



Doing Things!

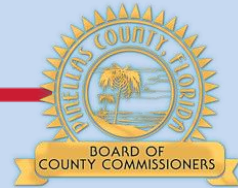
Case # Z/LU-22-09-18

Board of County Commissioners

January 22, 2019

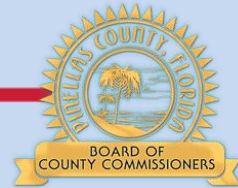


Request



- Subject Area
 - Approximately 1.92 acres
 - 12909 Park Boulevard (north side, 720 feet east of 131st Street N)
- Future Land Use Map (FLUM) Amendment
 - From: Residential Low (RL)
 - To: Commercial General (CG)
- Zoning Atlas Amendment
 - From: R-2, Single Family Residential (7,500 sq. ft. minimum)
 - To: C-2, General Retail Commercial & Limited Services
- Existing Use: Single Family Home
- Proposed Use: Self-storage facility (per Development Agreement)

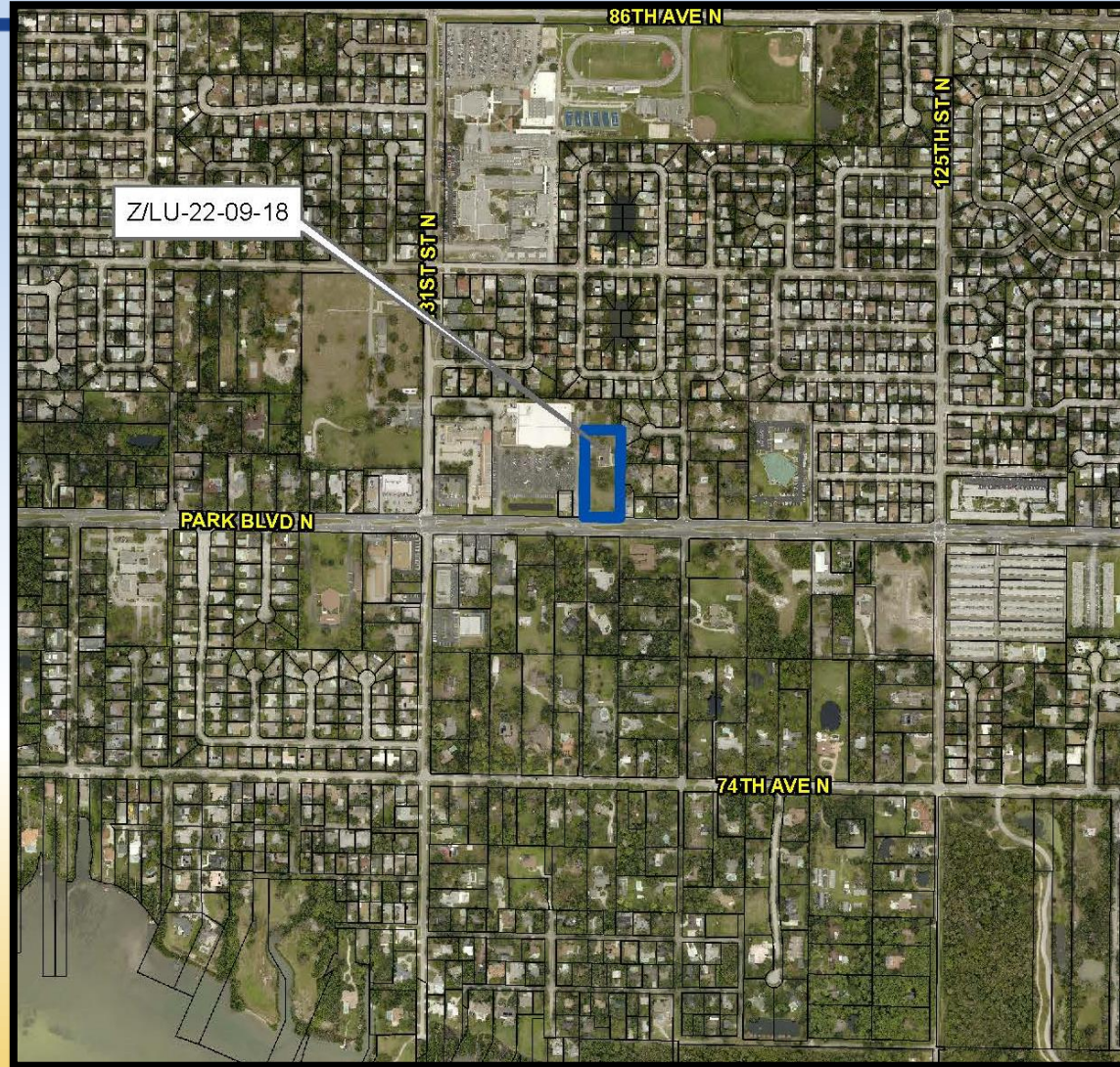
