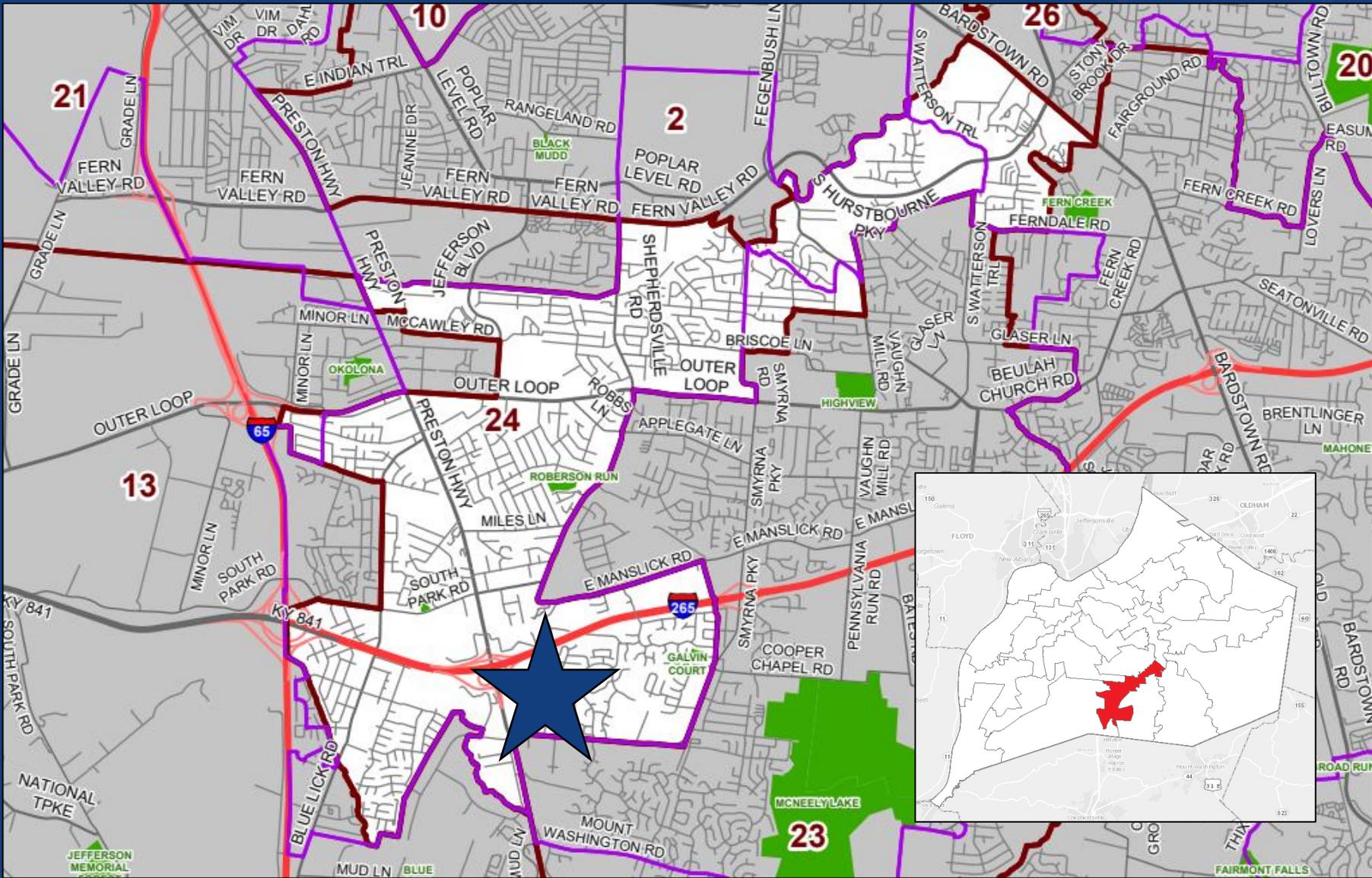


22-ZONE-0164

THE STORAGE PROJECT

Planning & Zoning Committee
September 19, 2023





4901 & 4905R Cooper Chapel Road; 5001 Cooper Crossings Drive
9801 Preston Crossing Boulevard
District 24 – Madonna Flood



