

Project Narrative – Conditional Use

The subject property is a 2.26 acre parcel located at the southeast corner of Laurel Road and Interstate 75. The property is currently zoned *Laurel East (LE)*, is located in the Laurel Road Neighborhood, and has a Future Land Use Designation of Mixed Use Corridor.

A Site & Development Plan (Order No 20-51SP) was previously approved on June 21, 2022, for a 106-room hotel with Conditional Use approval for building height and a Special Exception approval for reduced parking stall widths. However, the market for the Hotel use has not developed as expected for the site, and with additional Hotels recently approved in the area west of I-75, the applicant proposes a Conditional Use approval to allow for *Self-Storage – Indoor Only* as an alternative use.

While the property allows for a wide range of commercial uses, its unique location, being tucked into a corner bounded by I-75 to the west and the Laurel Road overpass to the north and with no direct access to Laurel Road, does not align with the vast majority of permitted uses. It is, however, well suited for the proposed *Self-Storage – Indoor Only* use, which is a very low trip generator and does not require the convenient access of most commercial uses. The proposed *Self-Storage – Indoor Only* facility will include an architectural design that is consistent with the requirements of the Laurel East (LE) district and compatible with the mix of uses in the area.

Landscaping, screening and buffering, as well as signage and lighting, will be consistent with all City of Venice code requirements and will be provided at the time of Site & Development Plan application submittal.

The proposed Conditional Use is consistent with all applicable elements of the Comprehensive Plan and Pursuant to *Strategy LU 1.2.11- Mixed Use Development Principles*, shall be deemed compatible with all uses within the Mixed Use Corridor. Therefore, we respectfully request approval.