



Legislation Text

File #: CUP-17-10, **Version:** 1

AGENDA CAPTION:

CUP-17-10 (Town Center Office Park) Hold a public hearing and consider a request by Harold Hanusch to allow for the use of mini warehouse / self-storage at 2425 Hunter Road. (W. Parrish)

Meeting date: April 25, 2017

Department: Planning and Development Services

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

CITY COUNCIL GOAL: NA

COMPREHENSIVE PLAN ELEMENT(s): *[add the Plan elements and Goal # and Objective(s)]*

BACKGROUND:

On January 10, 2017 the Planning and Zoning Commission denied an application for a Conditional Use Permit on this site, 2425 Hunter Road, which consisted of approximately 95,000 square feet of mini-warehouse/self-storage. The Commission stated that the proposed use was inconsistent with the City's Comprehensive Plan, as the property is located within an Employment Center as designated by the Preferred Scenario Map.

After the application was denied, the applicant revised their plans and submitted a new application. The new application reduces the requested mini-warehouse/self-storage space to 40,800 square feet of rentable square feet. In addition the applicant has added 12,200 square feet of rentable office space, with approximately 23,600 square feet of associated warehouse space for those offices.

Staff has analyzed the current request for a mix of uses, including 12,200 square feet of office space with 23,600 square feet of associated office warehouse space in addition to approximately 40,800 square feet of rentable mini-warehouse / self-storage. The current request differs from the previous request in that it includes office space which can be used to foster employment opportunities which is more compatible with the Employment Center designation than the previous request.

If the Commission chooses to approve the Conditional Use Permit, Staff recommends approval with the following conditions:

- (1) The final site plan must not vary substantially from the provided site plan except as required by code;
- (2) The applicant shall not request variances from the Land Development Code, nor will the applicant request a Conditional Use Permit for materials standards.
- (3) At no point shall the square footage of dedicated office space be reduced below the proposed 12,200 square feet.
- (4) The approximately 23,600 square feet of office warehouse space currently dedicated to office space must remain dedicated to the office space and not be rented out separately as mini-warehouse / self-storage.
 - If after 1 year from opening, the majority of the office warehouse space has not been rented by the office space users, a portion of the warehouse space may converted to self-storage, but the amount of office warehouse space shall at no point be less than 12,200 square feet.
- (5) Outdoor storage shall be prohibited.