

SITE AND DEVELOPMENT PLAN PETITION NO. 25-23SP LAUREL SELF-STORAGE

Agent: Jackson R. Boone, Esq., Boone Law Firm

Owner/Applicant: L. Murphy, LLC

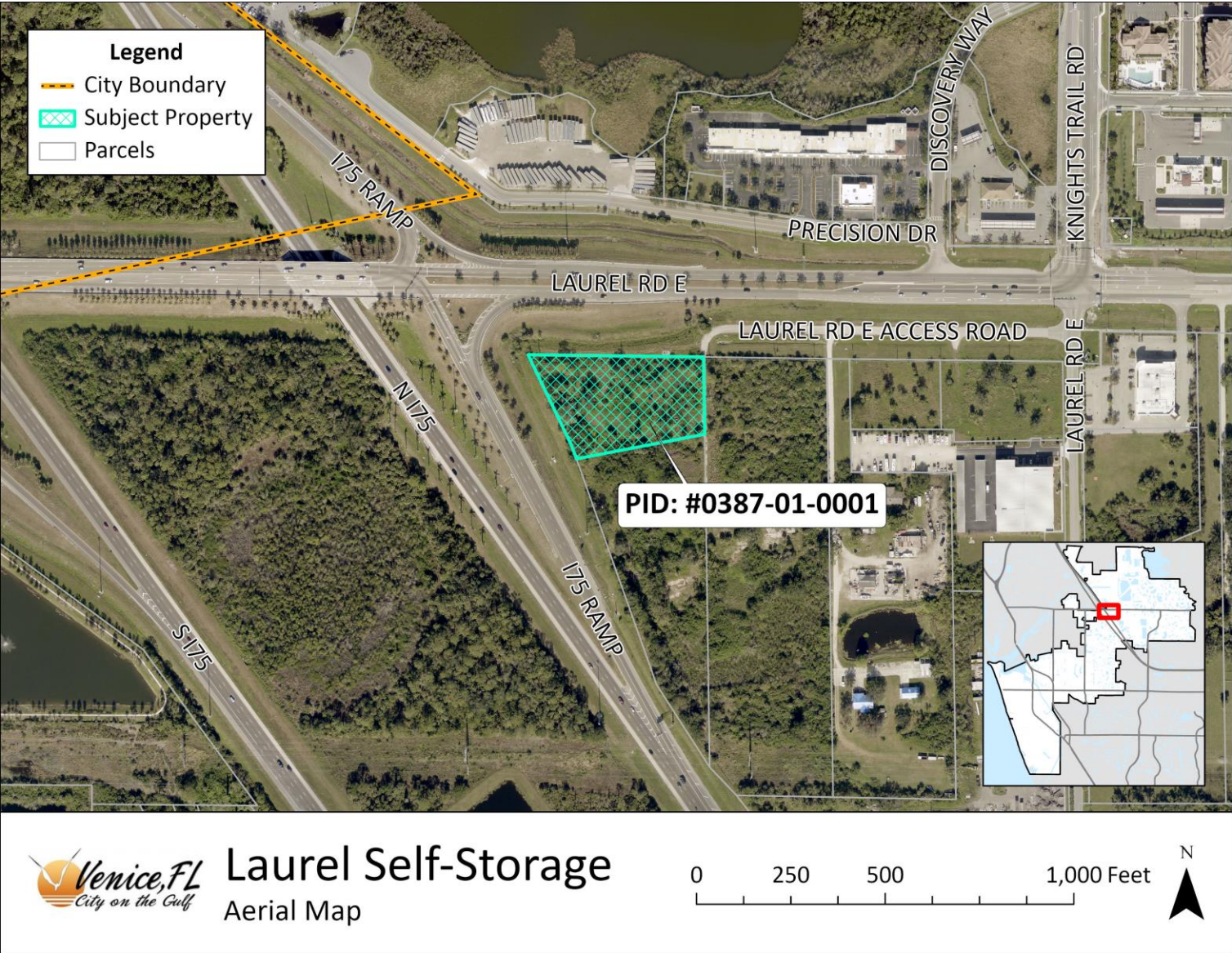
GENERAL INFORMATION

Address:	3480 E. Laurel Road
Request:	Construction of a 3-Story Self-Storage Facility and associated improvements
Owner:	Hotel 75 investments, LLC
Applicant:	L. Murphy, LLC
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0387010001
Parcel Size:	2.26 + acres
Future Land Use:	Mixed Use Corridor
Current Zoning:	Laurel East
Application Date:	April 24, 2025

