



SITE AND DEVELOPMENT PLAN

PETITION NO. 24-37SP

Border Road Storage

Agent: John F. Cavoli, P.E.

Owner/Applicant: Dan Lussier

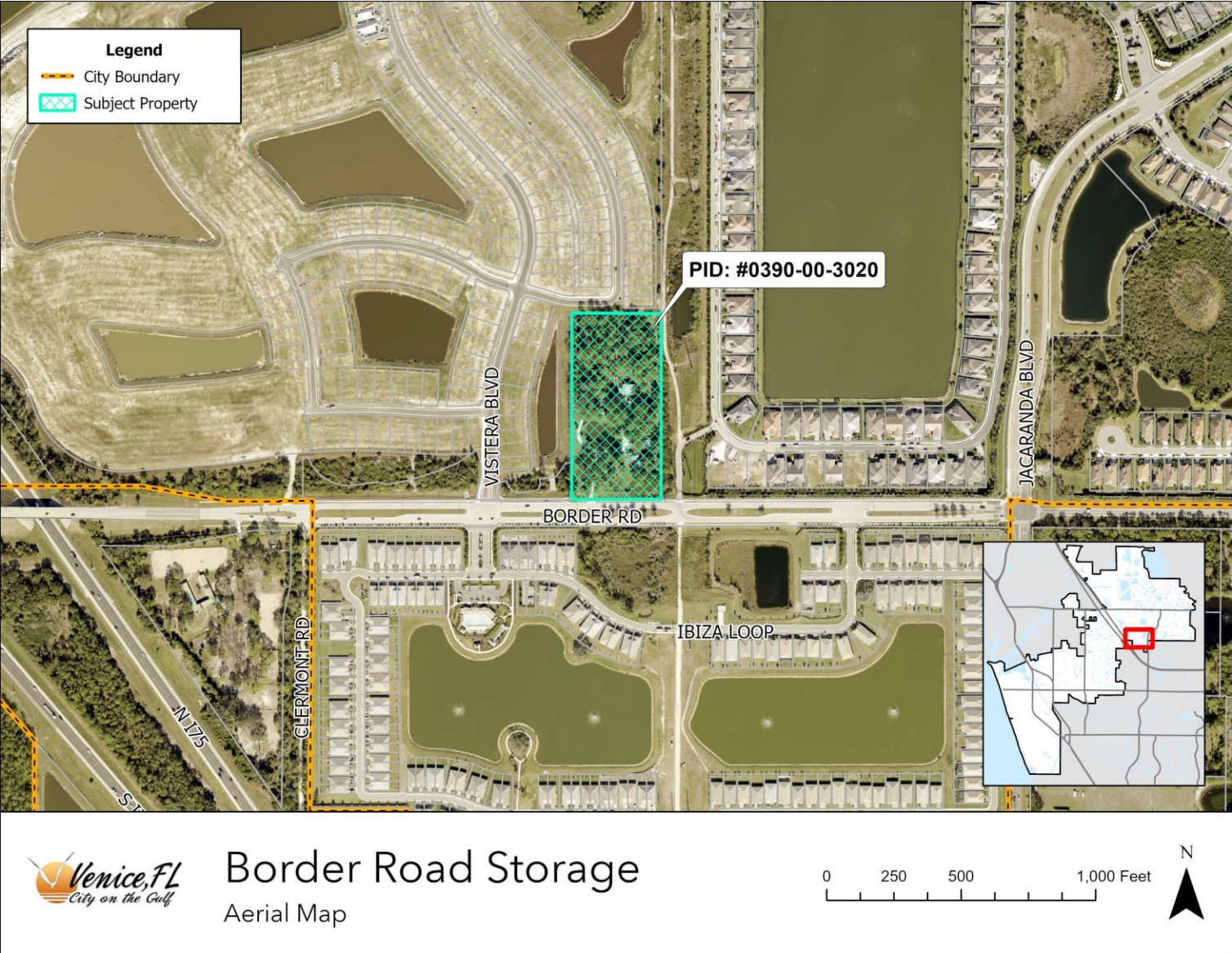
GENERAL INFORMATION

Address:	2114 N. Border Road
Requests:	Construction of two 3-story self-storage buildings
Owner:	Dan Lussier
Agent:	John F. Cavoli, P.E.
Parcel IDs:	0390-00-3020
Parcel Size:	±5.274 acres
Future Land Use:	Commercial
Zoning:	Commercial
Comprehensive Plan Neighborhood:	Northeast Venice
Application Date:	June 17, 2024

