

Agenda Item #9

CU-2022-11 David Hiers, 5225 and 5273 Inner Perimeter Road, Conditional Use Permit (CUP) for a Mini-Warehouse Self-Storage facility within the Inner Perimeter Road Corridor Overlay District

Mr. Martin presented the case stating the applicant is requesting a CUP for a Mini-Warehouse Self-Storage facility within the Inner Perimeter Road Corridor Overlay District. The subject property consists of 27.34 acres located at 5225 and 5273 Inner Perimeter Road. This is along the east side of the road about 2,000 feet south of US Hwy 84 East. The property is currently undeveloped and it is zoned M-1. The applicant is proposing to develop most of this property as a Mini-Warehouse Self-Storage facility. The applicant is also proposing a separate area for a few 10,000-sf buildings as rental space for light industrial or commercial businesses (such as offices for building contractors, small scale distributors, etc...) It is the Mini-Warehouse Self Storage portion of this proposal that requires the CUP approval – within the IPR Overlay District.. (all or part of Tax Parcels 0186-111D & 0186-111E).

The subject property is located within Industrial Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the Inner Perimeter Road Corridor Overlay District.

This property is located within an established Industrial area along this portion of Inner Perimeter Road. In this case, the CUP is triggered by the property's location within the IPR Corridor Overlay District – and not the M-1 zoning. Most of the Overlay District does not have industrial zoning, and is instead zoned either commercial or residential. Given the surrounding industrial zoning and land use pattern, there is little concern here about the potential impacts of the proposed use's intensity. The only real concern is that of maintaining some level of aesthetics for any development that immediately fronts or is visible from Inner Perimeter Road itself. In this case, the applicant is proposing all 1-story warehouse type buildings, but with metal siding that is normally not allowed in the Overlay District for building facades facing the road. As mitigation for this, the applicant is proposing to separate these buildings from the road frontage with their onsite storm detention pond that includes evergreen landscaping in the form of a vegetative buffer. The front wall of the front building will be painted dark green to augment the effect of the evergreen buffer, and the site design is such that the interior area will not be visible at all from the roadway – thus concealing the other metal buildings on the property. Most of the design standards for the Overlay District will also be followed, but given the unique nature of this being a warehouse type use in an industrial area, some of the detailed Overlay items (such as front door orientation, and inter-parcel access and sidewalks etc..) will be coordinated through staff as an Administrative Variance review. However, as a template for this CUP approval, staff is recommending many of the same CUP conditions