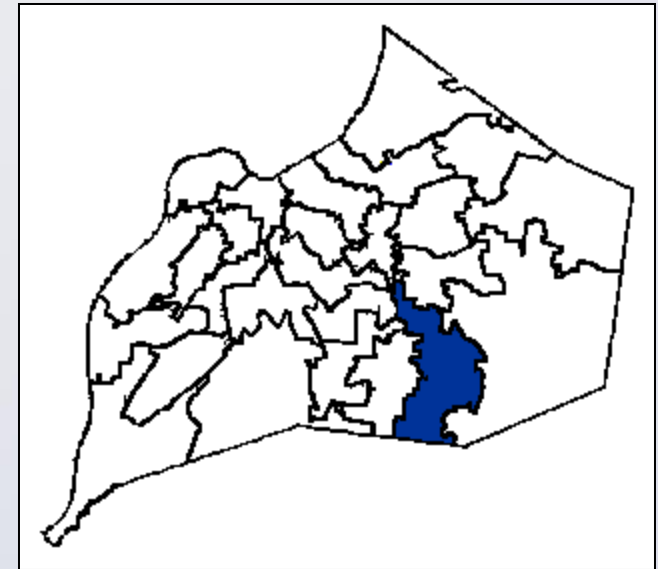
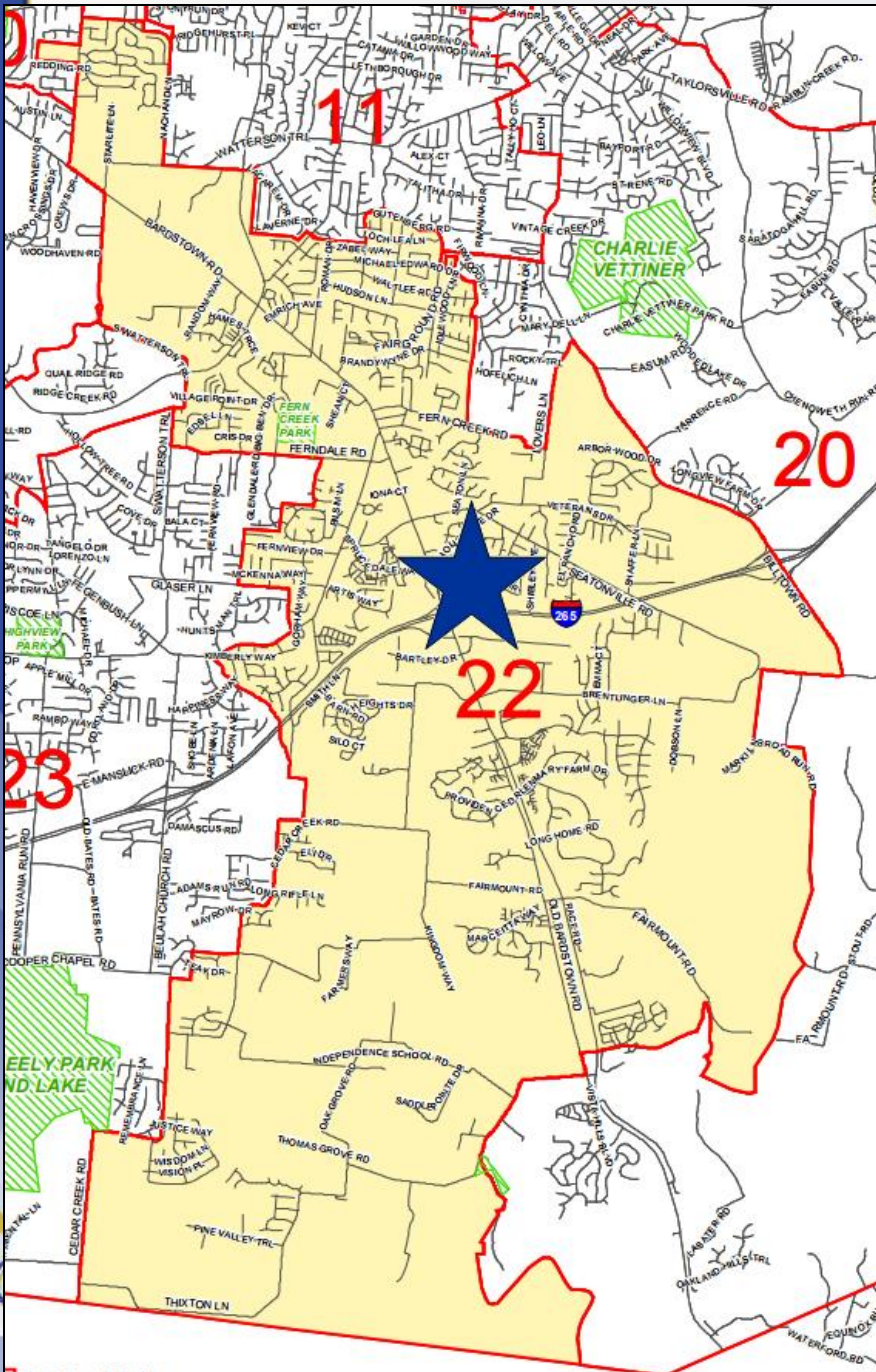


