

Agenda Item #4

LDPD-2022-32

540-A Self-Storage TAD

Transitional Area Development for a Self-Storage Facility with a Floor Area Ratio (FAR) of 0.70 in the Office Center (OC) Future Land Use District

Parcel #	232911-000000-032010 & 232911-000000-032020
BoCC Hearing	3/21/23

- Proposal for a Three-Story, 99,000 sq. ft. Self-Storage Facility.
- TAD process allows this use in OC land use districts following a Level 4 Review.
- TAD process allows FAR up to 0.75.
- Provides Transition from Utilities & Non-Residential Development to Residential Land Use District.
- Consistent with Comprehensive Plan & Land Development Code.
- Compatible with Surrounding Uses.
- Staff Recommends **APPROVAL**.

LANDSCAPE BUFFERS

	REQ	ABUTTING USE
NORTH	6-FT A-TYPE BUFFER	ROADWAY (URBAN COLLECTOR)
EAST	10-FT B-TYPE BUFFER	VACANT RESIDENTIAL
SOUTH	5-FT B-TYPE BUFFER w/ FENCE (COMPATIBILITY REQUIREMENTS APPLY)	VACANT RESIDENTIAL
WEST	10-FT B-TYPE BUFFER	UTILITY

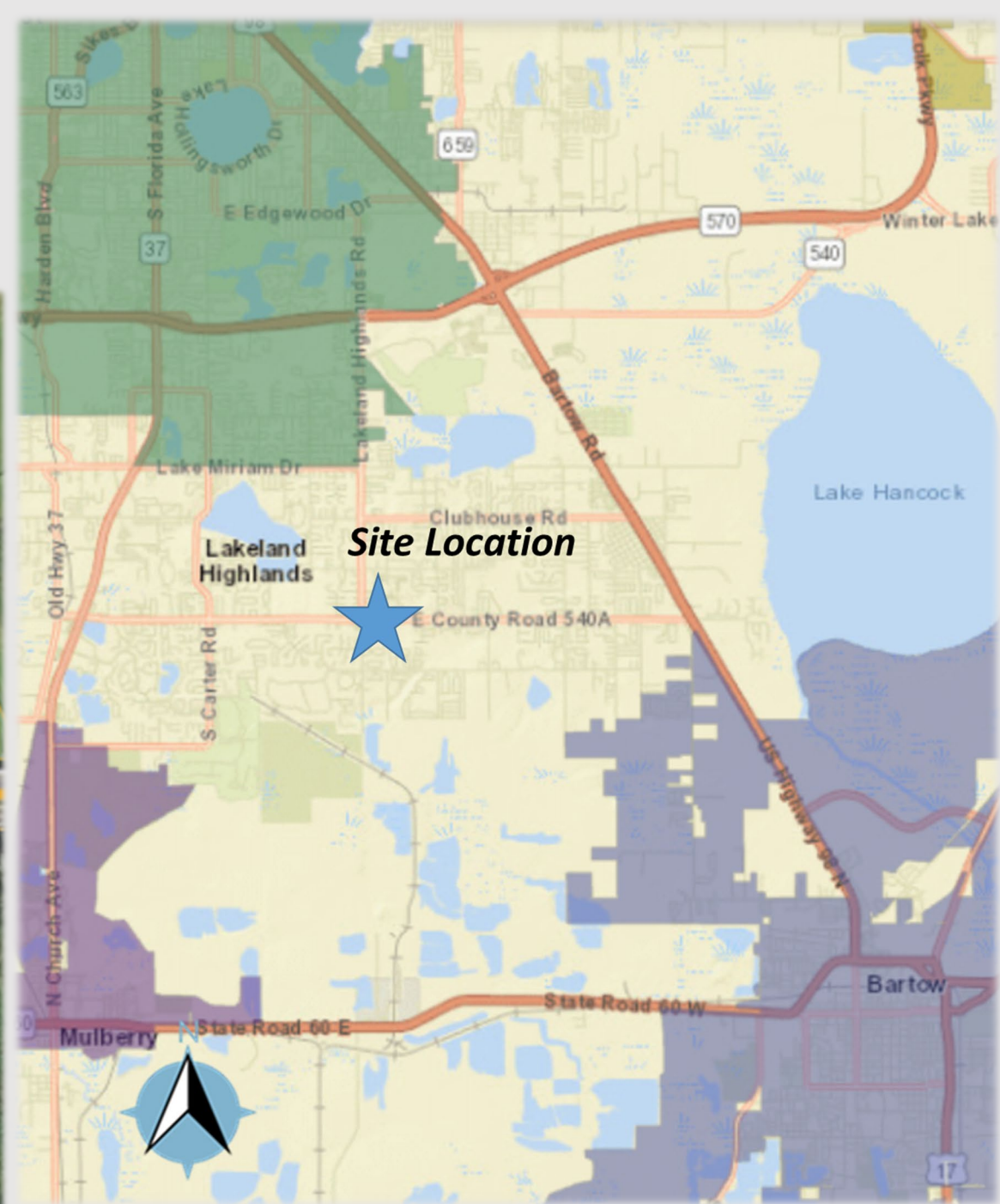
NOTE:
SEE LANDSCAPE BUFFER CROSS SECTIONS A, B, AND C ON SHEET EXH-2



Residential High
(LDCPAS-2022-18)

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Future Land Use Map

- Office Center (OC) & Transit Supportive Development Area (TSDA).
- Self-Storage allowed through the TAD with an FAR up to 0.75 in TSDA.
- Maximum Height is 50 feet
- Subject to LDC Section 220 for compatibility with adjacent residential districts
 - All non-residential buildings must be setback a minimum of 50 feet.

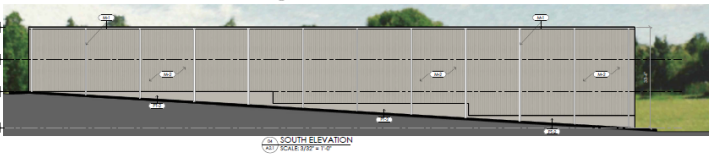
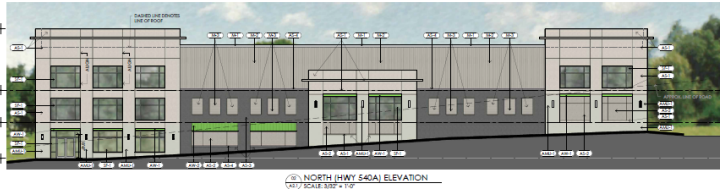
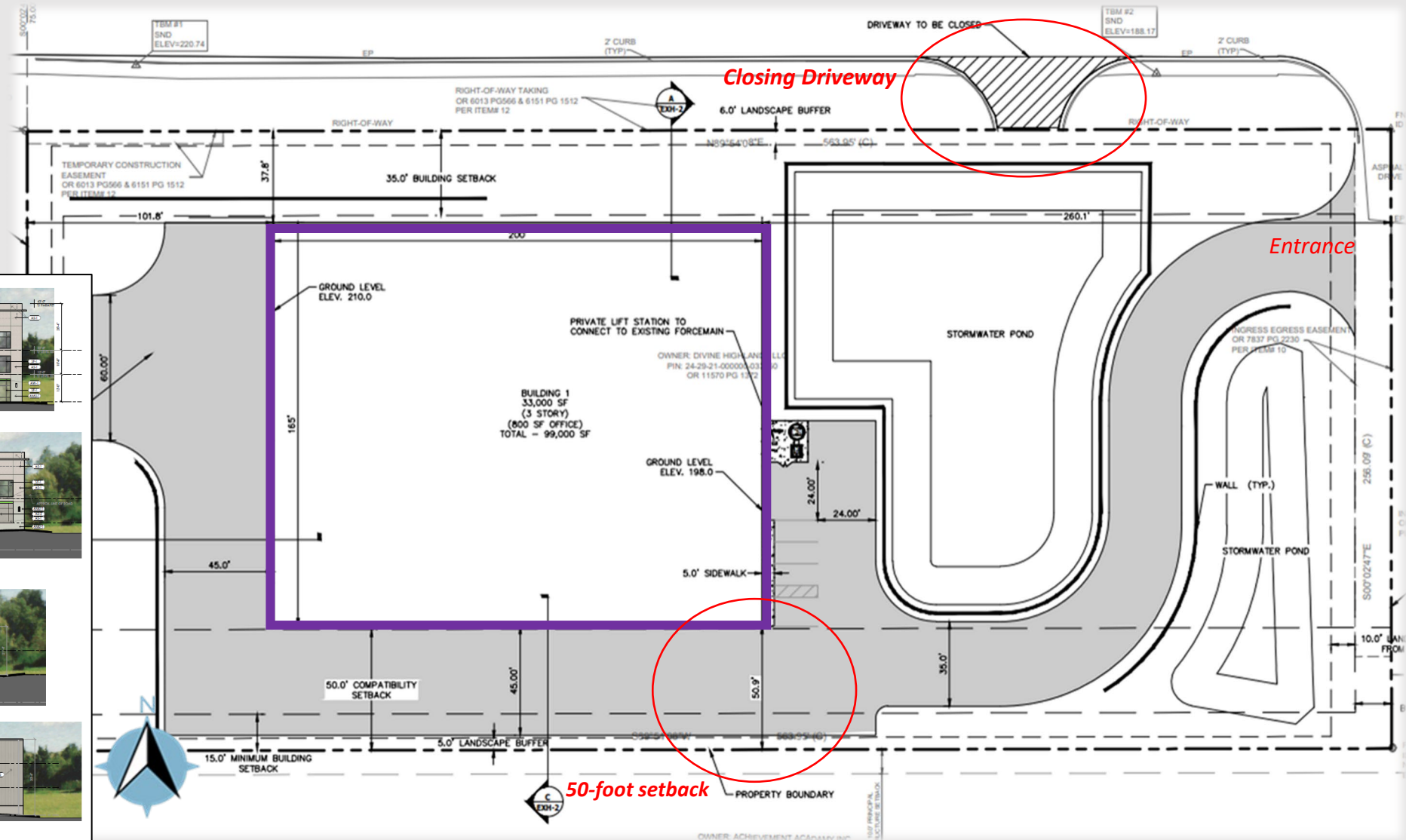


