

**SUBDIVISION,
PLANNING APPROVAL, &
ZONING AMENDMENT STAFF REPORT****Date: October 21, 2021**

<u>NAME</u>	Les Robinson, LLC (James Hughes, Agent)
<u>SUBDIVISION NAME</u>	Anytime Storage Subdivision
<u>LOCATION</u>	1653 Spring Hill Avenue (South side of Spring Hill Avenue, 385'± East of Gilbert Street).
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>PRESENT ZONING</u>	R-1, Single-Family Residential District and B-1, Buffer Business District
<u>PROPOSED ZONING</u>	B-2, Neighborhood Business District
<u>AREA OF PROPERTY</u>	1 Lots / 2.3± Acres
<u>CONTEMPLATED USE</u>	Subdivision approval to create one (1) legal lot of record from four (4) metes-and-bounds parcels; Planning Approval to allow a self-storage facility in a B-2, Neighborhood Business District; and Rezoning from R-1, Single-Family Residential District and B-1, Buffer Business District to B-2, Neighborhood Business District.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide and label the monument set or found at each subdivision corner.
- C. Provide a written description for the proposed subdivision boundary.

- D. Provide the Surveyor's and Owner's (notarized) signatures.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #72) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 47,500 sf.
- F. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- G. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- I. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- K. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Planning Approval:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction

includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Rezoning:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING **COMMENTS**

Spring Hill Avenue (U.S. Highway 98) is an ALDOT maintained roadway. Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

URBAN FORESTRY**COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

FIRE DEPARTMENT**COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Subdivision approval to create one (1) legal lot of record from four (4) metes-and-bounds parcels; Planning Approval to allow a self-storage facility in a B-2, Neighborhood Business District; and Rezoning from R-1, Single-Family Residential District and B-1, Buffer Business District to B-2, Neighborhood Business District.

The site has been given a Traditional Corridor (TC) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), TC designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The applicant states the following:

LES ROBINSON, LLC HAS DETERMINED THAT A NEED EXISTS FOR SELF-STORAGE IN THE DOWNTOWN AND MIDTOWN AREAS. DUE TO THE SUCCESS OF OUR BROAD STREET LOCATION COMBINED WITH THE CONTINUED GROWTH OF MOBILE, A CLASS A STORAGE BUILDING IS NECESSARY. AFTER AN ANALYSIS OF OUR CUSTOMER BASE FROM OUR BROAD STREET LOCATION, WE HAVE DETERMINED THAT STORAGE IS UNDERSERVED IN THE SURROUNDING NEIGHBORHOODS. THERE IS A DESIRE FOR CLEAN, SAFE, AND RELIABLE SPACE FOR PEOPLE TO STORE THEIR BELONGINGS THAT IS WITHIN A THREE TO TEN MILE RADIUS OF THEIR HOME. LES ROBINSON, LLC WANTS TO BE THAT PROVIDER.

WE HAVE REQUESTED REZONING FROM B-1 TO B-2 TO BUILD THE SELF-STORAGE BUILDING, AND WE HAVE REQUESTED REZONING FROM R-1 TO B-2 IN THE ACCOMPANYING REZONING APPLICATION TO AVOID SPLIT-ZONING ON THE PROPERTY WHEN COMBINED INTO ONE LOT IN THE ACCOMPANYING SUBDIVISION APPLICATION.

WE ARE REQUESTING PERMISSION TO BUILD/OPERATE A SELF-STORAGE FACILITY IN A B-2 ZONE.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The proposed lot is a bit of an unusual shape, with a 16.6'± wide, 320'± deep “pole” to the West of the main portion of the lot. This “pole” is depicted on the Beverly Court Subdivision plat recorded in Probate Court in April 1929 as being an alley. There is no record of the alley being vacated, therefore, the vacation process will need to be completed in order for that piece of land to be included with the proposed subdivision and associated applications.

The proposed lot size is provided in square feet and acres, and exceed the minimum standards. As such, if approved, this information should be retained on the Final Plat.