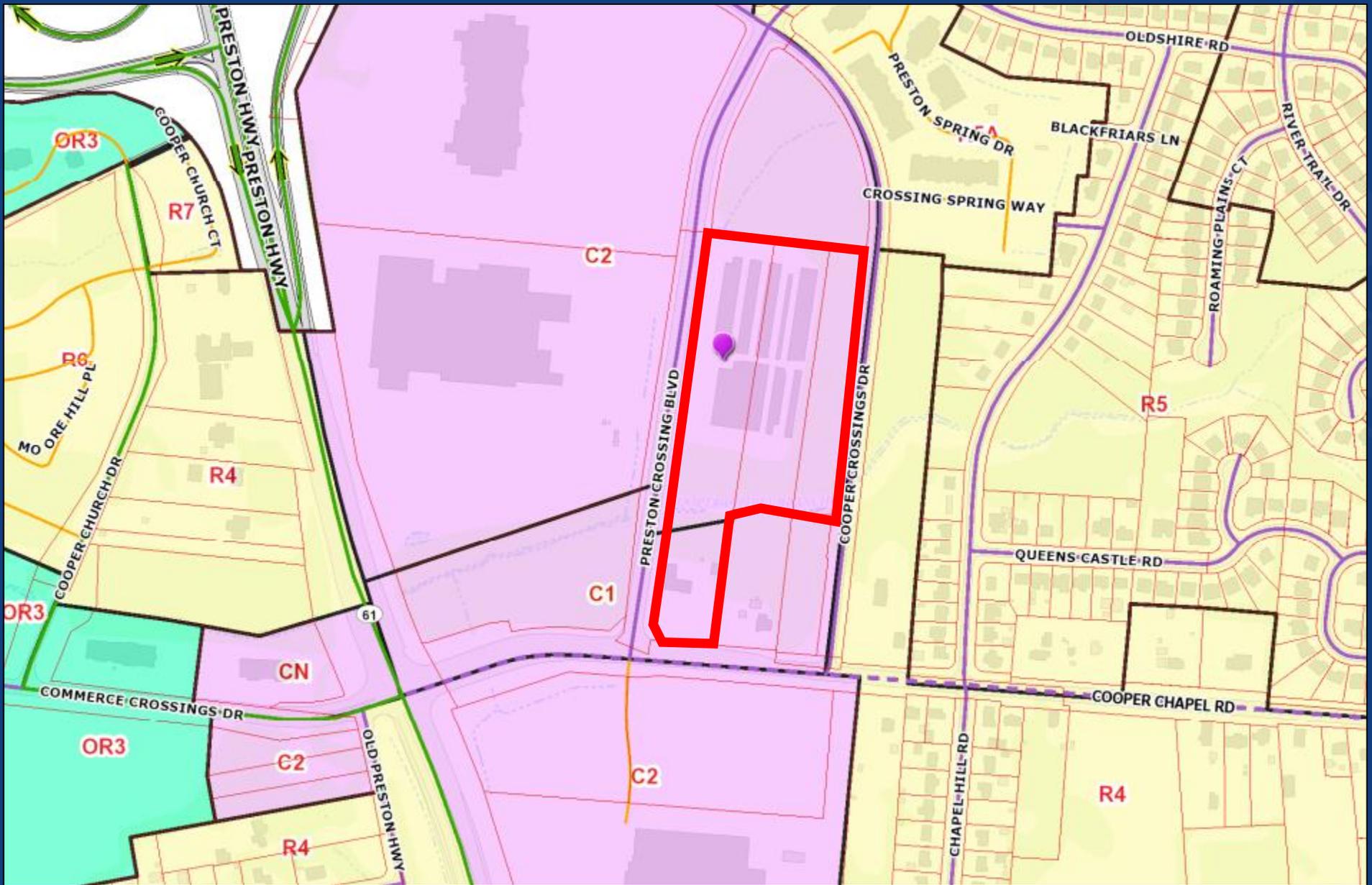
22-ZONE-0164



Existing: Vacant/Commercial
Proposed: Commercial

22-ZONE-0164





Existing: C-1 & C-2/SMC
Proposed: C-2/SMC

22-ZONE-0164



REQUESTS

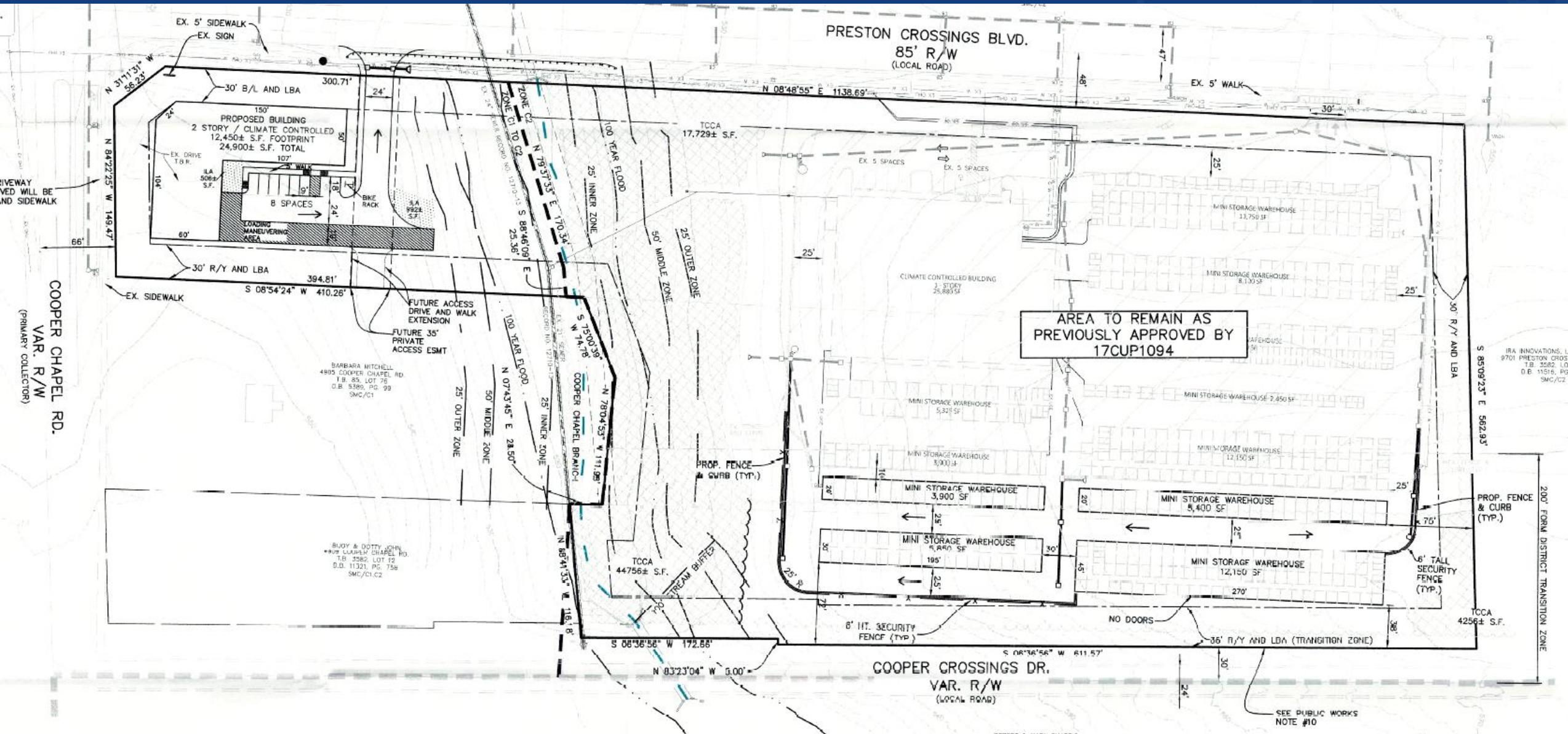
- Change-in-Zoning from C-1 to C-2
- Conditional Use Permit/Modified Conditional Use Permit
- Waivers
 1. From Land Development Code Sections 5.5.2.B.1 and 5.9.2.A.1.b.ii to not provide pedestrian or vehicular connections to the north.
 2. From Land Development Code Section 5.9.2.A.1.b.i to not provide direct pedestrian connections to Cooper Chapel Rd or Cooper Crossings Dr.
- Revised District Development Plan with replacement of existing Binding Elements



