

P.C. 3/13/2014

**PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING**  
**(DTS #20130496)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

**P.C.: 3/13/2014**

**B.O.C.C.: 4/03/2014**

**RECOMMENDED MOTION:**

**Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDC-05-79/PSP-13-76; APPROVE the Preliminary Site Plan with Stipulations A.1 – A.5, B.1 – B.5, and C.1 - C.2; ADOPTION of the Findings for Specific Approval; GRANTING Specific Approval for alternatives to Sections 710.1.6 and 714.8.7 of the Land Development Code; as recommended by staff.**

<b>PROJECT SUMMARY</b>	
<b>CASE#</b>	PDC-05-79/PSP-13-76 (DTS# 20130496)
<b>PROJECT NAME</b>	Xpress Storage – Portal Crossing
<b>APPLICANT(S):</b>	Stephen A. Wilson, As Trustee
<b>EXISTING ZONING:</b>	PDC (Planned Development Commercial)
<b>PROPOSED USE(S):</b>	Mini-Storage Warehouses (368 units)
<b>CASE MANAGER:</b>	Shelley Hamilton
<b>STAFF RECOMMENDATION:</b>	Approval

**DETAILED DISCUSSION**

**Future Land Use**

The subject property is designated MU (Mixed Use) on the Future Land Use Plan for Manatee County. The intent of the MU designation is to establish and develop areas which are major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. Also, the MU designation will provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of high quality environment for living, working or visiting.

**Zoning**

The subject property is zoned PDC (Planned Development/Commercial). The intent of the PDC district is to provide for development of commercial centers in scale with surrounding market areas, at appropriate locations, in conformance with the goals, objectives, policies and locational criteria of the Comprehensive Plan and in conjunction with standards set forth herein.

It is further the intent to permit the establishment of such districts only where planned development, with carefully located buildings, parking and service areas, and landscaped open space will provide for internal convenience and ease of use, and to ensure compatibility with adjacent and surrounding land uses. The PDC district shall provide a broad range of commercial facilities and services appropriate to the general needs of the area served.

Finally, PDC districts shall be located where they will facilitate ease and convenience of use, where there will be no negative impacts on the surrounding transportation system, public service and surrounding land uses; where the use is compatible with surrounding land uses;

where the development will not encourage the expansion of office or commercial strip development along adjacent streets; and where the intensity of the project is consistent with the use that it provides.

### **History**

The property was the subject of a rezoning to PDC and an accompanying Preliminary Site plan [PDC-05-79(Z)(P)]. The Preliminary Site Plan was approved on October 2, 2008 to allow 18,300 square feet of retail sales and restaurants; 4,100 square feet of convenience store with six gas pumps; 1,152 square foot car wash; and 5,800 square foot bank with drive-through. The stipulations, at that time, included:

- Compliance with elevations; and
- Provision of cross-access easement agreements for joint use of parking and driveways.

The Preliminary Site Plan was granted an extension until August 23, 2016.

A Final Site Plan was approved in February 2009 for a Mobil Gas Station with a Convenience Store (4,100 square feet), 6 gas pumps and a car wash. The gas station/convenience store and 6 pumps are in place.

In May 2009, a Final Site Plan was approved for 17,300 square feet of retail. An extension was granted to April 1, 2016 for this FSP. Also, in March 2012, the CLOS for the entire Preliminary Site Plan area was extended to August 31, 2016.

### **New Request**

This new request is for a new Preliminary Site Plan for a single parcel within the original Preliminary Site Plan. The request is for a mini-storage warehouse facility. A legal description has been filed for only the parcel that will contain the mini-storage warehouse facility. The applicant also submitted a strike-through/underscore version of the adopted ordinance (Ordinance 05-79(Z)(P). A new ordinance will be adopted, if approved, that will apply only to the mini-storage warehouse facility.

The project consists of 368 mini-storage warehouse units in four one-story buildings and a 181 square foot office building for a self-service kiosk. The maximum building heights will be 35 feet. A portion of the three buildings will be climate controlled. The facility will be open 24 hours per day/7 days a week.