The site has frontage on Spring Hill Avenue, a major street, which has an existing, compliant 100' right-of-way, making no dedications necessary. As such, no further dedications should be required. It should be noted that the right-of-way width is depicted on the Planning Approval site plan, but not the preliminary plat. If approved, it should be included on the Final Plat.

The preliminary plat does depict the 25' minimum front setback required along Spring Hill Avenue, and should be retained on the Final Plat, if approved.

Regarding access management, a note should be placed on the Final Plat, if approved, with Traffic Engineering comments.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

It is very important to note that the Planning Approval review is site plan specific; therefore if the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The site plan submitted depicts a single 41,605± square foot building on the site, to include a 900 square foot office. No mention is made of how tall the proposed structure will be. Three (3) parking spaces are required, and seven (7) are illustrated.

No dumpsters are illustrated on the site plan submitted, and there is no note stating that curbside pickup will be utilized. If approved, either a compliant dumpster should be shown, or a note stating curbside pickup will be utilized.

The site abuts R-1, Single-Family Residential zoning to the East, South, and West. As such, a compliant residential buffer will be required at the time of development, and should be depicted on the site plan, if approved.

Section 64-9. of the Zoning Ordinance states that the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The site abuts R-1, Single Family Residential property to the South, R-1, and R-3, Multi-Family Residential properties to the East, B-1, Buffer Business District and R-1 to the West, and B-1 and B-2, Neighborhood Business District to the North, across Spring Hill Avenue.

Regarding the four (4) conditions stated in the Zoning Ordinance, which make rezoning necessary and desirable, the applicant has not provided sufficient justification that the site meets one. While the applicant is proposing an otherwise split-zoned lot to be created, the R-1 portion of the site has not been properly vacated, and is therefore beyond the applicant's ability to rezone.

A sidewalk is not depicted along Spring Hill Avenue, and will be required at the time of development. If approved, the site plan should be revised to illustrate the required sidewalk.

Section 64-9 of the Zoning Ordinance states that new B-2 districts should be a minimum of two (2) acres in size, if not abutting an existing commercial zoning district, other than B-1. The subject property does not meet this standard, at 1.39± acres in size.

While the applicant states that there is a need for self-storage facilities in the area as justification for the rezoning, however given the size of the property, and the adjacent zoning districts, it seems as if rezoning may not be appropriate at this time.

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for Denial due to the following reason:

- 1) The denial of the rezoning application would result in a split-zoned lot; and
- 2) The Subdivision includes an alley that has not been vacated.

Planning Approval: Staff recommends the following Findings of Fact for Denial:

- a. the proposal will not be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b. the proposal will cause undue traffic congestion or create a traffic hazard; and
- c. the proposal will not be in harmony with the orderly and appropriate development of the district in which the use is located.

Rezoning: Staff recommends the rezoning request be Denied due to the following:

- 1) there is not a manifest error in the Ordinance;
- 2) changing conditions in this particular area do not make a change in the Ordinance necessary and desirable;
- 3) there is not a need to increase the number of sites available to business or industry; and
- 4) the site does not meet the minimum size for a new B-2 district as Section 64-9 of the Zoning Ordinance states.

Revised for the October 21st meeting:

This application was heldover at the applicant's request from the September 16, 2021 meeting. The applicant has since submitted a revised site plan that has removed the previously included alley to the West of the site. This revision will result in the proposed lot being comprised of two metes-and-bounds parcels, rather than four. The proposed lot will still exceed minimum size requirements of the Subdivision Regulations.

It should also be noted that the previous staff report contained an error relating to the size of the site. Section 64-9 of the Zoning Ordinance states that new B-2 districts should be a minimum of two (2) acres in size, if not abutting an existing commercial zoning district, other than B-1. The previous staff report erroneously stated that the subject property does not meet this standard, at 1.39± acres in size; when in fact, that is the size of one of the two parcels that is being combined to make the subject site a total of 2.14± acres.

In looking at nearby properties, 1624 Spring Hill Avenue across the street from the subject site was rezoned from R-1, Single-Family Residential District to B-2, Neighborhood Business district

in 2019. That piece of property is larger than the subject site, at 3.8± acres, but has not yet been converted from a residence to a commercial operation, as was proposed. As such, there may not be a need for increasing the number of sites available for business.