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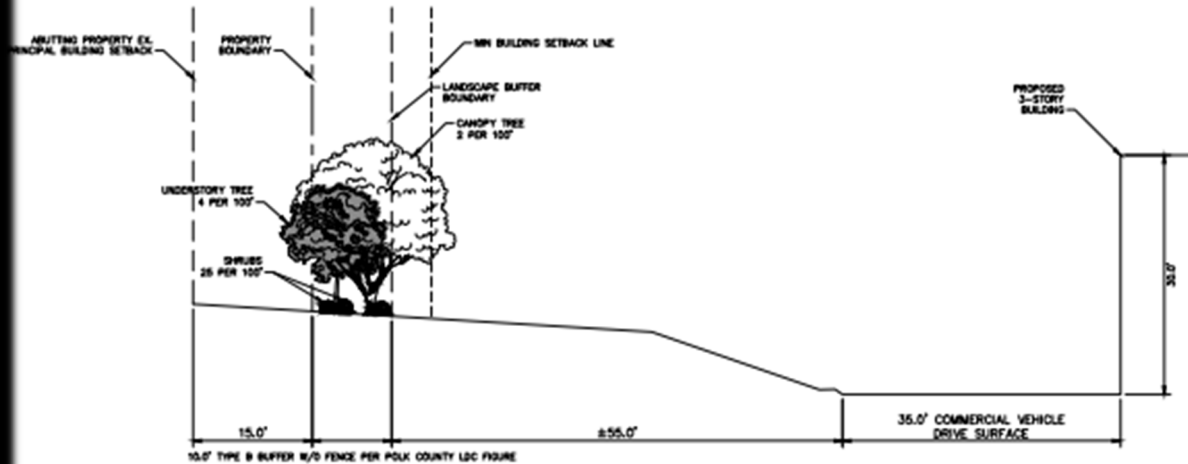
Site Plan

- 99,000 sq. ft.
- Three Stories.
- Max FAR of 0.70.
- Access through existing driveway on 540-A.
- Meets Compatibility Standards.