The site has access to S.R. 64 East and Lakewood Ranch Boulevard via Portal Crossing.

### **The applicant requests Specific Approval for the following:**

- **A reduction in parking.**

16 spaces are proposed based on a parking ratio of 1.39 spaces per 100 storage units. Staff believes that the spaces provided should adequately serve the proposed

use.

- **Alternative to tree replacement sizes.**

To allow the installation of smaller diameter trees that will require a shorter timeframe for establishment and, ultimately, provide superior tree canopy.

No neighborhood meeting was held for this petition. (There are no residential uses adjacent to the proposed use.)

Staff recommends approval with stipulations identified below.

**SITE CHARACTERISTICS AND SURROUNDING AREA**

<b>ADDRESS:</b>	10415 Portal Crossing; Bradenton, FL 34212
<b>GENERAL LOCATION:</b>	Southeast corner of S.R. 64 East and Portal Crossing
<b>ACREAGE:</b>	3.12 ± acres
<b>EXISTING USE(S):</b>	Vacant
<b>FUTURE LAND USE CATEGORY(S):</b>	MU (Mixed Use)
<b>INTENSITY:</b>	0.32 F.A.R.
<b>OVERLAY DISTRICT(S):</b>	N/A
<b>SPECIFIC APPROVAL(S):</b>	<ol style="list-style-type: none"> <li>1. Reduced parking – Land Development Code Section 710.1.6</li> <li>2. Tree Replacement Size – Land Development Code Section 714.8.7</li> </ol>

**SURROUNDING USES & ZONING**

<b>North</b>	Immediately north – S.R. 64 East Across S.R. 64 East - Vacant/GC zoning and Golf Course/PDR zoning
<b>SOUTH</b>	Warehouse Uses, Ideal School, and Master Stormwater Pond for Portal Crossings/PDMU zoning
<b>EAST</b>	Dentist Office/PDC zoning
<b>WEST</b>	Mobile Gas Station w/Car Wash/PDC zoning

<b>SITE DESIGN DETAILS</b>		
<b>LOT SIZE(S):</b>	3.12 ± acres	
<b>SETBACKS:</b>	Front	35' on S.R. 64; 56' on Portal Crossing
	Side	51'
	Rear	20'
<b>OPEN SPACE:</b>	Required:	20%
	Provided:	21.4% - 0.67 ± acres
<b>RECREATIONAL AMENITIES:</b>	N/A	
<b>RECREATIONAL ACREAGE:</b>	N/A	
<b>ACCESS:</b>	S.R. 64 East via Portal Crossing	
<b>FLOOD ZONE(S)</b>	X (Panel 120153 0352 C and 0360 C, revised 7/15/92)	
<b>AREA OF KNOWN FLOODING</b>	No	
<b>UTILITY CONNECTIONS</b>	County water and sewer	
<b>ENVIRONMENTAL INFORMATION</b>		
<b>Overall Wetland Acreage:</b>	No wetlands	
<b>Proposed Impact Acreage:</b>	None	

**Wetlands**

According to the environment narrative provided by ECo Consultants dated November 19, 2013, there are no wetlands in the project area or off-site around the perimeter of the parcel boundary.

**Uplands**

According to the environmental narrative the entire site is 213 – Woodland Pasture, therefore, there is no native upland habitat within the project boundary.

**Endangered Species**

According to the environmental narrative only one gopher tortoise burrow was observed on-site. No other listed species were observed. If the burrow is still present at the time of Final Site Plan approval, the applicant will obtain the required gopher tortoise relocation permit from the FFWCC. A stipulation is provided to require this.

**Trees**

Although the applicant has not provided information on existing trees on-site, staff estimates to be approximately 20 or so trees. Replacement for these and the additional trees indicated on the Preliminary Landscape Plan should be accommodated easily through upsizing the required trees for the project. If this is not possible, the applicant may pay into the Tree Trust Fund.