Section 64-3.E.2. of the Zoning Regulations states that B-2 districts are “often located on a thoroughfare or near the intersection n of two (2) thoroughfares”. There are no other B-2 properties on the South side of Spring Hill Avenue with the exception of intersections. With the exception of the B-2 site to the North of the subject site, the area is largely developed as residential or uses associated with the nearby hospital.

The site plan was revised to depict a six-foot high privacy fence around the perimeter of the property. It should be noted, that if approved, the fence will need to be reduced to three-feet tall within the front 25-foot setback.

The previous site plan submitted labeled the proposed structure as being 41,605 square feet. The current site plan shows the structure to be 40,710 square feet, for a reduction by 895 square feet. The proposed office square footage remains the same, therefore there is no change in the amount of parking required.

The subject site was rezoned from R-1, Single-Family Residential District to B-1, Buffer Business District in 1979, with a condition that “a 20’ natural buffer be provided along the West property line”, in response to concerns from Beverly Court residents. The site plan does have a “20’ buffer zone”, albeit not a natural buffer, shown over the Western portion of the site, presumably in reference to this. The property at 1657 Spring Hill Avenue was rezoned from R-1 to B-1 in 1994, making the provision of a buffer along that portion unnecessary. However, it may be appropriate for the site to be required to provide and maintain a 20’ buffer along the West property line where abutting residentially zoned properties. While doing so will have an impact on the proposed site plan, it appears they will still maintain compliance with regulations regarding traffic circulation.

Finally, it should be noted that the subject site is located in the Old Dauphin Way Historic District, and as such, all improvements to the site, including signage, are subject to approval by the Architectural Review Board.

RECOMMENDATION

Subdivision: *The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:*

- 1) provision of the lot sizes in square feet and acres;*
- 2) retention of the 25’ minimum building setback line along Spring Hill Avenue;*
- 3) full compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Provide a written description for the proposed subdivision boundary. D. Provide the Surveyor’s and Owner’s*

(notarized) signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #72) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 47,500 sf. F. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. K. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 4) placement of a note on the final plat stating the following Traffic Engineering comments: (Spring Hill Avenue (U.S. Highway 98) is an ALDOT maintained roadway. Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 5) compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and
- 6) compliance with the Fire-Rescue Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).

Planning Approval: Staff recommends the following Findings of Fact for Denial:

- a. the proposal will not be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;

- b. *the proposal will cause undue traffic congestion or create a traffic hazard; and*
- c. *the proposal will not be in harmony with the orderly and appropriate development of the district in which the use is located.*

