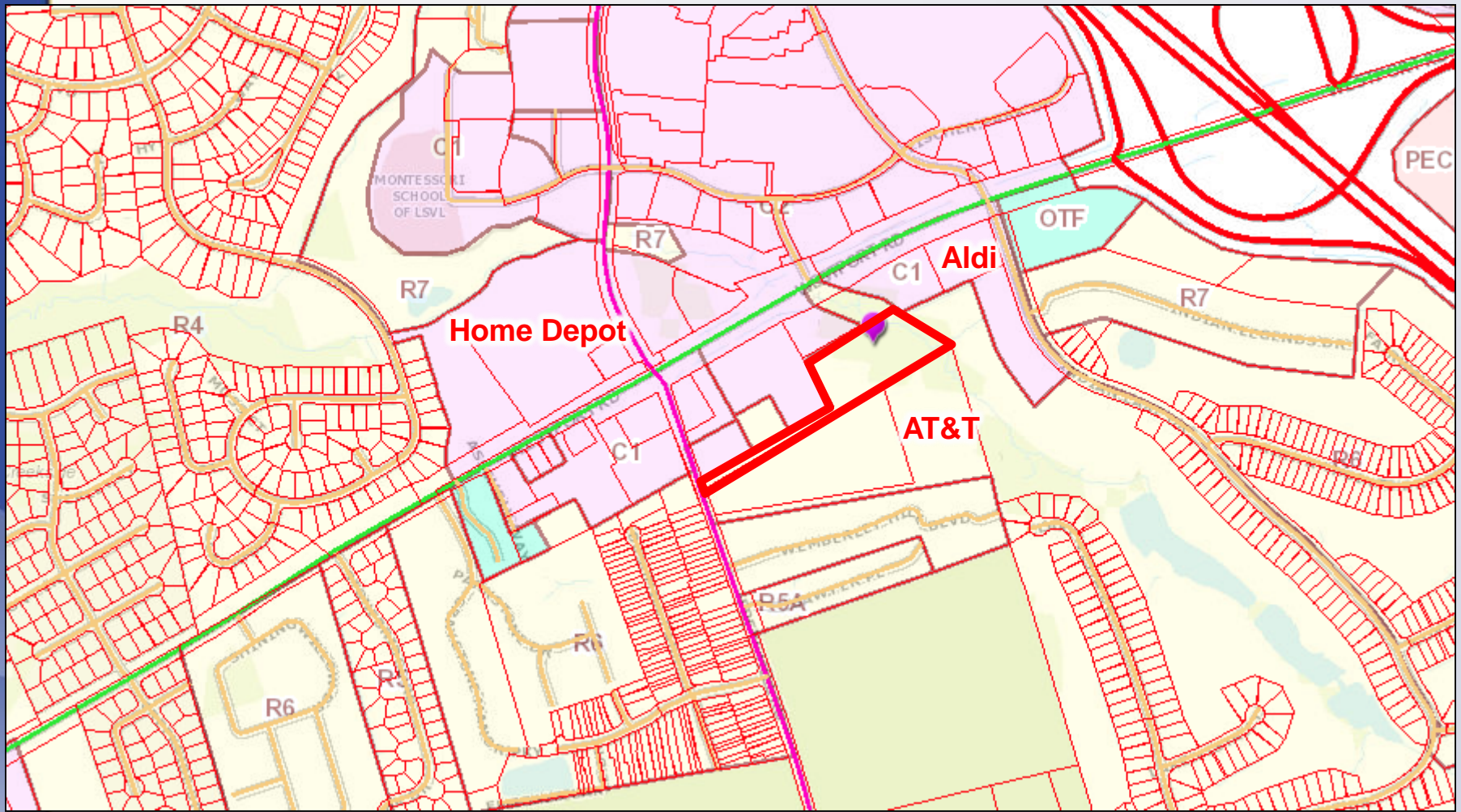


18ZONE1063 FREYS HILL COMMERCIAL

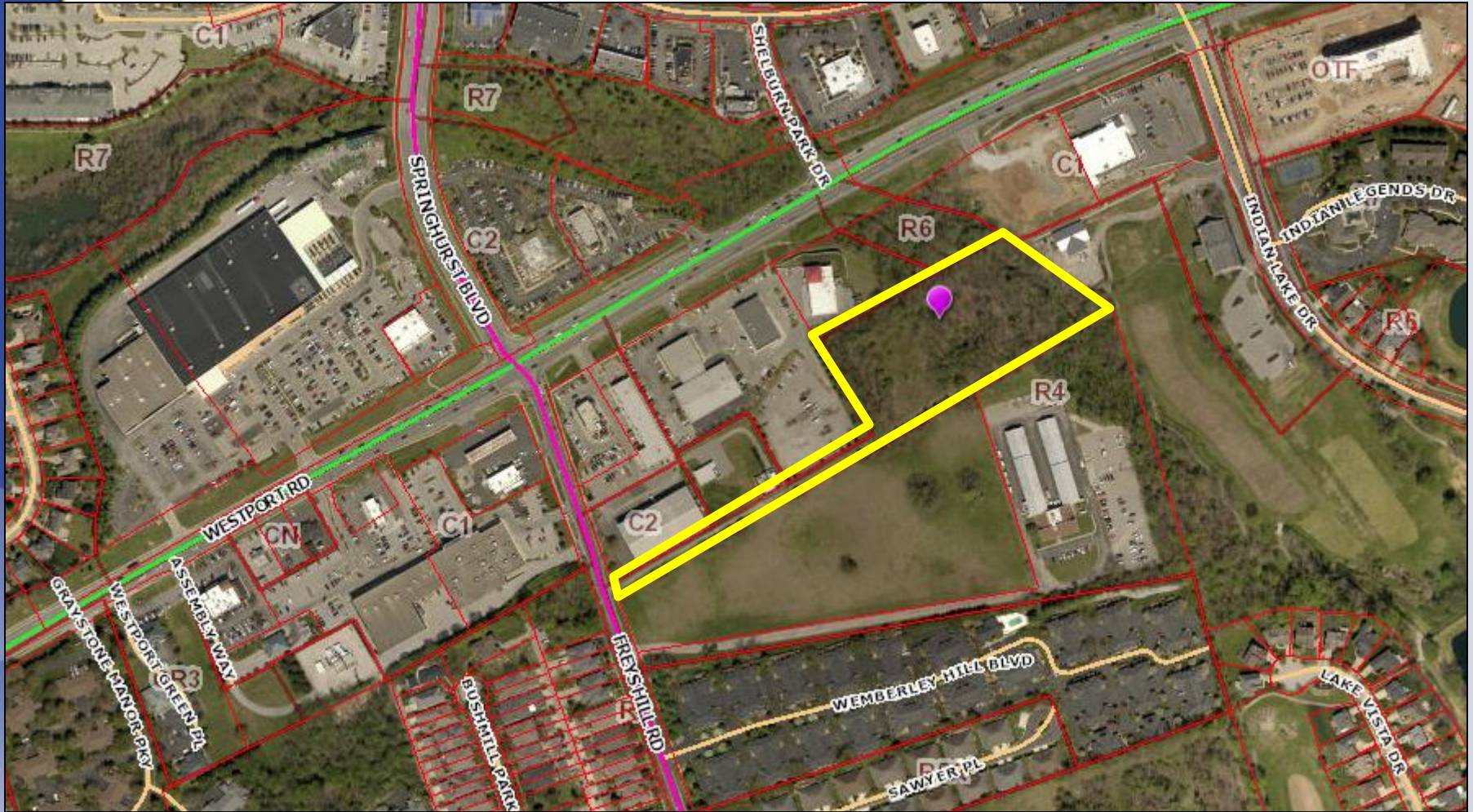


Planning & Zoning Committee
December 3, 2019





Existing: R-4/RC
Proposed: C-2/RC



Existing: Vacant
Proposed: Mini Warehouse

Requests

- **Change-in-Zoning** from R-4 Single-Family Residential to C-2 Commercial
- **Conditional Use Permit** for mini-warehouse (LDC 4.2.35) with relief from item 'B'
- **Variance** from Land Development Code, section 5.3.1 to omit the 50' non-residential to residential setback along the southeastern property line
- **Waiver** from LDC, section 10.2.4 to eliminate 35' LBA along the southeastern property line and adjacent to residentially zoned LWC property
- **Detailed District Development Plan**