Staff is recommending and providing findings for Specific Approval for an alternative to Section 714.8.7 of the LDC to allow for smaller replacement tree sizes at 3”/4”/4” in lieu of 3”/5”/7”.

**Landscaping/Buffers**

The applicant is providing an 11’ wide roadway buffer along S.R. 64 East, and a variable width roadway buffer, a minimum of 14’ wide along Portal Crossing. Perimeter buffers are also provided as variable widths; 11’ minimum width for the east side and 12’ minimum width for the south side of the project.

The preliminary landscape plan shows plant material proposed in the roadways and perimeter buffers in accordance with the LDC. Final species and sizes will be reviewed and approved by staff with the Final Site Plan for the project. Staff has provided findings for Specific Approval recommended for an alternative to Section 714.8.7 – Replacement Tree Sizes.

Foundation landscaping has been calculated and provided on the preliminary landscape plan in accordance with LDC requirements.

NEARBY DEVELOPMENT				
PROJECT	SQ. FT.	PARCEL SIZE	FLUC	YEAR APPROVED
Mobile Gas Station/Car Wash with 6 gas pumps	5,252 ± sq. ft.	1.48 acres	MU	2009
Dentist Office	4,140 ± sq. ft.	.94 acres	MU	2006
Greenfield Golf Course		69.57 acres	UF-3	2008
CVS	15,879 ± sq. ft.	2.63 acres	MU	2005
Imagine School	14,941 ± sq. ft.	1.625 acres	R/O/R	2008
Portal Crossings Warehouse Space	4,800 ± sq. ft.	.54 acres	R/O/R	2004

**POSITIVE ASPECTS**

- Development appears to be moving towards a mix of office, retail, and residential uses, demonstrating a mix of zoning districts and land uses as envisioned in the MU Future Land Use category.
- The timing appears to be consistent with the development trends in the area.
- The site has access to S.R. 64 East and Lakewood Ranch Boulevard via Portal Crossings.

**NEGATIVE ASPECTS**

N/A

**MITIGATING MEASURES**

N/A

**STAFF RECOMMENDED STIPULATIONS**

**A. DESIGN AND LAND USE CONDITIONS:**

1. The design of the buildings shall be in substantial conformance with the elevations presented at the Planning Commission and Board of County Commission meetings.
2. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood, or similar materials. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials.
3. Prior to Final Site Plan approval, the shared cross-access agreement shall be modified to allow a gated entrance, for emergency vehicles only, on the east boundary of the subject property.
4. All roof mounted H.V.A.C. mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, which shall be consistent with the construction materials of the main building, so as not to be visible from adjacent roads or residences. Roof mounted equipment shall be placed in the front half of the building, away from the residential development. This shall be approved with the Final Site Plan.

5. Freestanding signs for this project shall include decorative elements reflective of the building materials, colors, and architectural details consistent with each building.

**B. ENVIRONMENTAL CONDITIONS:**

1. The developer shall provide an updated study, consistent with Policy 3.3.2. of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Commencement of any development. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the Environmental Planning Division of Building and Development Services for any listed species found on-site, prior to Final Site Plan approval.
2. Tree barricades for trees to be preserved shall be located at the drip line, unless approved by the Environmental Planning Division of Building and Development Services. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees; machinery and vehicle travel or parking; underground utilities; filling of excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum of 5' height, unless otherwise approved by Building and Development Services.
3. The applicant shall address tree replacement for the roadway extension project with the Final Site Plan for this project, as required in the already approved project under FSP-08-39. Tree replacement shall be achieved on-site to the greatest extent possible, with the balance of the tree replacement to be addressed through payment into the Manatee County Tree Trust Fund. Total tree replacement shall be determined at the Final Site Plan stage, and shall be made in accordance with Land Development Code Section 714.8.6 and in conjunction with the Tree Removal Payment fees as established in Resolution No. 12-052. Any requirement to pay into the Tree Trust Fund shall be made prior to issuance of the first building permit for the project.
4. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following:
  - Digital photographs of the well along with nearby reference structures (if existing);
  - GPS coordinates (latitude/longitude) of the well;
  - The methodology uses to secure the well during construction (e.g., fence, tape); and
  - The final disposition of the well – used, capped, or plugged.
5. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.