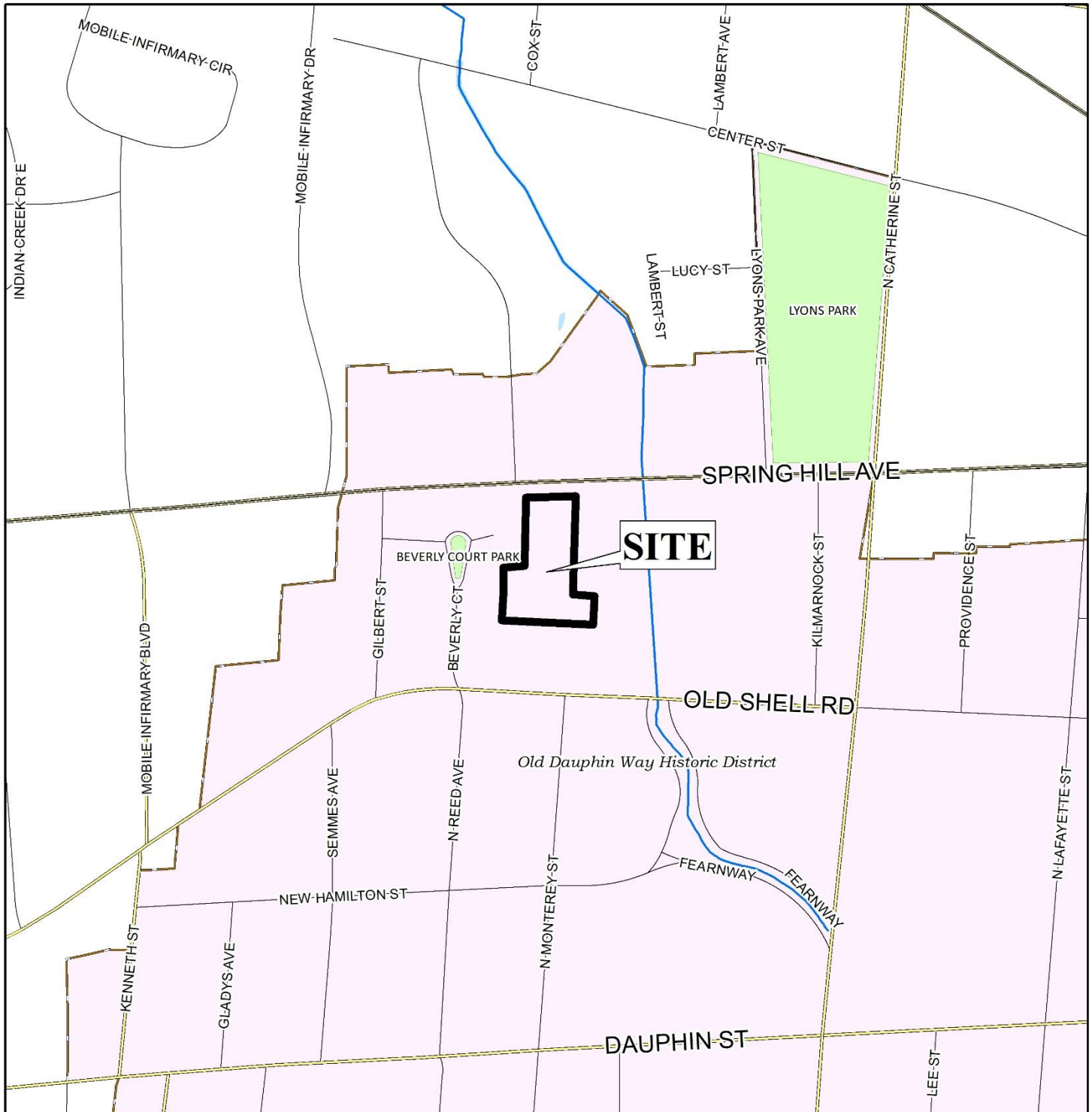
Rezoning: *Staff recommends the rezoning request be Denial due to the following:*

- 1) *there is not a manifest error in the Ordinance;*
- 2) *changing conditions in this particular area do not make a change in the Ordinance necessary and desirable;*
- 3) *there is not a need to increase the number of sites available to business or industry; and*
- 4) *the subdivision of land into building sites does not make reclassification of the land necessary and desirable.*

In order for any concerns to be considered by the Planning Commission you must email your concerns to planning@cityofmobile.org or they may be uploaded to the website via the portal under the meeting date and case. Comments must be entered by 2:00 PM on Wednesday, October 20th, before the meeting, in order to be considered by the Commission.

If you wish to participate in the meeting, you must email planning@cityofmobile.org by 2:00 PM on Wednesday, October 20th, before the meeting. In accordance with Planning Commission by-laws, no more than four (4) speakers are allowed to speak for or against an application. Speaking time is limited to five (5) minutes per speaker.