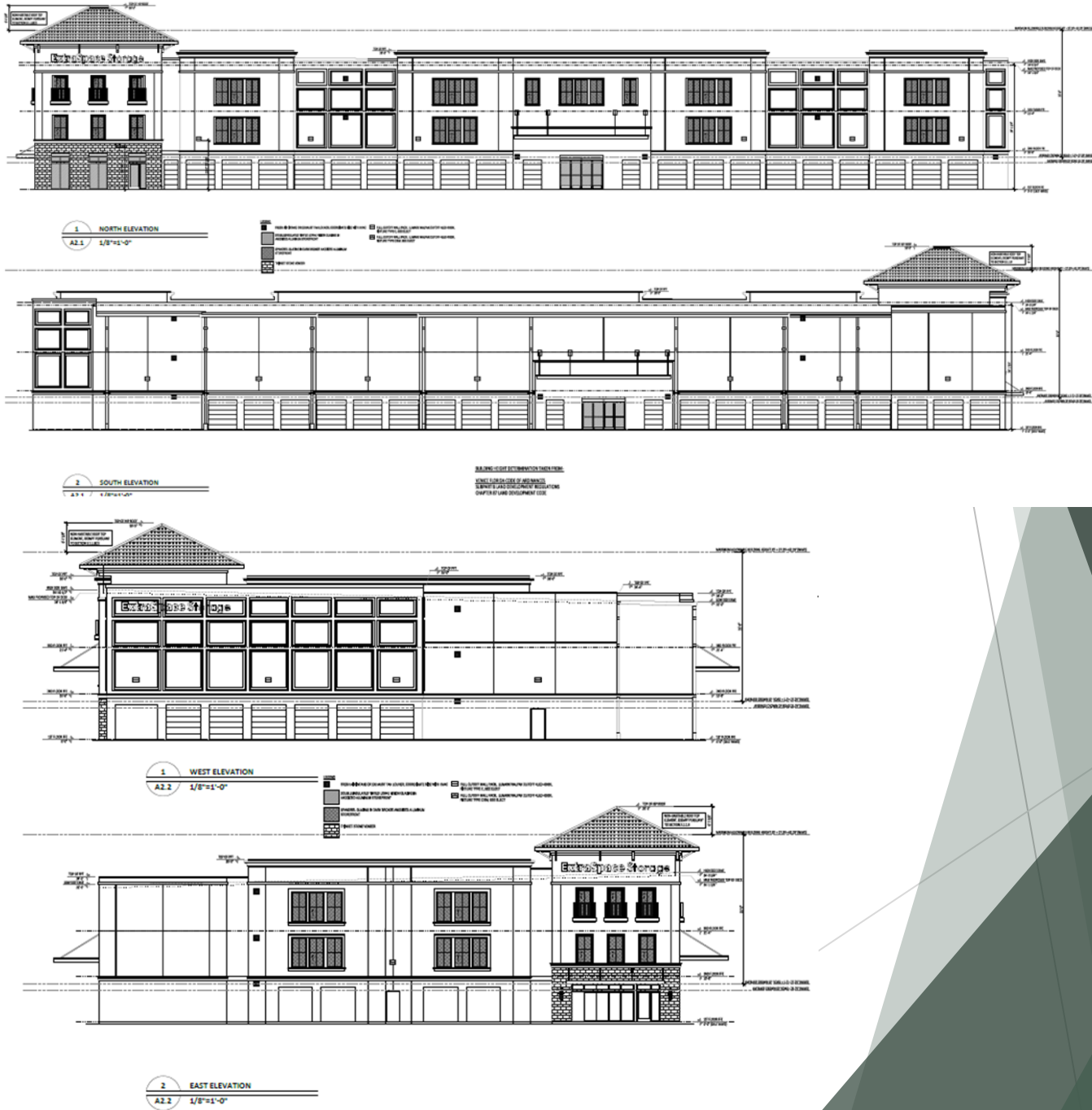
BACKGROUND AND EXISTING CONDITIONS

- ▶ Development of a 3-story indoor self-storage building and associated improvements.
- ▶ Conditional Use allowing for indoor self storage was granted in March 2025 as Petition 24-15CU.