**C. STORMWATER AND DRAINAGE**

1. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.
2. The lot shall be graded at a minimum slope to provide positive drainage to the internal drainage system.

**REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED**

None.

**COMPLIANCE WITH LDC**

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
<b>BUFFERS</b>				
10' wide roadway buffer on S.R. 64 East	11'	Y		11' wide provided along S.R. 64 East
10' wide roadway buffer on Portal Crossing	14'	Y		Variable buffer
8' wide perimeter buffer	11'/12'	Y		Variable buffer provided; 11' minimum width along the east side and 12' minimum width along south side
<b>SIDEWALKS</b>				
5' internal pedestrian cross walk	5'	Y		5' wide sidewalks proposed adjacent to kiosk
5' sidewalk, exterior	5'	Y		5' wide sidewalks to be provided along S.R. 64
<b>ROADS &amp; RIGHTS-OF-WAY</b>				
Internal travel ways	24' and 30'	Y		Internal travel ways

## **COMPLIANCE WITH THE LAND DEVELOPMENT CODE**

### **Factors for Reviewing Proposed Site Plans (Section 508.6)**

#### **Physical Characteristics:**

The site, located on S.R. 64 East, approximately 685 feet west of Lakewood Ranch Boulevard, is level, grassed, vacant land. Commercial and vacant uses surround the site. The physical characteristics and conditions, both on the site and on adjacent properties, are appropriate for commercial development.

#### **Public Utilities, Facilities and Services:**

The site will be served by County water, sanitary sewer, and reclaimed water provided by Manatee County. EMS will be provided by Manatee County Department of Emergency Medical Services and fire protection by East Manatee Fire District. Services can reasonably be expected to be available at the time of request for Certificate of Level of Service.

#### **Major Transportation Facilities:**

The site is located on east side of Portal Crossing, south of S.R. 64 East. S.R. 64 East is a Principal Arterial according to Comprehensive Plan Map 5-A, Existing Roadways Functional Classification Map. Portal Crossing is not included in Map 5-A or Table 5-1. The 43,881 square foot mini-warehouse use will be a reduction in trips from the 18,300 square feet of retail and restaurant and 5,800 square foot bank with drive-thru. The CLOS-08-100 remains valid until August 31, 2016. The proposed PM peak hour trips for the mini-warehouse use are approximately 11 trips, per ITE Trip Generation 8th Edition (average rate 0.26 per 1,000).

#### **Compatibility:**

The site is planned so as to minimize the negative effects of external impacts resulting from factors such as traffic, noise, and lights. The project is proposed with a single entrance from the access easement that connects to Portal Crossing. Ten foot buffers are provided along S.R. 64 East and Portal Crossing. Compliance with the colored building elevations and artist's rendering for architectural design will ensure compatibility with the surrounding uses.

#### **Transitions:**

The site is in an area of varying commercial intensities; however there is no discernable pattern. The planned development of the proposed mini-storage buildings will ensure design and buffering compatibility between the different land use designations.

**Design Quality:**

The Preliminary Site Plan, as proposed, is sensitive to the impacts to the surrounding uses. Specific Approvals are being requested for: 1) smaller diameter trees that require a shorter timeframe for establishment and ultimately provide enhances tree canopy; 2) foundation landscaping to be located within the proposed perimeter buffer which will allow for improved maintenance of the landscaping to be provided; and 3) alternative to the parking requirements for storage units.

**Relationship to Adjacent Property:**

The site plan, as proposed, has been designed to adequately protect existing and future uses from any potential incompatibility. The adjacent uses to the east (bank) and west (convenience/gas station with car wash), and the golf course located to the north across S.R. 64 East, demonstrate that the area continues to provide the mix of commercial, office and residential land uses envisioned by the Comprehensive Plan for this area.