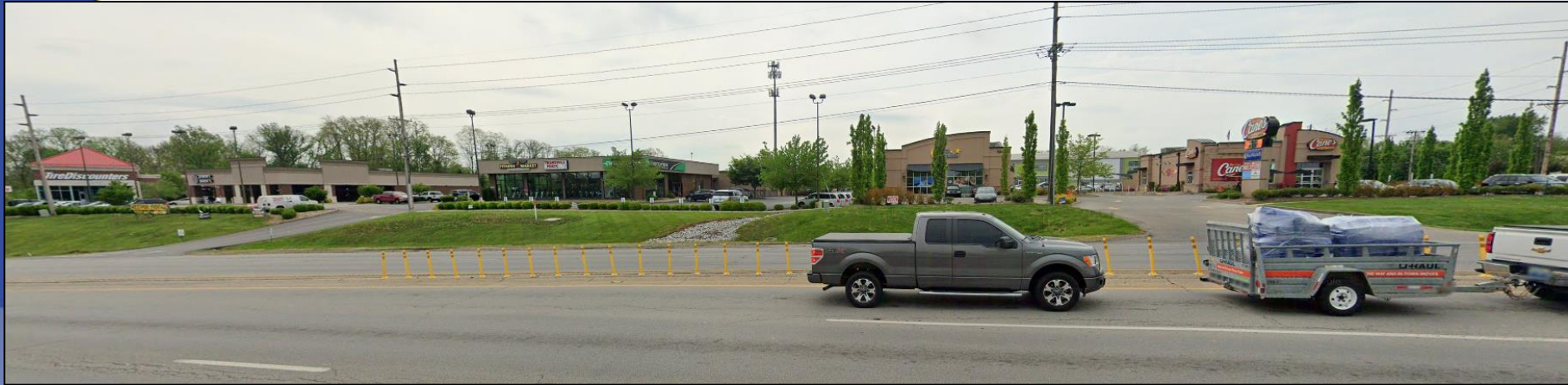
Case Summary

- Proposed mini-warehouse
- The facility will consist of single-story structures and contain roughly 46,000 sq. ft. of storage area with a small office at the main entrance to the activity center.
- Primary vehicular and pedestrian access will be obtained through cross over agreement with the abutting activity center from Westport Road as shown on the proposed development plan.
- Access to Freys Hill Road will be restricted and gated at two points.