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DETAIL B — TYPE B BUFFER (EAST AND WEST PROPERTY LINE)

SCALE: 1" = 10'

The Comprehensive Plan defines Compatibility in Section 4.400 as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”



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Staff Recommends Approval:

- Compatible with surrounding uses.
- Limited Impact on Service & Infrastructure
- Consistent with Comprehensive Plan & Land Development Code.

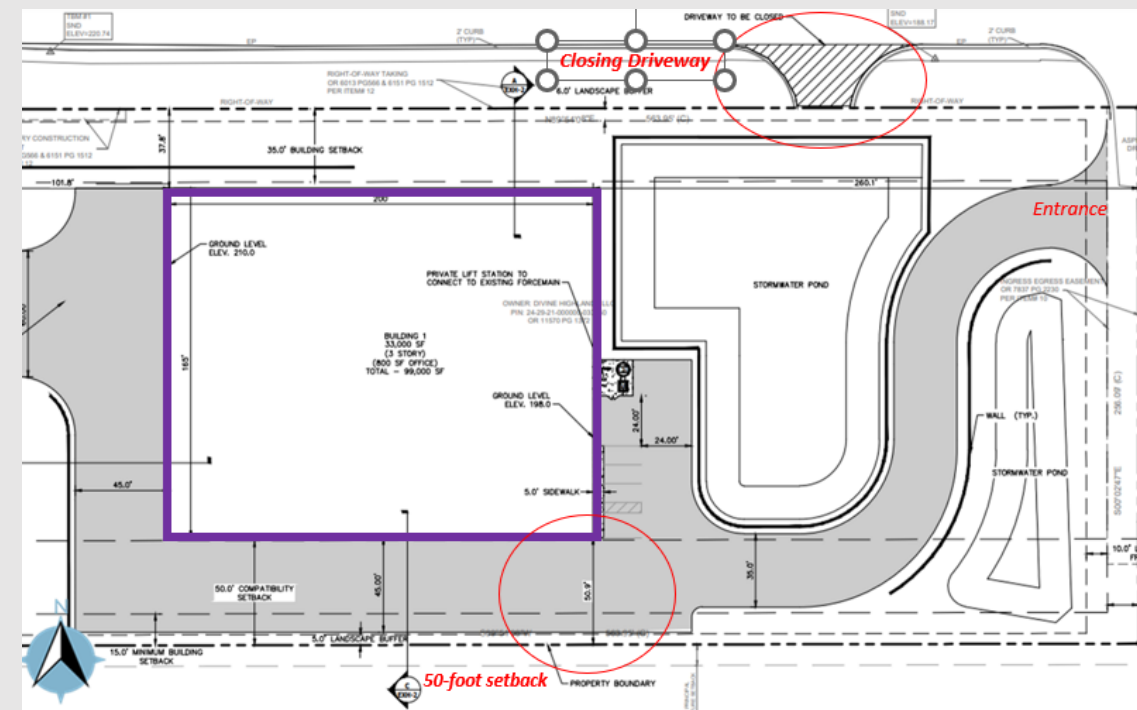


Table 8

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:

Whether the proposed development is consistent with all relevant requirements of this Code;	Yes, this request is consistent with the LDC, specifically Table 2.1, which shows the allowable uses for an OC designated property. Furthermore, the applicant has addressed concerns regarding compatibility through the use of buffering strategies as allowed by the Comprehensive Plan. Consistency with Section 303 of the LDC is listed in the prior table.
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	Yes - POLICY 2.109-A1 of the Comprehensive Plan states, "For properties within the Transit Supportive Development Areas (TSDA), higher densities and intensities can be achieved in accordance with the criteria established in Policy 2.104-A7."
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	Yes, Comprehensive Plan POLICY 2.102-A2 states, "Land shall be developed so that adjacent uses are compatible with each other." As detailed in the staff report, the applicant will adhere to buffering strategies to minimize the impact of this development on surrounding uses.
How the concurrency requirements will be met, if the development were built.	The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 12-17 of this staff report for data and analysis.

This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT; SECTION 2.104 Transit Supportive Development Area (TSDA); and POLICY 2.125-C1 TRANSITIONAL AREAS of the Comprehensive Plan.