**Access:**

Access into the site is from Portal Crossing and the access easement. There is only the ability to make a right-turn onto S.R. 64 East at Portal Crossing. Portal Crossing does not connect to Lakewood Ranch Boulevard, where both right and left turns can be made. It is anticipated that vehicles will exit the site and turn left onto Portal Crossing, then left again at Lakewood Ranch Boulevard to gain access to S.R. 64 East heading in the westbound direction.

Pedestrian access will be provided by sidewalks separated from vehicular access points.

**Streets, Drives, Parking and Service Areas:**

Streets and service areas will be designed to provide safe and convenient access to the mini-warehouse facility. All streets and utilities will be designed to meet all Manatee County requirements and will require specific construction drawing approvals prior to construction. No inter-neighborhood ties are proposed. Given the proposed use, the mini-storage warehouse facility, there is no logical future extension to provide an inter-neighborhood tie. The previous connection to the property from the east will be utilized for emergency access purposes only. The site design shows 16 parking spaces. The applicant requests Specific Approval for a reduction of the LDC parking requirements (1 space per 10 units). Thirty-seven (37) spaces would be required for 368 mini-warehouse units.

**Pedestrian Systems:**

Access for pedestrian and cyclists entering and leaving the facility shall be by safe and convenient routes. Pedestrian cross walks will be safely located, marked, controlled and related to vehicular systems so that street crossings are combined. The proposed sidewalks and pedestrian cross walks are shown on the Preliminary Site Plan.

**Natural and Historic Features, Conservation and Preservation Areas:**

There are no known historic or archaeological resources or existing trees on the site. 21% open space is proposed.

**Density/Intensity:**

The intensity (0.32 FAR) is within the Floor Area Ratio threshold for the MU FLUC.

**Height:**

The proposed mini-warehouse buildings are to be one story in height, not to exceed thirty-five feet overall. The colored building elevations show additional information on the proposed building heights.

**Fences and Screening:**

Landscape buffers are proposed along the perimeters of the development. Ten foot buffers are to be provided along S.R. 64 East and Portal Crossing. A decorative wrought iron fence, six feet in height, is proposed for the project. This fence type has previously been approved for other mini-warehouse uses in Manatee County. Please refer to the artist's rendering for the conceptual landscaping, proposed fence and building elevations for the proposed development.

**Yards and Setbacks:**

Setbacks are as shown on the site plan. The proposed setbacks for the project are shown in the chart below:

Type	Front	Side	Rear
	35' along S.R. 64 East; 56' along Portal Crossing	51'	20'

**Trash and Utility Plant Screens:**

There is a central refuse facility proposed. Solid waste will consist of dumpster pick-up for the mini-storage warehouse facility.

**Signs:**

Signs will be provided as reviewed and approved by Manatee County for a commercial use at the time of Final Site Plan review.

**Landscaping:**

Landscaping will meet or exceed the standards as required in the Land Development Code, Section 715.

**Special Guidelines for Review of Projects within Mixed Use Plan Designations and Projects at Designated Entranceways:**

The subject property is located in the MU Future Land Use designation; however is not located at a Designated Entranceway. Therefore, the site is not subject to the requirements of the Land Development Code, Section 737, relating to Entranceways. The project does meet the intent of the MU designation, as required by Policies 2.2.21.2, 2.2.21.3, and 2.2.21.4. The mini-warehouse use is within the range of allowable uses in the MU designation. The use has a proposed FAR of 0.32, which is below the allowable 1.0 FAR in MU, and the applicant is requesting a Special Approval, as required, for a project in the MU designation.

**Water Conservation**

Creative site development concepts for water conservation will be provided as a part of Final Site Plan and construction drawings.

No existing native plant communities occur on the property. Tree preservation will be considered where feasible in the proposed buffers.

**Utility Standards:**

All utility improvements will adhere to the requirements of the Manatee County Public Works Standards for all construction. Although not anticipated at this time, specific deviations from the standards, due to an existing site constraint or dimensional conflict, will be requested in writing for individual approval by the Public Works Director.

**Stormwater Management:**

Stormwater management facilities shall adhere to the requirements of Land Development Code Section 717, and the Manatee County Development Standards.