Development Agreement



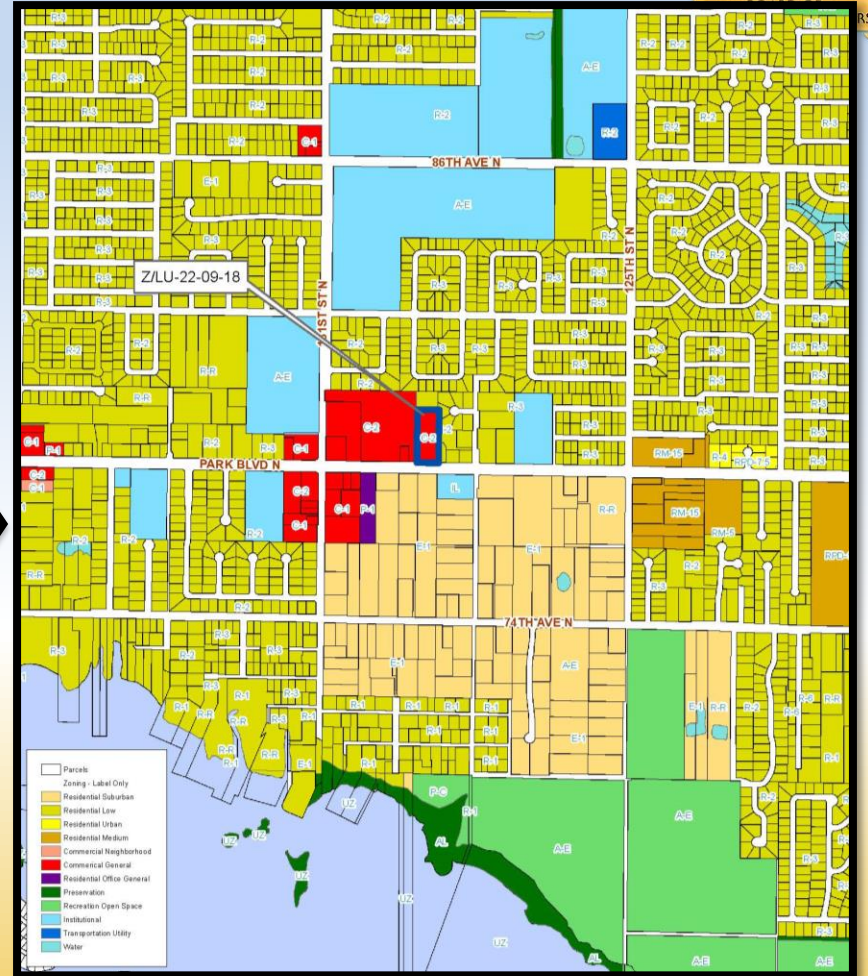
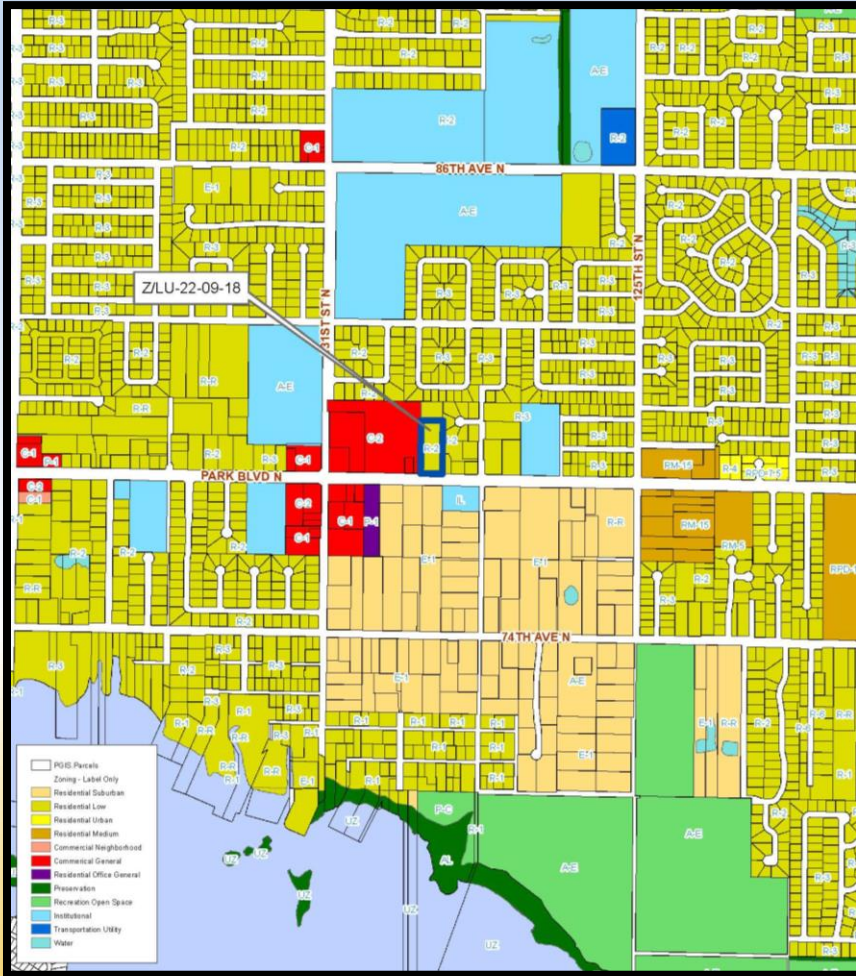
- Limit the use to a self-storage facility
- Maximum height of 15 feet
- Illumination not to impose on neighboring properties
- Units that abut residential must have doors that open toward interior of facility
- Structures facing residential must have residential embellishments
- Vehicular access for loading/unloading must be away from residential toward interior of facility
- Buffer next to residential shall have one tree every 30 feet at 7-foot high at time of planting
- Site access by a controlled gate
- Security cameras required