LOCATOR MAP



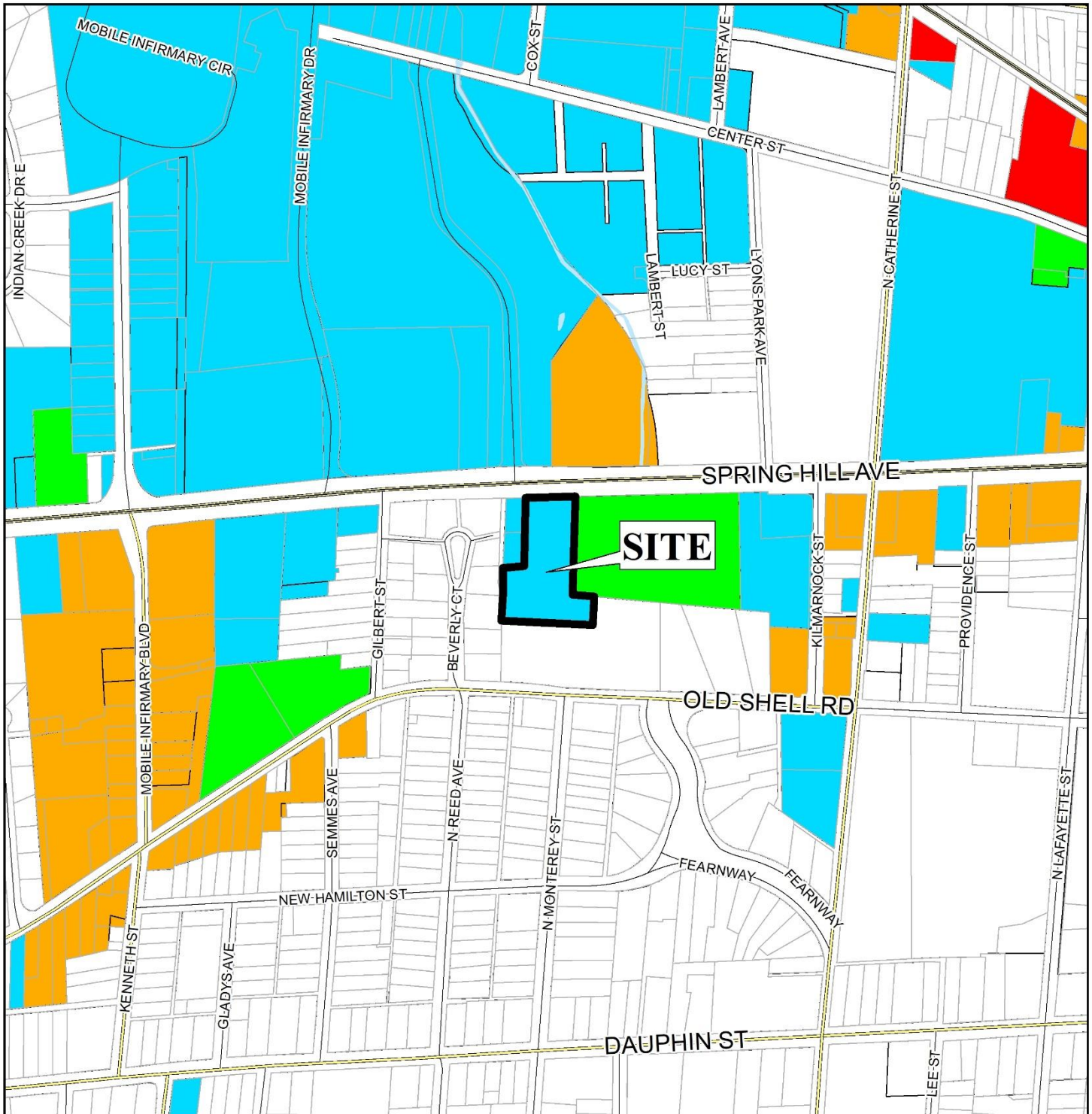
APPLICATION NUMBER 1 DATE October 21, 2021

