

Laurel Self Storage Petition No. 24-15CU

Owner: Hotel 75 investments, LLC

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

GENERAL INFORMATION

Address:	3480 E. Laurel Road
Request:	Request to allow for Self-Storage – Indoor Only as a Conditional Use
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
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	March 5, 2024

PROJECT DESCRIPTION

- ▶ requested Conditional Use proposes that indoor self-storage be an allowable use on a property in the Laurel East(LE) zoning district
- ▶ 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. Intent for the property is development of an indoor/outdoor event venue.

AERIAL MAP



LAUREL ROAD STORAGE

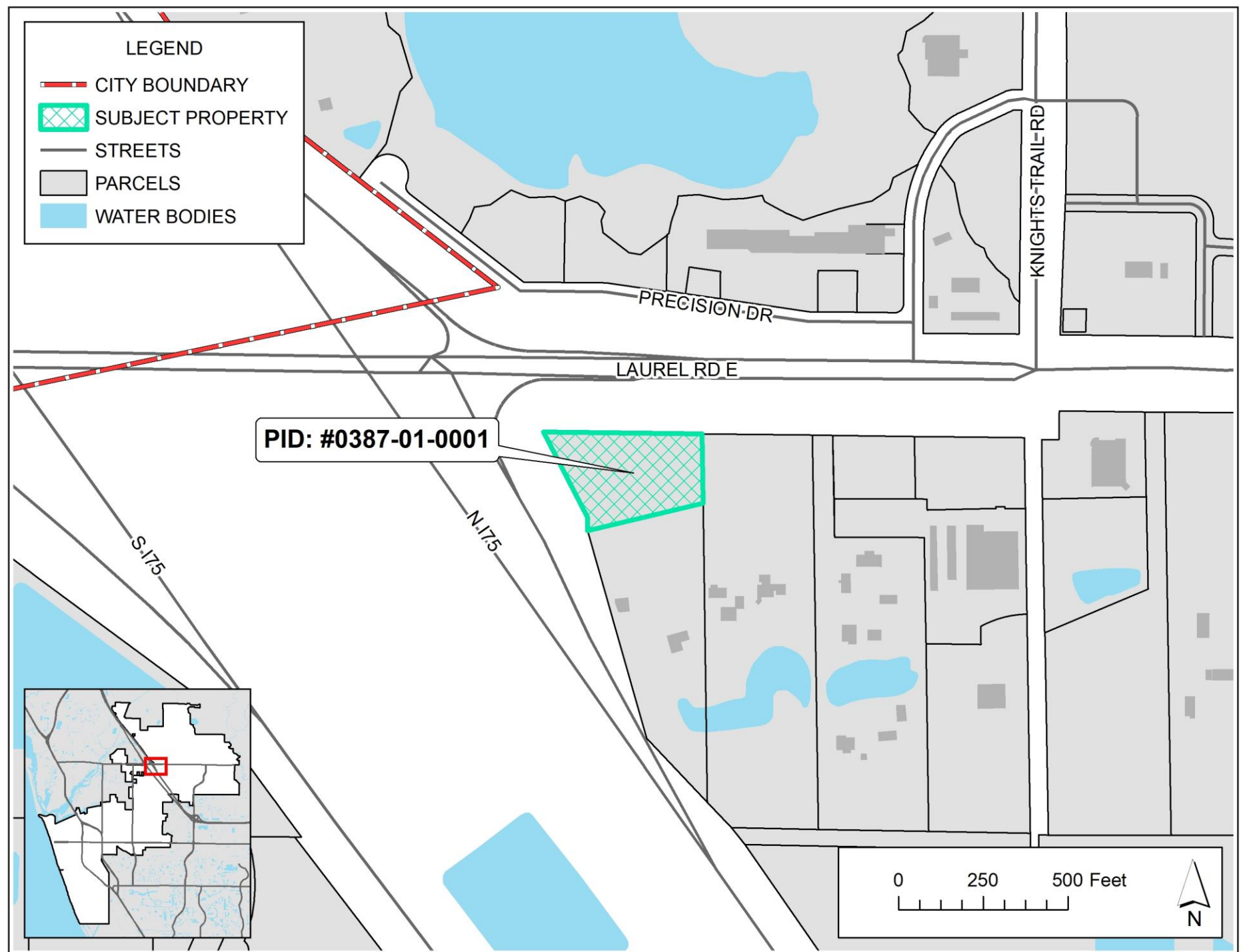


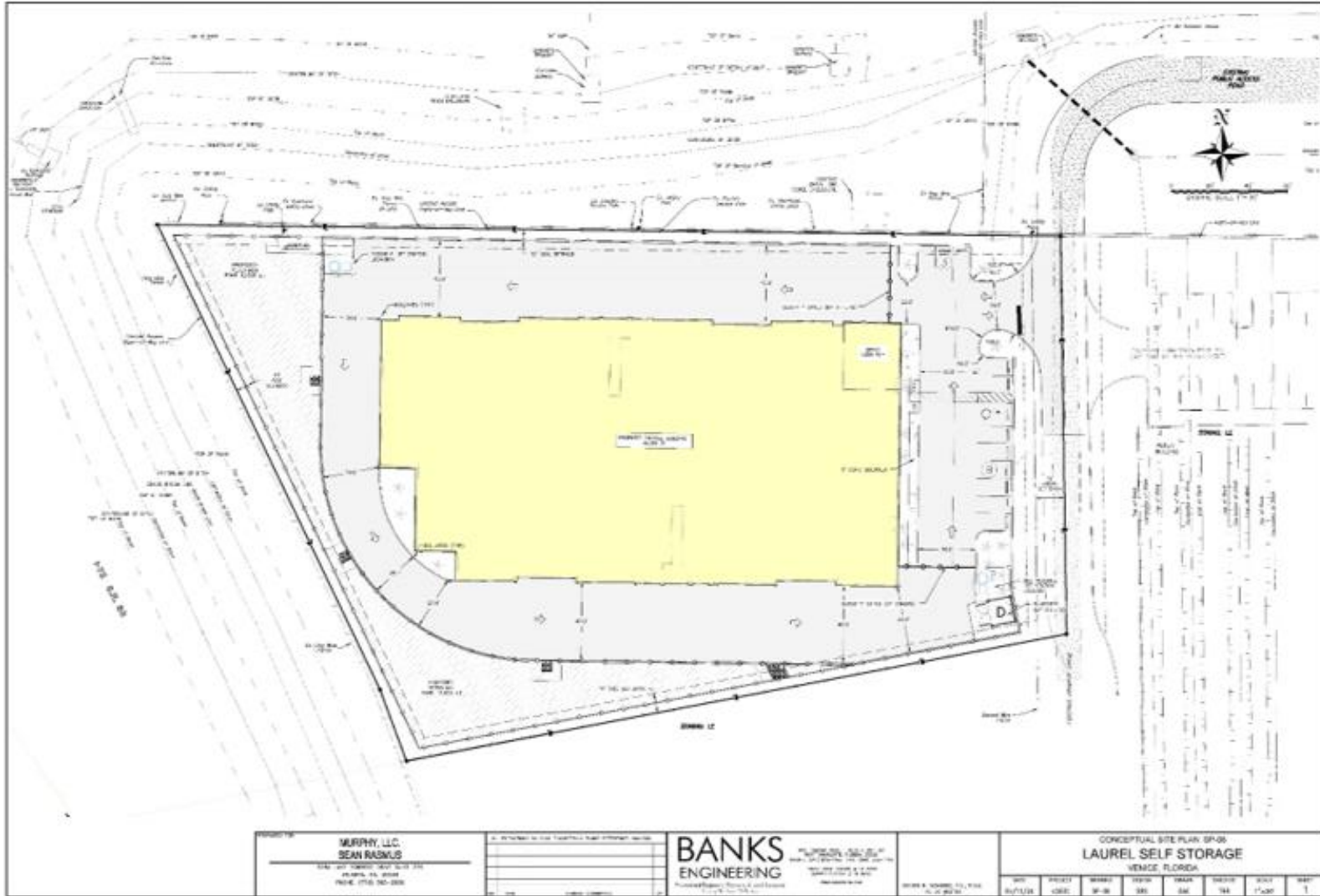