CASE SUMMARY

- Majority of site is already C-2
- Expand existing mini-storage facility (52,200 sf of new building)
- 10.07 acres, Suburban Marketplace Corridor
- Vehicular access via Preston Crossing Boulevard

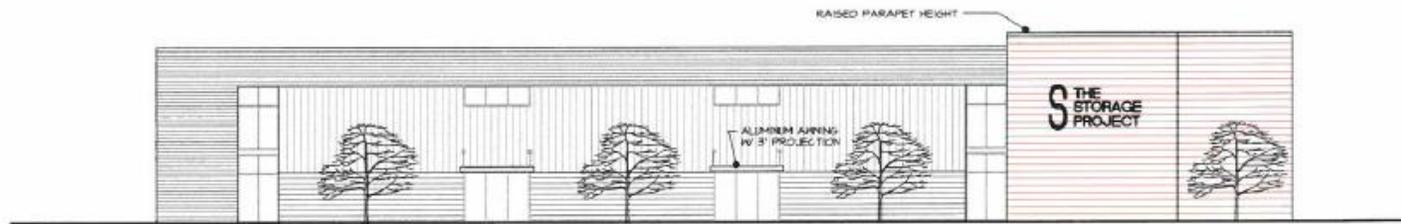




AREA TO REMAIN AS PREVIOUSLY APPROVED BY 17CUP1094

SEE PUBLIC WORKS NOTE #10





TREES PLANTED WITHIN 15' OF BUILDING - TYPICAL

PRELIMINARY WEST ELEVATION
SCALE: 1/8" = 1'-0"



TREES PLANTED WITHIN 15' OF BUILDING - TYPICAL

PRELIMINARY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

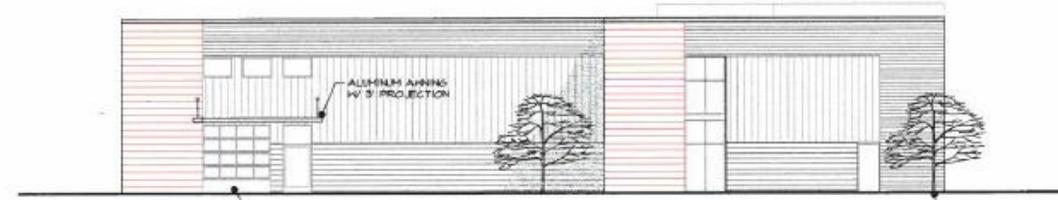


PRIMARY ENTRANCE

GLASS OVERHEAD DOOR

TREES PLANTED WITHIN 15' OF BUILDING - TYPICAL

PRELIMINARY EAST ELEVATION
SCALE: 1/8" = 1'-0"



GLASS OVERHEAD DOOR

TREES PLANTED WITHIN 15' OF BUILDING - TYPICAL

PRELIMINARY NORTH ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED
MAY 02 2023
PLANNING & DESIGN
SERVICES



22-ZONE-0164

SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – SUBJECT PROPERTY



ADJACENT SITE



PUBLIC MEETINGS

- Neighborhood Meeting on October 19, 2022
- LD&T Meeting on June 22, 2023
- Planning Commission Public Hearing on August 17, 2023
 - Motion to recommend approval of the change in zoning from C-1 to C-2 passed by a vote of 8-0.