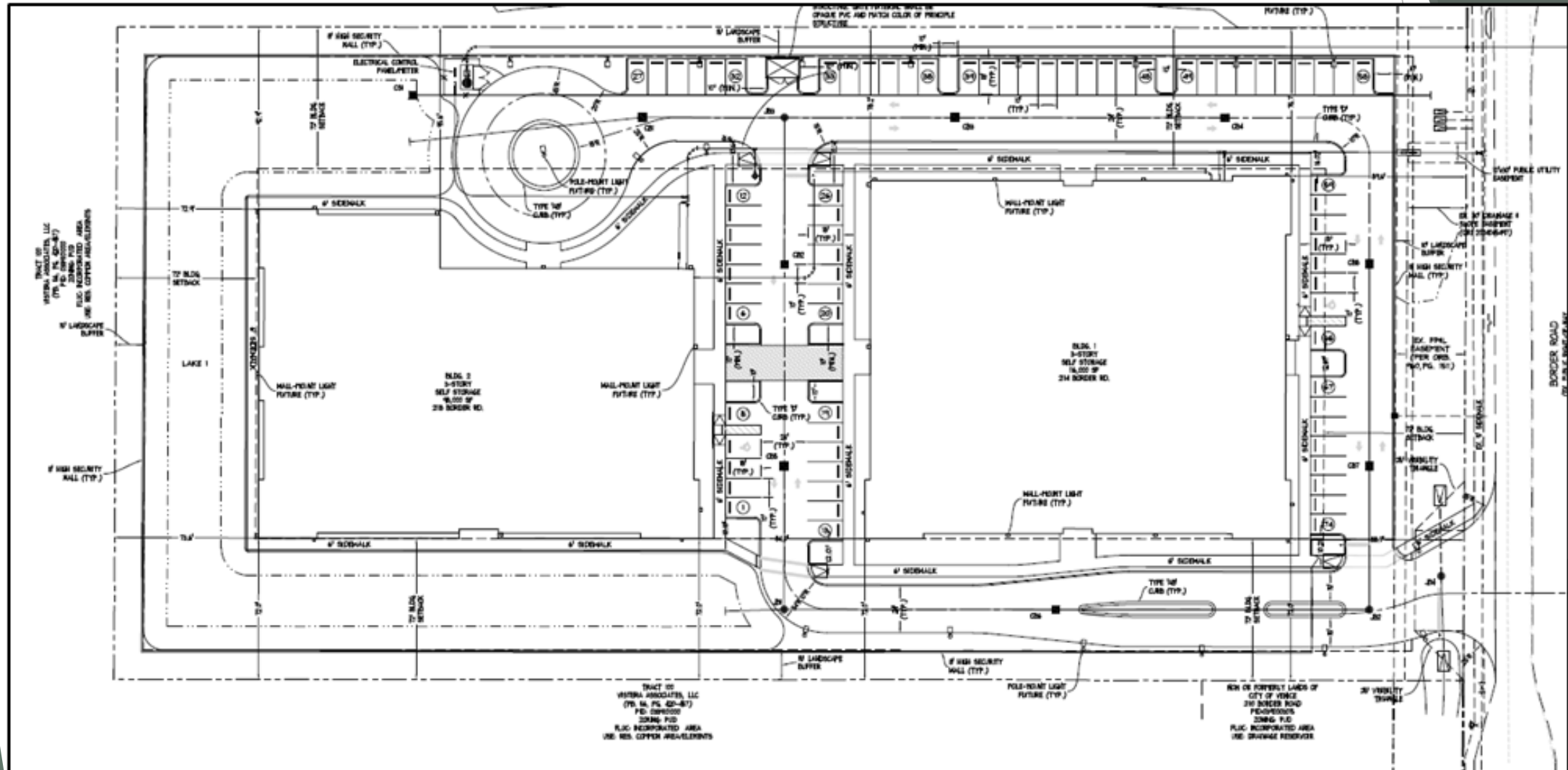
BACKGROUND AND EXISTING CONDITIONS

- ▶ The subject property is located at 2114 N. Border Road totaling ±5.274 acres.
- ▶ For the development of two 3-story indoor self-storage buildings and associated improvements.
- ▶ In October 2023, the property was annexed into the City and subsequently underwent assignment of a city zoning and future land use.
- ▶ The property was zoned Commercial through ordinance No. 2023-40, which includes a stipulation that states the “subject property will be used for self-storage and the development will be consistent with the conceptual plan site plan and elevations provided by the applicant in the record.”

