

## **Draft Minutes for the June 5, 2018 Planning Commission Regular Meeting**

**PZ-18-012: Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow a mini storage facility with an on-site caretaker's residence in the "C-1B" General Business District on 1.43 acres, Lot 1, Block 1, Sam's Place Subdivision, addressed at 1705 S. Walnut Ave.**

(Applicant: Patel; Case Manager: M. Simmont)

Mrs. Snell presented the Staff report and stated Staff recommended approval of the proposed Type 2 Special Use Permit to allow a mini storage facility with an on-site caretaker's residence for this location. She stated Staff was not opposed to the removal of the masonry wall requirement for the rear of the property as there would be no benefit to screen the City owned reforestation area. She stated Staff did not support approval of the modifications to the exterior building requirements due to the significant visual impact that this property would have on Walnut Avenue and the County Line Memorial Trail. She stated should the Planning Commission recommend approval of the request, Staff recommends the following additional requirements:

1. Shade trees from the Approved Plant List (Chapter 144, Appendix A) a minimum of 3 inches in diameter (dbh) are planted no more than 25 feet apart between Buildings C, D & E and the southern property boundary.
2. Shade trees from the Approved Plant List (Chapter 144, Appendix A) a minimum of 3 inches in diameter (dbh) are planted no more than 25 feet apart between Buildings B, C & H and the northern property boundary.
3. All required landscaping must be irrigated with an automatic underground system.
4. Parkland Dedication and Development Fees are required prior to the issuance of a building permit.
5. Lighting for the County Line Memorial Trail and along the rear boundary of the property is not required but may be provided subject to review and approval of the proposed fixtures for compliance with the City's lighting standards.
6. The property will remain in compliance with the approved site plan. Any significant changes to the site plan will require a revision to the SUP.

Chair Edwards asked if anyone wished to speak in favor.

Thor Thornhill, representative from HMT representing the applicant, described the intent of the request for deviations from the zoning ordinance requirements.

Chair Edwards asked if anyone wished to speak in opposition.

Gerhart Peters, represented as property number 10 on the notice of public hearing, wished to speak in opposition. He explained the property was visible from his residential home and expressed concerns regarding the visual impact of the proposed development not meeting the minimum zoning ordinance requirements. He inquired about the increased number of the mini-storage facilities in the surrounding area.

Devlon Hoge, represented as property number 16 on the notice of public hearing, wished to speak in opposition. He expressed concerns regarding the visual impact of the proposed development not meeting the minimum zoning ordinance requirements. He stated the proposed exterior building materials could create a negative visual impact to their commercial business adjacent to the subject property. He stated the masonry wall component was important for continuity of the existing masonry wall buffer located on their adjacent commercial property.

Elizabeth Fowler, also represented as property number 16 on the notice of public hearing, wished to speak in opposition. She expressed concerns regarding proposed exterior building materials. She stated the City put the required exterior building material requirements in place to improve the overall appearance of commercial buildings in town. She expressed concerns regarding the visual impact the proposed development could have on her customers at their commercial business adjacent to the subject property. She expressed concerns regarding the property values of the surrounding properties.

Motion by Vice Chair Sonier, seconded by Commissioner Bearden, to close the public hearing. The motion carried (6-0-0).

Discussion followed regarding the requested deviations from the zoning ordinance requirements.

Motion by Commissioner Laskowski, seconded by Vice Chair Sonier, to recommend approval to City Council regarding the proposed rezoning to apply a Special Use Permit to allow a mini storage facility with an on-site caretaker's residence, and to recommend denial of the requested deviations from the zoning ordinance requirements, in the "C-1B" General Business District on 1.43 acres, Lot 1, Block 1, Sam's Place Subdivision, addressed at 1705 S. Walnut Ave. Motion carried (6-0-0).

DRAFT