Site Photos – Freys Hill Access

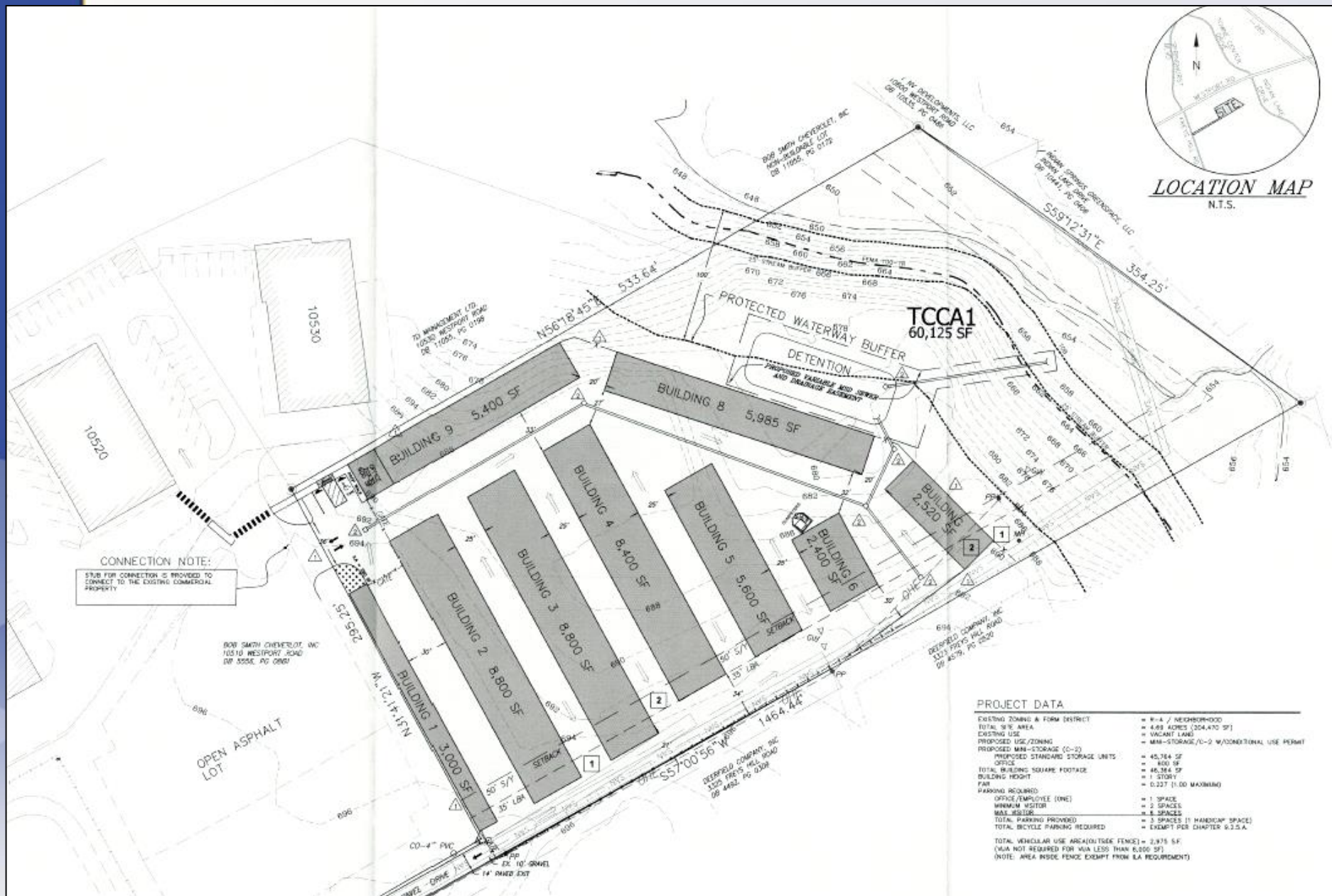


Site Photos – Activity Center





LOCATION MAP
N.T.S.



CONNECTION NOTE:
STRIP FOR CONNECTION IS PROVIDED TO CONNECT TO THE EXISTING COMMERCIAL PROPERTY

PROJECT DATA

| | |
|--|--|
| EXISTING ZONING & FORM DISTRICT | = R-4 / NEIGHBORHOOD |
| TOTAL SITE AREA | = 4.48 ACRES (204,470 SF) |
| EXISTING USE | = VACANT LAND |
| PROPOSED USE/ZONING | = MAN-STORAGE/O-2 W/CONDITIONAL USE PERMIT |
| PROPOSED MAN-STORAGE (O-2) | = 45,764 SF |
| PROPOSED STAIRCASE STORAGE UNITS | = 400 SF |
| OFFICES | = 400 SF |
| TOTAL BUILDING SQUARE FOOTAGE | = 46,564 SF |
| BUILDING HEIGHT | = 1 STORY |
| FAR | = 0.227 (1.00 MAXIMUM) |
| PARKING REQUIRED: | |
| OFFICE/EMPLOYEE (ONE) | = 1 SPACE |
| MINIMUM VISITOR | = 2 SPACES |
| MAX. RESIDE | = 8 SPACES |
| TOTAL PARKING PROVIDED | = 3 SPACES (1 HANDICAP SPACE) |
| TOTAL BICYCLE PARKING REQUIRED | = EXEMPT PER CHAPTER 9.3.5.A |
| TOTAL VEHICULAR USE AREA (OUTSIDE FENCE) = 2,975 SF | |
| (AREA NOT REQUIRED FOR AREA LESS THAN 6,000 SF) | |
| (NOTE: AREA INSIDE FENCE EXEMPT FROM LA REQUIREMENT) | |

Public Meetings

- Neighborhood Meeting held on 12/11/2018
 - 22 people attended the meeting.
- LD&T meeting on 9/26/2019
- Planning Commission public hearing on 10/31/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-4 to C-2 by a vote of 8-0 (one member was not present).