AERIAL MAP



SITE PLAN



ELEVATIONS

Building 1



ELEVATIONS

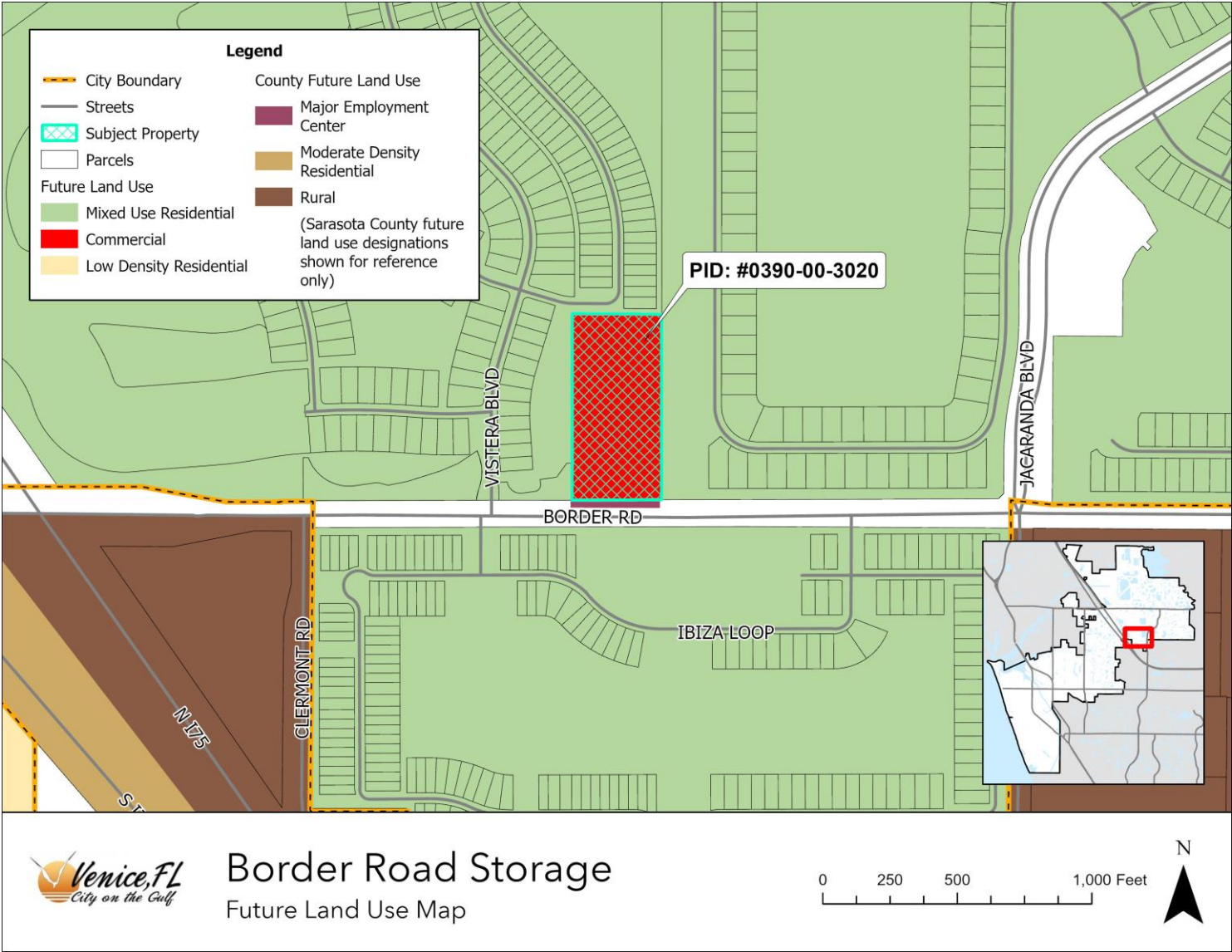
Building 2



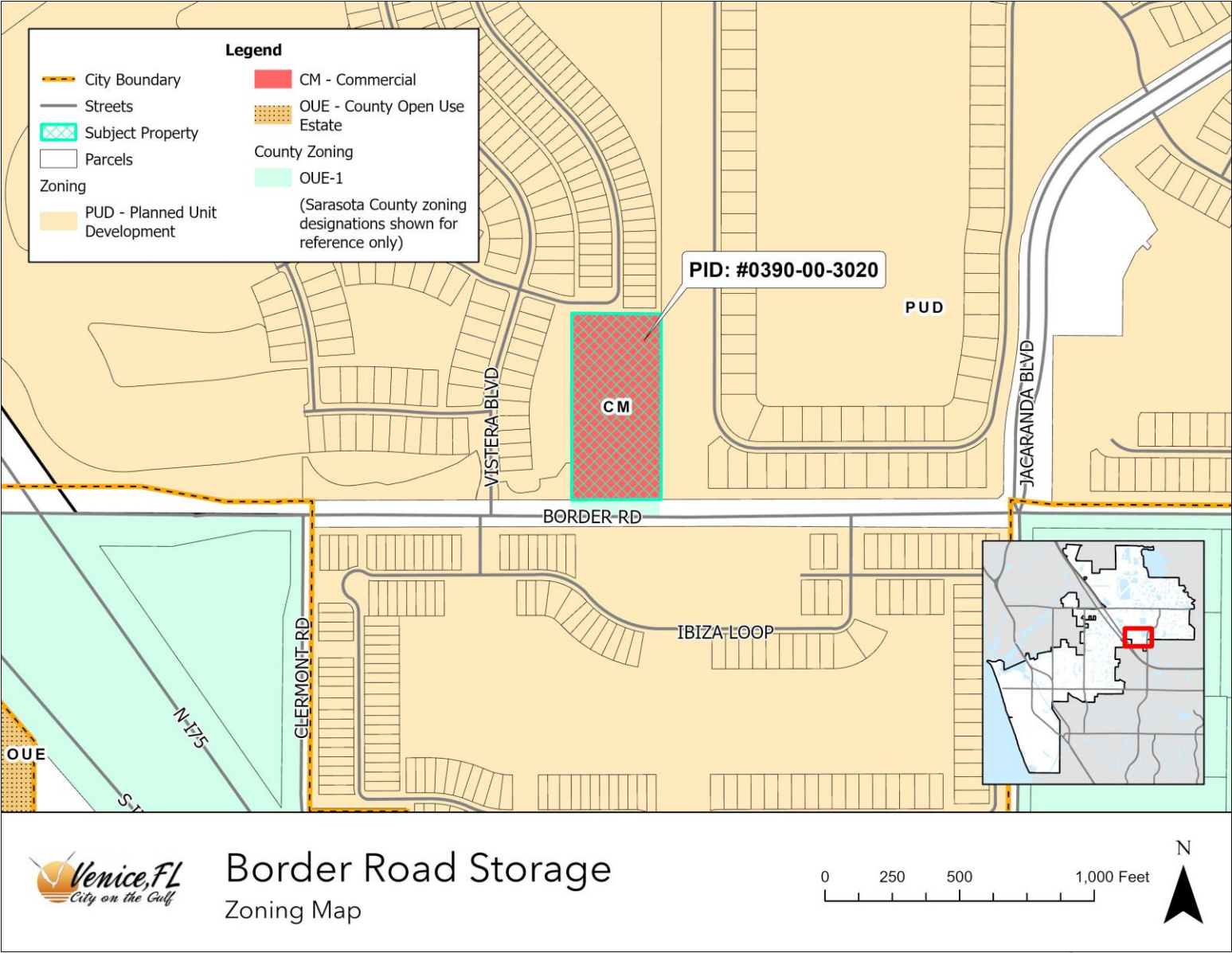
EXISTING AND PROPOSED CONDITIONS

Future Land Use and Zoning Maps, Site Photos, Surrounding Land Uses

FUTURE LAND USE MAP



ZONING MAP



SITE PHOTO



SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vistera	Planned Unit Development (PUD)	Mixed Use Residential
South	Palencia	Planned Unit Development (PUD)	Mixed Use Residential
East	Aria	Planned Unit Development (PUD)	Mixed Use Residential
West	Vistera	Planned Unit Development (PUD)	Mixed Use Residential

PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code Compliance,
Concurrency/Mobility

COMPREHENSIVE PLAN CONSISTENCY

- ▶ **Strategy LU 1.2.4.a- Commercial.** Reflects more conventional commercial uses and development patterns. Typically includes retail, service, financial, automotive convenience centers and similar. This specific property has a stipulation that makes the only allowable commercial use self-storage, which is consistent with this strategy.
- ▶ No other intents or strategies were found to relate to this site and development plan proposal.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

Analysis of the Land Use Element strategies applicable to the Commercial future land use designation, strategies found in the Northeast Neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ The subject petition has been processed with the procedural requirements contained in Chapter 87 Section 1.9 of the Land Development Code (LDC) and reviewed by the Technical Review Committee.
- ▶ The applicant has provided an alternative parking plan, which is included as an agenda item for this petition. Exceeds 25% modification of the code requirements so the APP will need to be decided on by the Planning Commission with the Petition.
- ▶ The proposed plan complies with the LDRs
 - Project has been reviewed for alignment with uses, setbacks, land area, height, lot coverage, lighting, and landscaping requirements
- ▶ Responses to Land Use Compatibility Analysis and Decision Criteria have been included in the staff report and the agenda for Planning Commission review

LAND DEVELOPMENT CODE COMPLIANCE

Standard	Required/ Allowed	Provided
Front Setback (South)	20'	72'
Side Setback (East and West)	8'	72'
Rear Setback (North)	10'	72'
Building Height	35'	35'
Parking (min-max)	107 min	74 (alternative parking plan provided)

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS):

- The Site and Development Plan has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the process.

CONCURRENCY AND MOBILITY

- ▶ No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 87 Section 5 of the Land Development Regulations.
- ▶ The applicant has provided a traffic statement that shows that the traffic de minimus. The traffic consultant and deemed complaint. No additional issues have been identified.

CONCLUSION

► Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Petition No. 24-37SP.