APPLICANT Anytime Storage Subdivision

REQUEST Subdivision, PA, Rezoning from R-1 and B-1 to B-2



LOCATOR ZONING MAP



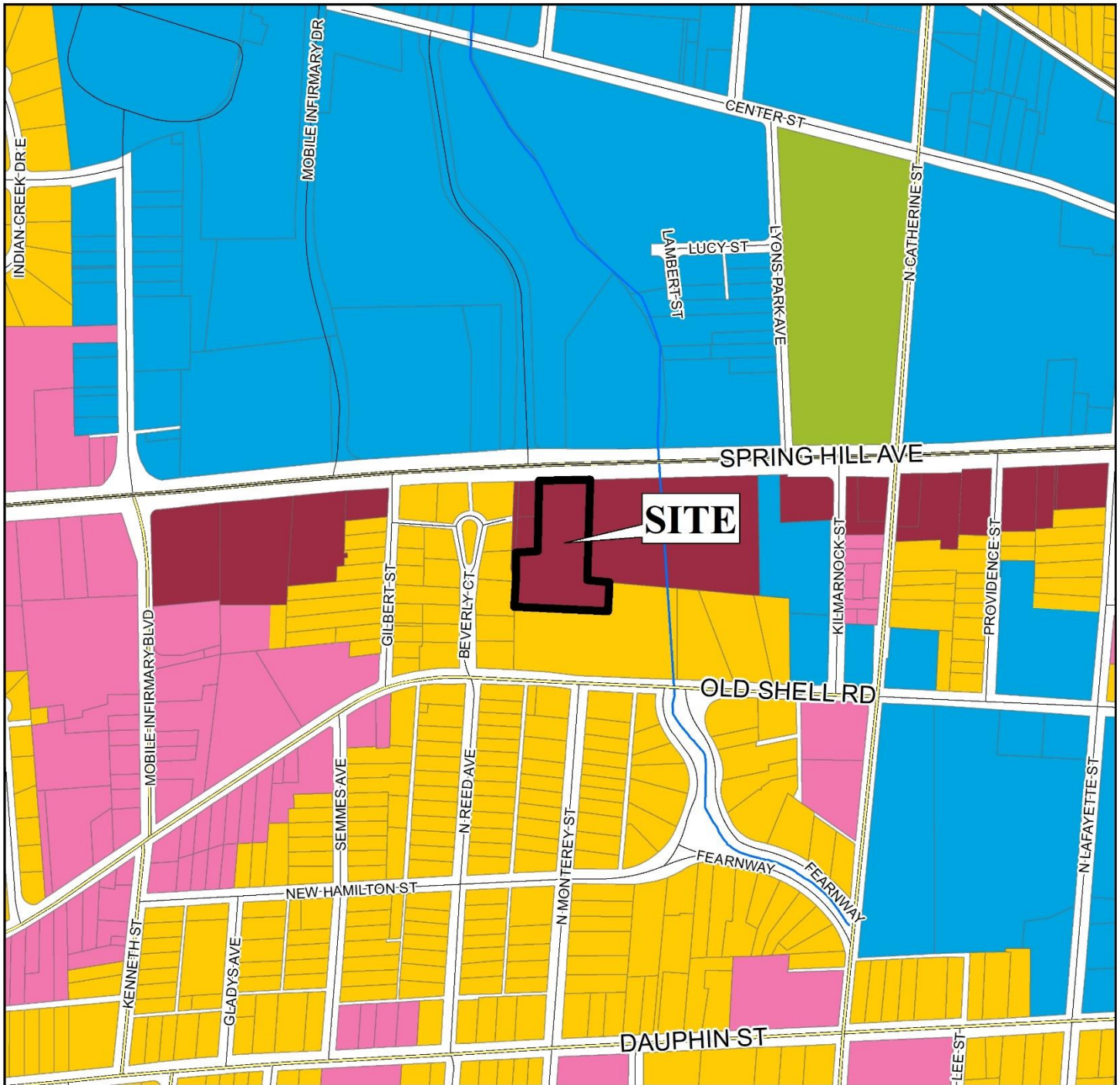
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REQUEST Subdivision, PA, Rezoning from R-1 and B-1 to B-2



FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE October 21, 2021

APPLICANT Anytime Storage Subdivision

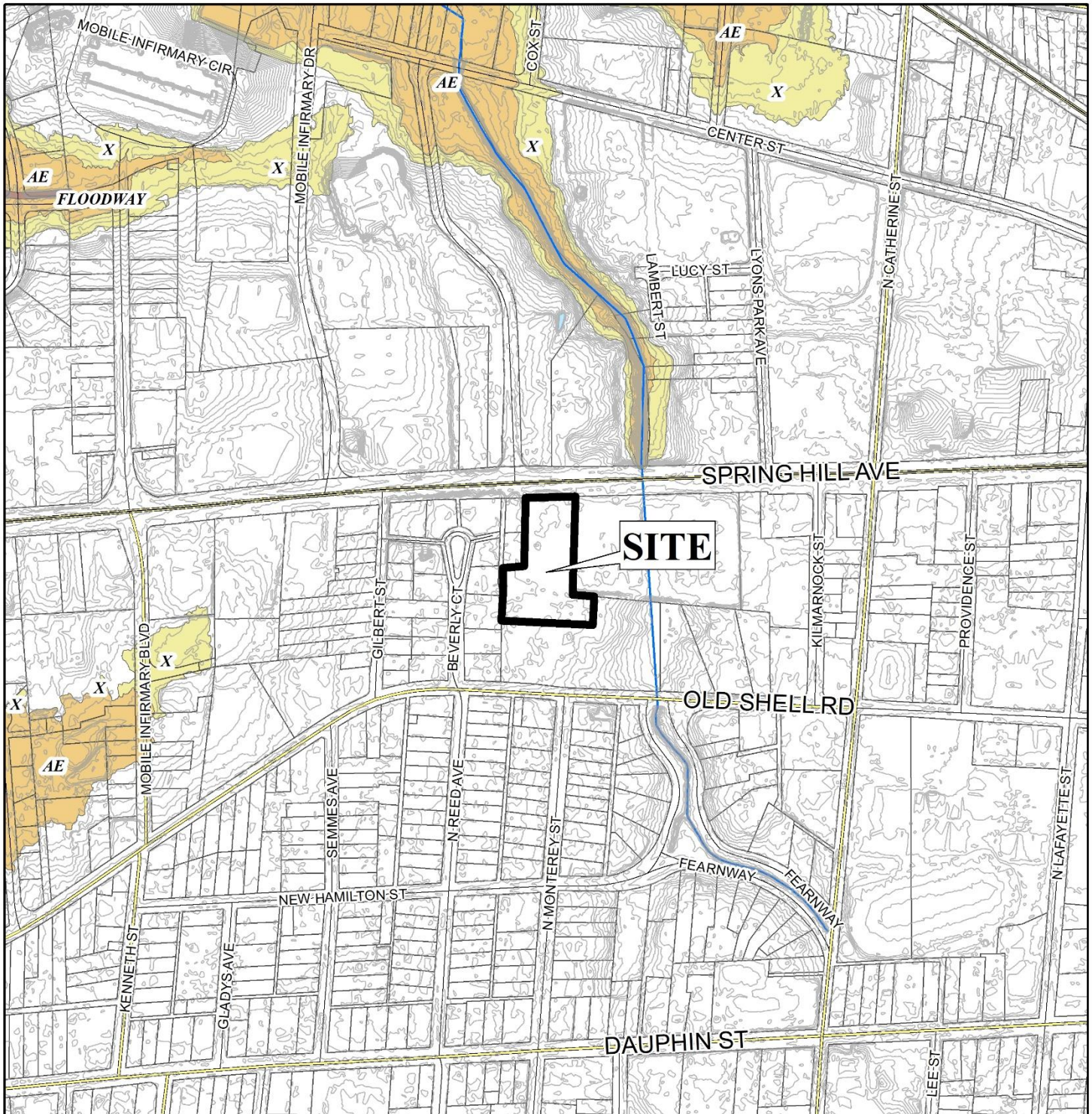
REQUEST Subdivision, PA, Rezoning from R-1 and B-1 to B-2

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



NTS

ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 1 DATE October 21, 2021

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REQUEST Subdivision, PA, Rezoning from R-1 and B-1 to B-2



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. An office lies directly west of the site.

APPLICATION NUMBER 1 DATE October 21, 2021

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REQUEST Subdivision, PA, Rezoning from R-1 and B-1 to B-2

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units. An office lies directly west of the site.