AERIAL
PLANNING AND ZONING DEPARTMENT

0 500 1,000 Feet



LOCATION MAP



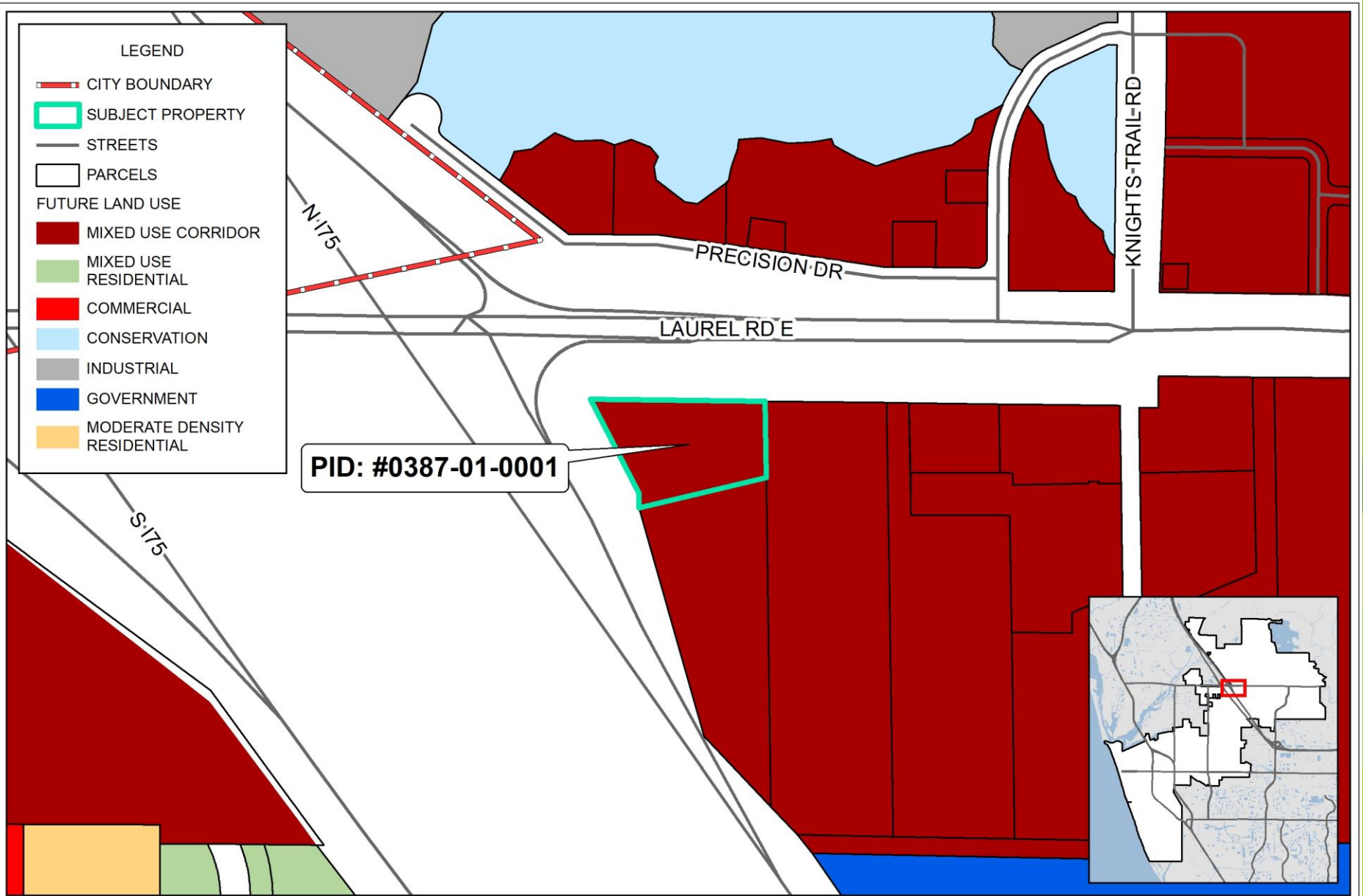


SITE PLAN

EXISTING AND PROPOSED CONDITIONS

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

FUTURE LAND USE MAP



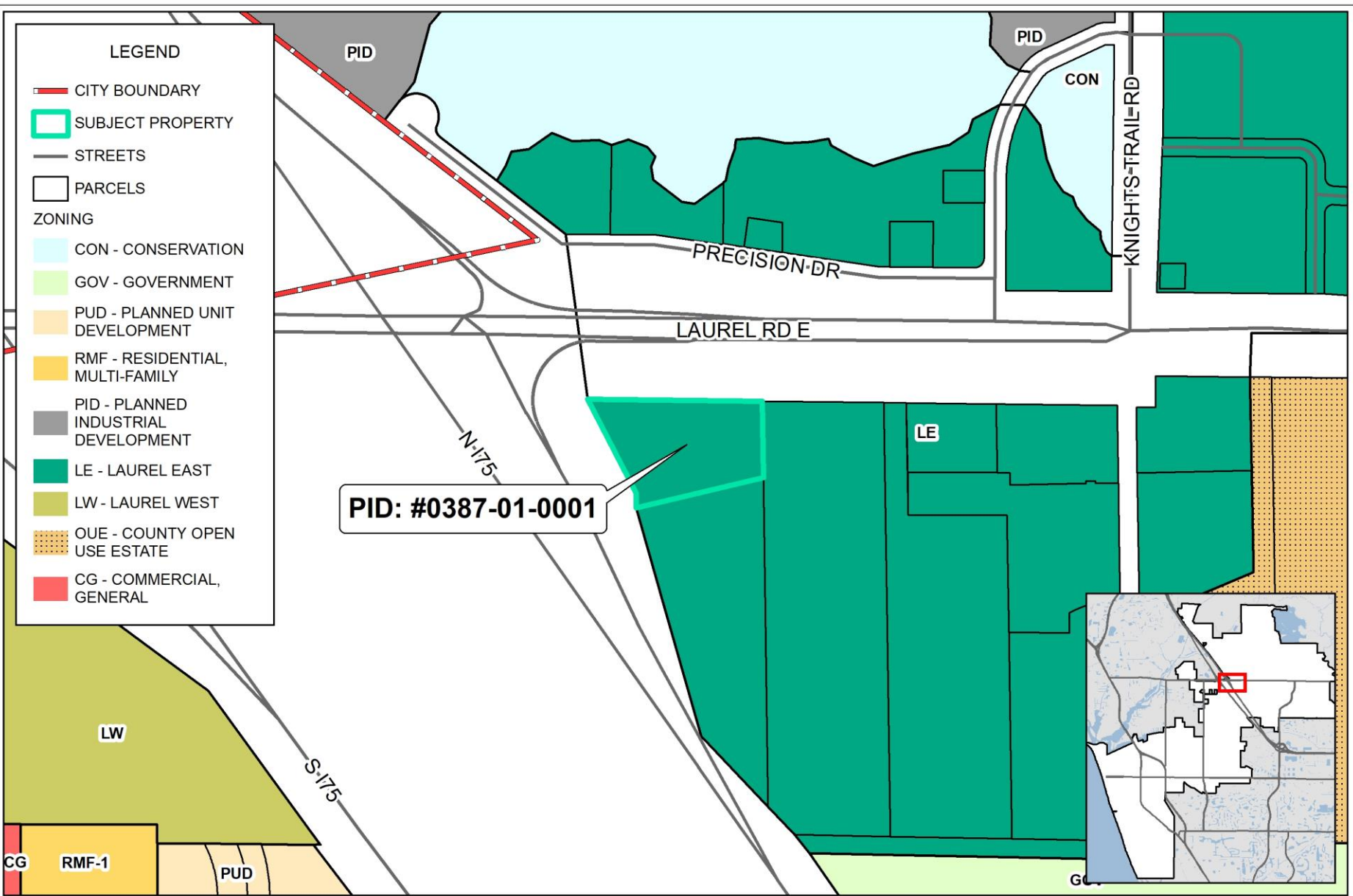
LAUREL ROAD STORAGE



FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



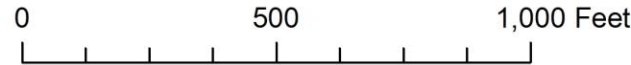
ZONING MAP



LAUREL ROAD STORAGE



ZONING MAP
PLANNING AND ZONING DEPARTMENT





SITE PHOTOS

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	I-75	I-75

PLANNING ANALYSIS

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

COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.9.c – Corridor

- ▶ Supports mixed use, both horizontal and vertical
- ▶ Prohibits industrial uses, except for MUC located within the Laurel Road Corridor, where large-scale single-use commercial buildings are allowable

Strategy LU 1.2.13- Mixed Use Development Transitions

- ▶ Mixed Use land use designations are deemed compatible with adjacent land use designations

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

Analysis of the Land Use Element strategies applicable to the Mixed Use 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.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

Section 87-1.2.C.8 Land Use Compatibility Analysis

- ▶ Density/intensity, height and setbacks, use, site and architectural design
- ▶ Protect single-family, prevent incompatible CM/IND uses, phase out nonconforming, comparison of densities/intensities with nearby properties

Section 87-1.8.3 – Decision Criteria

- ▶ Applicant and staff responses in the staff report
- ▶ Summary staff comments:
 - ▶ Little information has been provided at this time, just requesting to allow the specific use of indoor self-storage
 - ▶ The application materials provided meet all requirements of conditional use application

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

The subject petition has been processed with the procedural requirements of Chapter 87 to consider the Conditional Use. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

CONCLUSION

Planning Commission Report and Action

► Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code, 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 Conditional Use Petition No. 24-15CU.