# 15ZONE1055

## Mini-Storage Facility



Planning/Zoning, Land Design & Development  
June 14, 2016



**10200 Brookridge Village  
Boulevard  
District 22 -  
Robin Engel**

# Request(s)

- Change in zoning from R-5A to C-1 and from C-1 to C-M
- Waivers:
  - Waiver from 10.3.7 to reduce the Gene Snyder buffer from 50' to 30' and to provide an 8' screen
  - Waiver from 10.2.4 to eliminate the required 25' buffer and plantings between R-5A and C-1.
- Detailed District Development Plan



# Case Summary / Background

- Vacant
- C-M for 1.62 acres of the 2.43 acres
- Frontage on Brookridge Village Boulevard
- 60' private roadway and access easement
- Lot 3 of the Brookridge subdivision originally rezoned under Docket #9-26-98
- Access is being rezoned from R-5A to C-1 on approximately 0.83 acres.

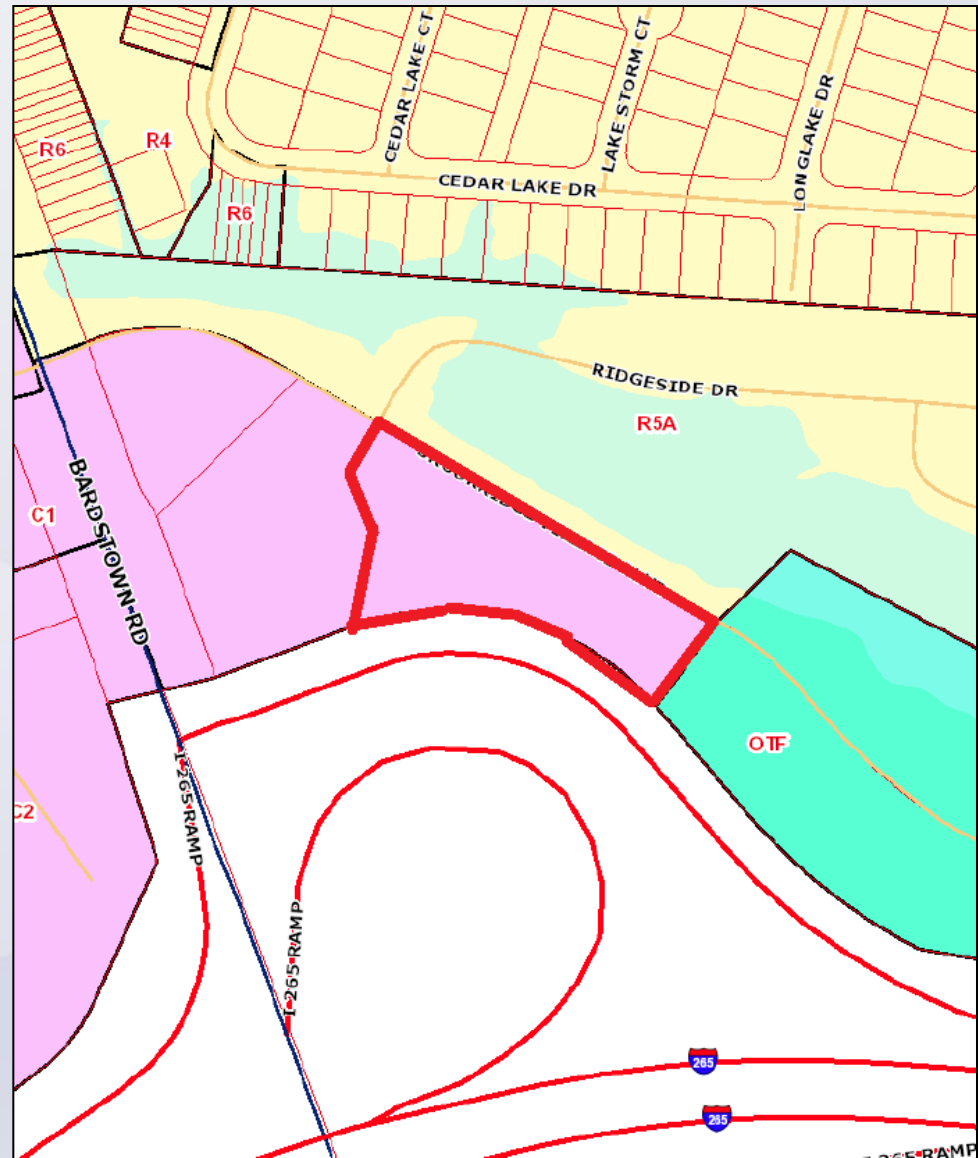
# Zoning/Form Districts

## Subject Property:

- Existing: C-1, R-5A/TC
- Proposed: CM, C-1/TC

## Adjacent Properties:

- North: R-5A/TC
- South: I-265/ROW
- East: OTF/TC
- West: C-1/TC



# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant
- Proposed: Mini-Storage

## Adjacent Properties:

- North: Apartments
- South: Gene Snyder Expressway
- East: Office
- West: Commercial



# Site Photos-Subject Property









# PC Recommendation

- Public Hearing was held on 5/19/2016
  - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-5A to C-1 and C-1 to C-M by a vote of 8-0 (8 members voted)