

Project Narrative – Site & Development Plan

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.

On March 4, 2025, a Conditional Use (No 24-15CU) was approved to allow for *Self-Storage – Indoor Only* on the site.

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 Site & Development Plan features a 3-story self-storage facility with access located on the northeastern corner of the property. The internal traffic pattern is designed in a counterclockwise manner and provides sufficient spacing for personal vehicles and moving vehicles to operate onsite, with two covered loading zone and entrance locations provided on the north and south side of the building. Within the self-storage facility is an office and lobby area located in the northeast corner of the building, providing easy access for patrons. The self-storage facility will also feature security gates on the northern and southern sides of the eastern portion of the building.

Pursuant to Sec. 3.6.4 and due to the low trip generation of the self-storage use, an Alternative Parking Plan is also proposed.

The proposed self-storage facility includes 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 and consistent with all applicable elements of the Comprehensive Plan, therefore, we respectfully request approval.