

11905 Dixie, LLC

11905 Dixie Highway

Case No. 17ZONE1022

Statement of Compliance

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MAR 24 2017

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The subject property is bounded by Dixie Highway, an active railroad line, E. Orell Road and unimproved right of way. Much of the subject property is zoned C-2 and was the former site of a motel. The proposed development is for a "Fort Locks" self-storage facility. Self-storage facilities may be located in either the C-2 zoning district with the granting of a conditional use permit or in the C-M zoning district. The applicant proposes to rezone the property to C-M in order to rest enforcement authority on any approved plan solely with the Planning Commission. The applicant also proposes to change the form district on the subject property from Neighborhood to Suburban Marketplace Corridor. The location and surrounding uses make this site an ideal location for self-storage of the type proposed.

Guideline 1-Community Form

The proposed development complies with the intent of Guideline 1. Much of the site is already located in the Suburban Marketplace Corridor Form District, and the applicant proposes to include the entire site in that District as part of this application. The subject property was formerly a motel; now it is proposed as self-storage. The use will actually be lower intensity in terms of traffic, lighting and hours when impacts on adjacent properties could be felt.

Guideline 2-Centers

The proposed development complies with the intent and applicable policies of Guideline 2. The subject property is already located in a center around the intersection of E. Orell Road and Dixie Highway. The property to the north is an active rail line. The property to the south is a discount store. The properties north along Dixie Highway are commercial as well. The property will serve the large number of residential properties in the area, as well.

Guideline 3-Compatibility

The proposed development complies with the intent and applicable policies of Guideline 3. The proposed development will be compatible with the surrounding commercial and residential uses in that the buildings are single story and will be landscaped. The proposed development will also serve as a buffer between both the railroad line and Dixie Highway and the nearby residential uses. The applicant will provide on-site detention and dedicate right of way to Dixie Highway, contributing to public infrastructure in the area.

Guidelines 4-Open Space and 5-Open Space and Scenic and Historic Resources

The proposed development complies with the intents of Guidelines 4 and 5 because there is neither useable open space nor any scenic or historic resources on the subject property.

17 ZONE 1022

Guidelines 7-Circulation and 9-Bicycle, Pedestrian and Transit

The proposed development complies with the intent of Guidelines 7 and 9. The proposed development will dedicate right of way along Dixie Highway and will provide adequate circulation within the storage facility. The applicant will provide required pedestrian access and bicycle parking on the subject property.

Guidelines 10-Flooding and Stormwater and 11-Water Quality

The proposed development complies with the intents of both Guidelines 10 and 11. The proposal, while increasing impervious surface on the subject property, will comply with all MSD regulations concerning water quantity and quality from the site.

Guideline 13-Landscape Character

The proposed development complies with the intent of Guideline 13. The applicant is seeking a landscape waiver adjacent to the active rail line but will provide landscaping along E. Orell and as required along Dixie Highway.

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