Project Located in Flood Prone Area:	N/A
Type of Flooding (i.e., rainfall, riverine, storm surge, etc.):	N/A
Project Subject to flow reduction:	N/A
Project Subject of OFW:	N/A
Watershed/Basin:	Gates Creek
Project located within Floodplain and/or Floodway (Present FIRM Map vs. DFIRM):	Project is not located in the FEMA 100 year FIRM or proposed DFIRM floodplain. Project area is

Applicable Watershed Studies:	not within the Gates Creek 25 year floodplain. Gates Creek watershed study is available from Stormwater Engineering staff, upon request.
Drainage Easements/Access Easements required for existing system(s):	TBD
<b>Open Space</b>	
Minimum open space requirements are met with the proposed development. Twenty percent open is required, and 21.4% is proposed. Open space calculations are provided on the Preliminary Site Plan.	

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

**The site is in the MU Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:**

**Policy 2.1.2.7 Appropriate Timing.** The timing is appropriate given development trends in the area. The surrounding area is characterized by a mix of commercial, office, and residential uses.

**Policy 2.2.1.21.1 Intent.** The intent of the MU district is to establish major centers of suburban/urban activity which are limited to areas with a high level of public facility availability along functionally classified roadways. Also, the district is designed to encourage and require the horizontal or vertical integration of various residential and non-residential uses within these areas to achieve internal trip capture.

**Policy 2.2.1.21.2 Range of Potential Uses.** The proposed use is consistent with the following list of potential uses in the MU district: retail, wholesale, office, light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, and short-term agricultural uses.

**Policy 2.2.1.21.3 Range of Potential Density/Intensity:** The maximum floor area ratio is 1.0. The applicant proposes 0.32.

**Policy 2.6.1.1 Compatibility.** A mini-warehouse use is compatible with surrounding uses in the immediate area.

**Policy 2.6.5.4 Preserve/Protect Open Space.**  
The site plan shows 21.4% open space (1.2± acres). 20% open space is required.

**TRANSPORTATION**

**Major Transportation Facilities**

The site has access to S.R. 64 East, a six-lane arterial road and Portal Crossing, a two lane local road.

**Transportation Concurrency**

Transportation concurrency was evaluated as part of the review of this project. The applicant prepared a Traffic Impact Statement (TIS) to determine impacts to the segment of S.R. 64 East adjacent to the project site. The results of the traffic study, which was reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segments are expected to operate above the level of service (LOS) “D” performance standards with project-related traffic and with no off-site concurrency-related improvements being required (see Certificate of Level of Service Compliance table below).

**Access**

In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The project will have a full access driveway from a shell road on the south project frontage and a gated cross access for emergency vehicles only on the east boundary of the project.

The results of the access review indicated that no site-related improvements will be required for the project.

**CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE**

CLOS APPLIED FOR:     Yes     No  
 TRAFFIC STUDY REQ'D:  Yes     No

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	IMPROVEMENTS REQUIRED Y/N
<b>S.R. 64 East</b>	<b>3601</b>	<b>“D”</b>	<b>“N”</b>

In summary, the results of the TIS review identified no off-site concurrency or site-related improvements are required.

## OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, park needs, and preliminary drainage intent have been reviewed with this Preliminary Site Plan. Potable water and waste water will be reviewed at the time of Final Site Plan/Construction Drawings.

## SPECIFIC APPROVALS ANALYSES, RECOMMENDATIONS, FINDINGS

**Sections 603.3 of the Land Development Code (LDC) allows the Board of County Commissioners to make specific modifications to the general zoning and subdivision regulations, where the Board of County Commissioners makes a written finding that the public purpose of the regulations is satisfied to an equivalent or greater degree.**

### **1. Request:**

LDC Section 710.1.6 requires one parking space per 10 storage units plus two parking spaces at manager's office = 44 spaces. The design shows a small self-service kiosk and no manager's office, reducing the spaces required to 42. The applicant's request to reduce the number of parking and loading spaces to 19 is based on a parking ratio of 1.39 vehicles/spaces per 100 storage units = 6 spaces (found in the Institute of Transportation Engineers Parking Generation 3<sup>rd</sup> Edition).