APPLICATION NUMBER 1 DATE October 21, 2021

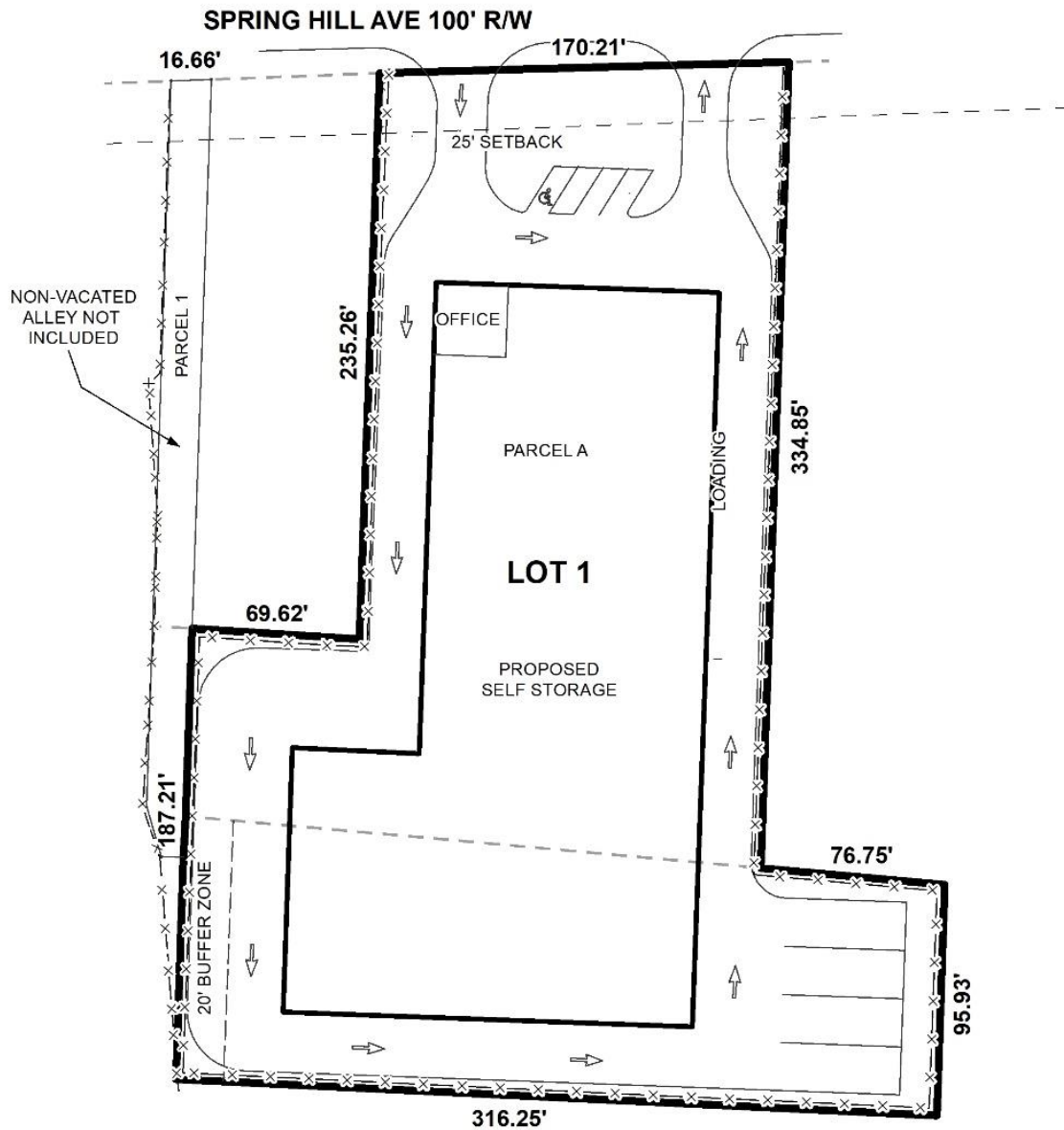
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NTS

SITE PLAN



The site plan illustrates the proposed self storage building, parking, and setback.

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REQUEST Subdivision, PA, Rezoning from R-1 and B-1 to B-2

