

**ZONING AMENDMENT &
SUBDIVISION STAFF REPORT****Date: September 16, 2004****NAME**

Storage Partners, LLC

LOCATION

Rezoning: 1601 Gash Lane
West side of Gash Lane, 500'± North of Moffett Road
Planned Unit Development: North side of Moffett Road, 200'± West of Gash Lane, extending to the West side of Gash Lane, 500'± North of Moffett Road

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

B-3, Community Business

AREA OF PROPERTY

9.8± acres total

CONTEMPLATED USE

Mini storage facility
It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning were changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 (State Act 61-929 and City Code Chapters 57 and 64).

REMARKS

The applicant proposes to rezone a residential lot to B-3, Community Business to expand the adjacent self-storage facility; storage facilities are allowed by right in a B-3 district. The applicant is also requesting subdivision approval to consolidate the residential and commercial lots.

This area is shown on the General Land Use component of the Comprehensive Plan as residential. However, the Comprehensive Plan is meant to be a general guide, not a detailed lot and district plan or mandate for development. The Planning Commission and City Council may consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request and the appropriateness and compatibility of the proposed use and zoning classification.

As illustrated on the Vicinity Map, the West side of Gash Lane is predominately commercial. Given the surrounding development, and the fact that no access is proposed to Gash Lane, the use would be generally compatible with the area and would not generate traffic along the minor residential street.

Gash Lane is a substandard right-of-way with substandard improvements. Dedication is needed in front of the existing residential lot to provide 25' from the centerline along Gash Lane. Several of the properties across Gash Lane (fronting on Woodley Road) use Gash Lane for access; therefore, if the rezoning is approved, access to Gash Lane should be denied and additional buffering along Gash Lane required.

The prior approvals for the existing storage facility required the provision of a 25' buffer strip along Gash Lane; as well as a 10' buffer strip, to be left in a natural vegetative state (with in-fill plantings as necessary) and an 8' privacy fence, adjacent to the residential lot on the West side of Gash Lane. These conditions should apply to these approvals as well.

Moffett Road has an existing right-of-way in conformance with the Major Street Plan, and in this area has a service road to control access.

As with any rezoning, full compliance with the landscaping and tree planting requirements of the Ordinance would be required.

The site consists of multiple buildings and additional buildings are proposed, thus Planned Unit Development is required. However, the applicant did not submit a PUD application pending the outcome of the rezoning application. Once the rezoning is complete, a PUD application should be submitted to the Planning Commission for review.

The proposed subdivision plat meets the minimum requirements of the Subdivision Regulations.

RECOMMENDATION

Rezoning Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) dedication of sufficient right-of-way to provide 25-feet from the centerline of Gash Lane; 2) denial of direct access to Gash Lane; 3) the provision of a 25' buffer strip along Gash Lane, as well as a 10' buffer strip, to be left in a natural vegetative state (with in-fill plantings as necessary) and an 8' privacy fence, adjacent to the residential lot on the West side of Gash Lane; 4) full compliance with the landscaping and tree planting requirements of the Ordinance; 5) the submission and approval of a PUD application to the Planning Commission prior to the issuance of any permits; and 6) full compliance with all municipal codes and ordinances;

Subdivision The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of any necessary right-of-way to provide 25-feet from the centerline of Gash Lane; and 2) placement of a note on the final plat stating that direct access to Gash Lane is denied.