### **Staff Analysis and Recommendation:**

The design shows 19 parking and loading spaces which is less than the 42 spaces required by the LDC. Staff's observation of other self-storage facilities revealed little or no activity. Therefore, staff believes this type of use to be one requiring a low parking demand and believes the use will not generate the need for 42 spaces.

A Traffic Impact Statement (TIS) was prepared for this proposed development. The TIS demonstrated that the development would only produce an additional 12 PM Peak Hour Vehicle trips on this section of U.S. 301 North. This aids staff in our conclusion that the LDC parking requirements may be in excess of what is actually needed for this type of use, and that the 19 spaces provided for parking and loading should be adequate.

### **Finding for Specific Approval:**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.1.6, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate parking is provided.



**2. Request:**

LDC Section 714.8.7 requires replacement trees calipers to be three, five, or seven inches, depending on the size of the tree removed. The request is to allow replacement tree calipers to be three or four inches.

**Staff Analysis and Recommendation:**

Staff is in support of the request for Specific Approval for an alternative to Section 714.8.7 of the Land Development Code to allow replacement tree sizes at 3”/4”/4” instead of 3”/5”/7”. Staff believes that smaller size trees typically establish and grow faster. Therefore, they provide more tree canopy sooner.

**Finding for Specific Approval:**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8.7., the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate measures are being taken to provide replacement trees.

**ATTACHMENTS**

- 1. Applicable Comprehensive Plan Policies**
- 2. Requests for Specific Approval**
- 3. Elevations**
- 4. Traffic Impact Statement**
- 5. Parking Analysis**
- 6. Copy of Newspaper Advertising**

**ATTACHMENT #1  
APPLICABLE COMP PLAN POLICIES**

Policy:	2.1.2.7	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none"><li>- consideration of existing development patterns,</li><li>- types of land uses,</li><li>- transition between land uses,</li><li>- density and intensity of land uses,</li><li>- natural features,</li><li>- approved development in the area,</li><li>- availability of adequate roadways,</li><li>- adequate centralized water and sewer facilities, other necessary infrastructure and services.</li><li>- limiting urban sprawl</li><li>- applicable specific area plans</li><li>- (See also policies under Objs. 2.6.1 - 2.6.3)</li></ul>
Policy:	2.2.1.21	<p><b>MU:</b> Establish the Mixed Use future land use category as follows:</p>
Policy:	2.2.1.21.1	<p>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.</p>

Policy:	2.2.1.21.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses and water-dependent uses.
Policy:	2.2.1.21.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 9 dwelling units per acre</p> <p>Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".</p> <p>Maximum Net Residential Density: 20 dwelling units per acre</p> <p>24 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".</p> <p>Maximum Floor Area Ratio: 1.0 2.0 inside the CRA's and UIRA.</p> <p>Maximum Square Footage for Neighborhood, Community, or Regional-Serving Uses: Large (300,000 sf)</p>
Policy:	2.2.1.21.4	<p>Other Information:</p> <p>a) All projects require special approval and are subject to the criteria within b, c, d, below, unless all the following are applicable:</p> <ol style="list-style-type: none"><li>1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and</li><li>2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.</li></ol>

- b) Non-residential projects exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- c) Development in each area designated with the Mixed Use category shall:
  - contain the minimum percentage of at least three of the following general categories of land uses:
    - 10% Residential;
    - 10% Commercial/Professional;
    - 10% Light Industrial/Distribution;
    - 5% Recreational/Open Space;
    - 3% Public/Semi-Public
- d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County;
- e) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Policy: 2.6.1.1

Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design (which may include planned development review)
- appropriate building design

- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Implementation Mechanism(s):

- a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.
- b) Planning Department review of development approvals to ensure policy compliance.

Policy: 2.6.1.2

Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.

Policy: 2.6.2.1

Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.