AERIAL MAP



ELEVATIONS



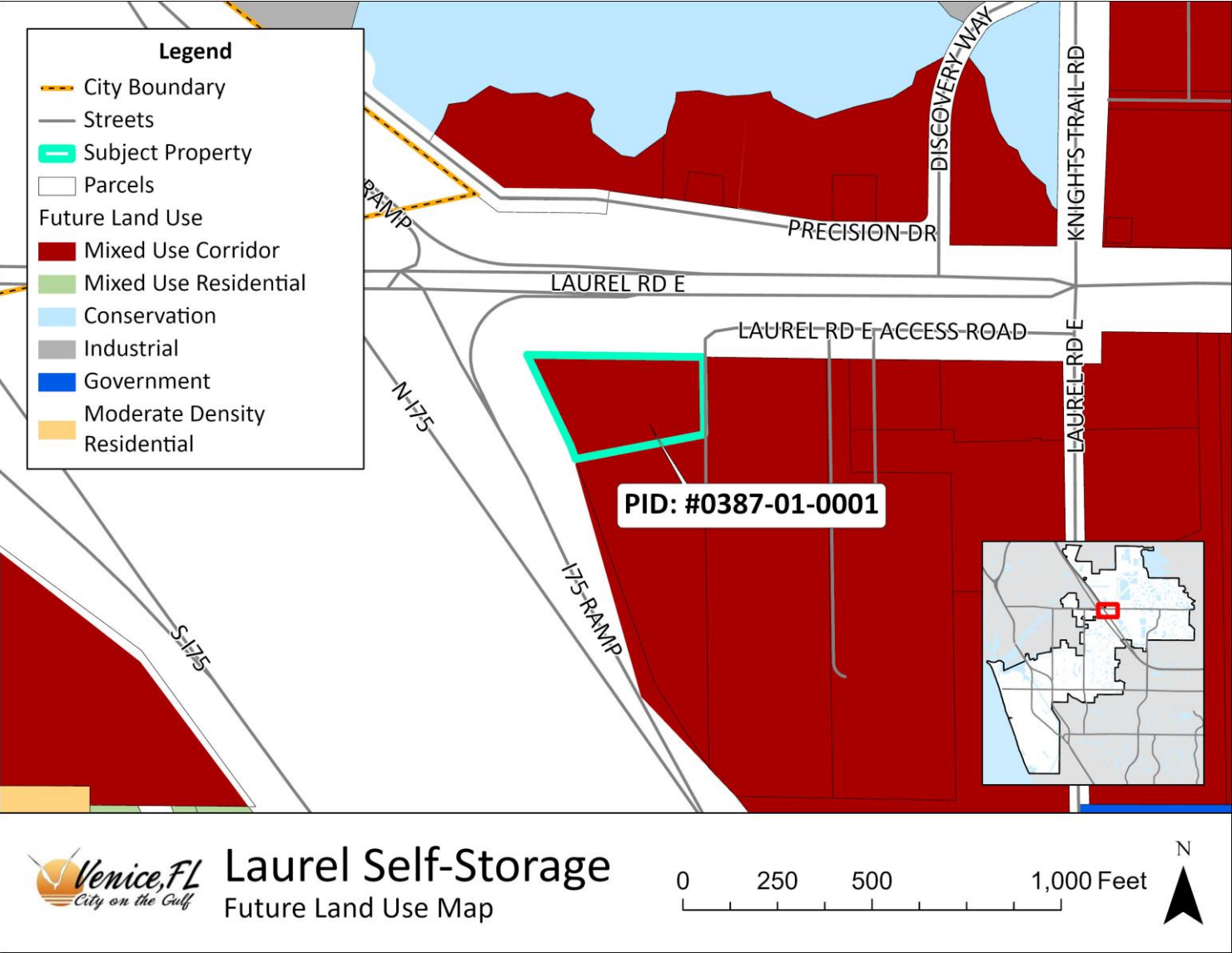
ELEVATIONS



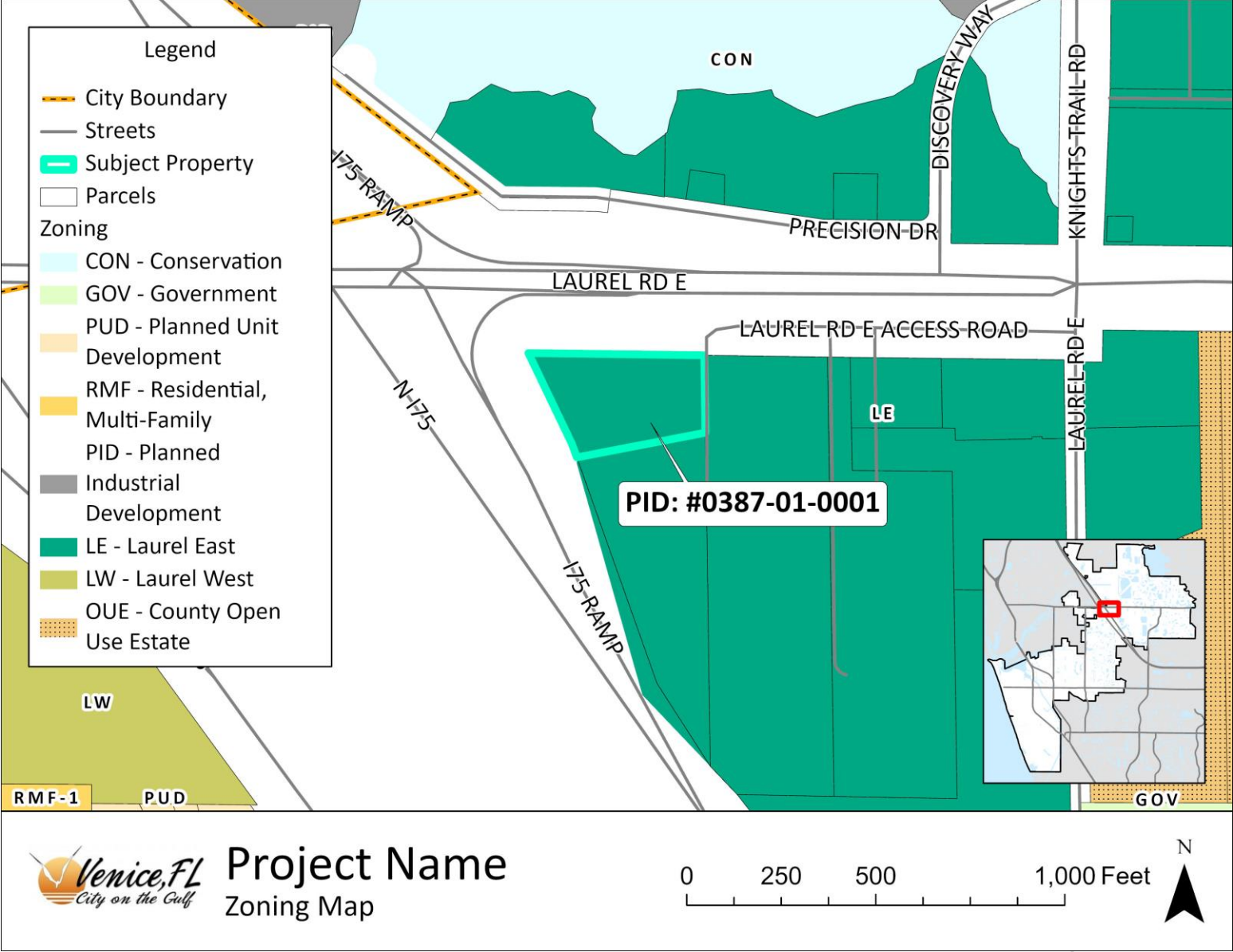
EXISTING AND PROPOSED CONDITIONS

Future Land Use and Zoning Maps and Surrounding Land Uses

FUTURE LAND USE MAP



ZONING MAP



SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Retail (Shoppes at Laurel Square)	Laurel East (LE)	Mixed Use Corridor (MUC)
South	Approved for Pool Supply Business	LE	MUC
East	Residential	LE	MUC
West	I-75	N/A	N/A

PLANNING ANALYSIS

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

COMPREHENSIVE PLAN CONSISTENCY

► Strategy LU 1.2.9.c – Corridor

- This strategy supports mixed use both horizontal and vertical. It also prohibits industrial uses, except for MUC located within the Laurel Road Corridor, where large-scale single-use commercial buildings are allowable.
- 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 Mixed Use Corridor future land use designation, strategies found in the Laurel Road 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 the code and has been reviewed by the TRC.
- ▶ 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 (East)	15'-100'	82.7'
Side Setback (North, West, South)	10'-50'	North 45.4' West 45.1' South 40.5'
Building Height	35'	35'
Parking (min-max)	53 min/106 max	12(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

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	8.67 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	4.81 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	7.64 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	0.014 Acres	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	NA	NA

CONCURRENCY AND MOBILITY

- ▶ No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per 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. 24-23SP.