Location

Surrounding property owners within 500 feet were notified by mail.

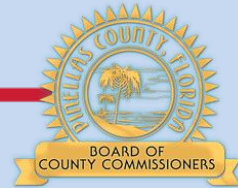


Zoning/FLU



Our Vision: To Be the Standard for Public Service in America

Site Photos

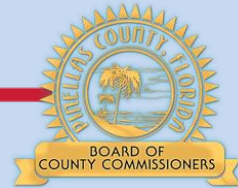


Looking west along Park Boulevard



Looking east along Park Boulevard

Site Photos

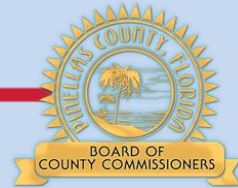


Looking south across Park Boulevard



Subject Property from Park Boulevard

Site Photos

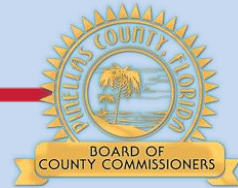


East side of subject property



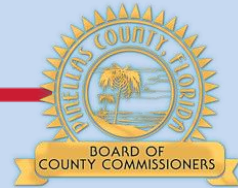
West side of subject property

Additional Information



- R-2 zoning has been in place since 1977
- Commercial node has not expanded since the 1970s
- Proposed Development Agreement does not include a concept plan nor building elevations

Staff Recommendation



- Proposal is inappropriate
 - Compatibility concerns
 - Commercial encroachment into residential
 - Disruption of the long-standing balance of uses and designations in the area
 - Development Agreement provides additional safeguards but does not show the placement of structures nor what they will look like
 - Inconsistent with the Comprehensive Plan
- Staff recommends **Denial** of the request
- Local Planning Agency – recommended **Denial** (7-0 vote)