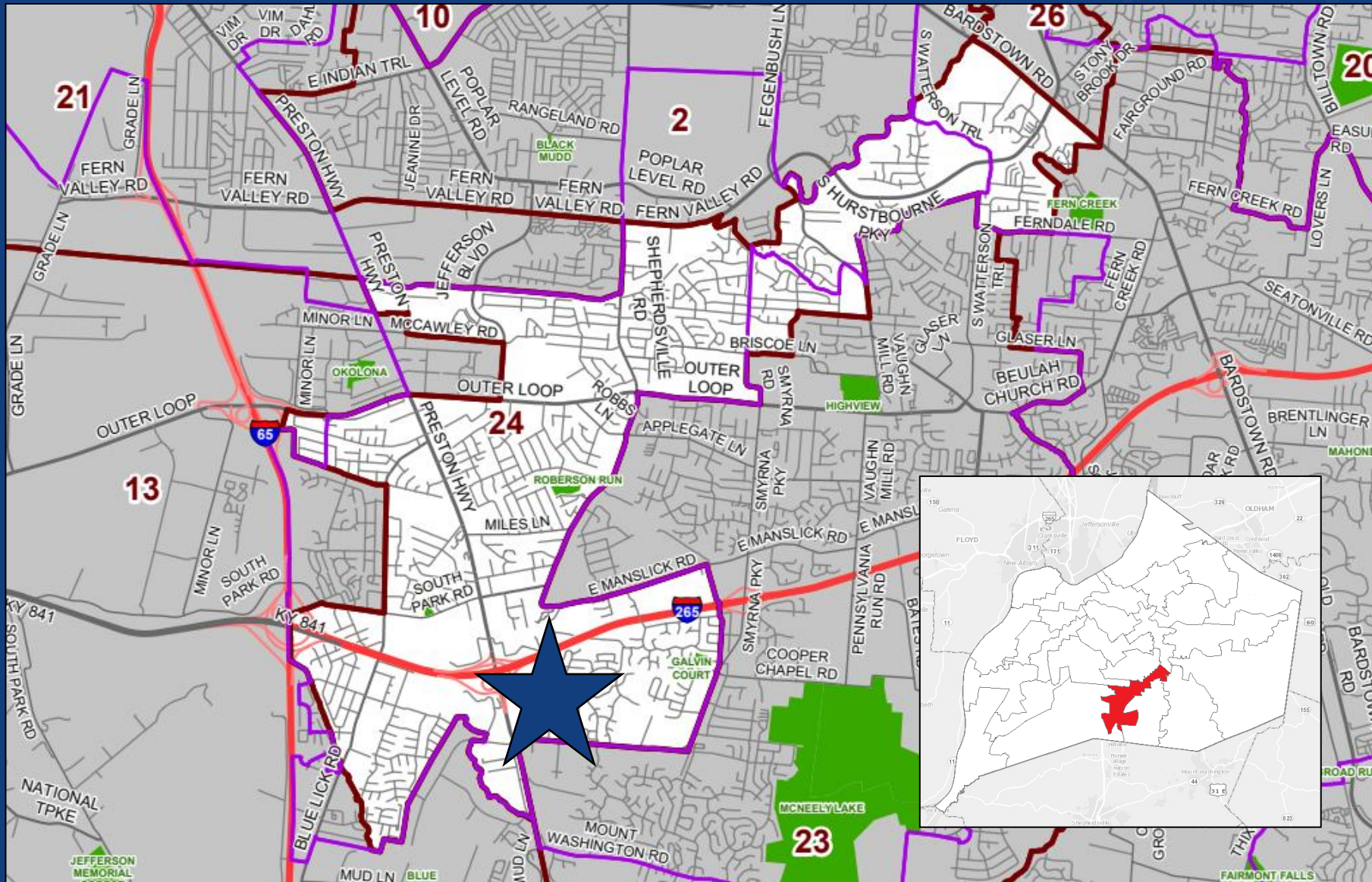


# **22-ZONE-0164**

## **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





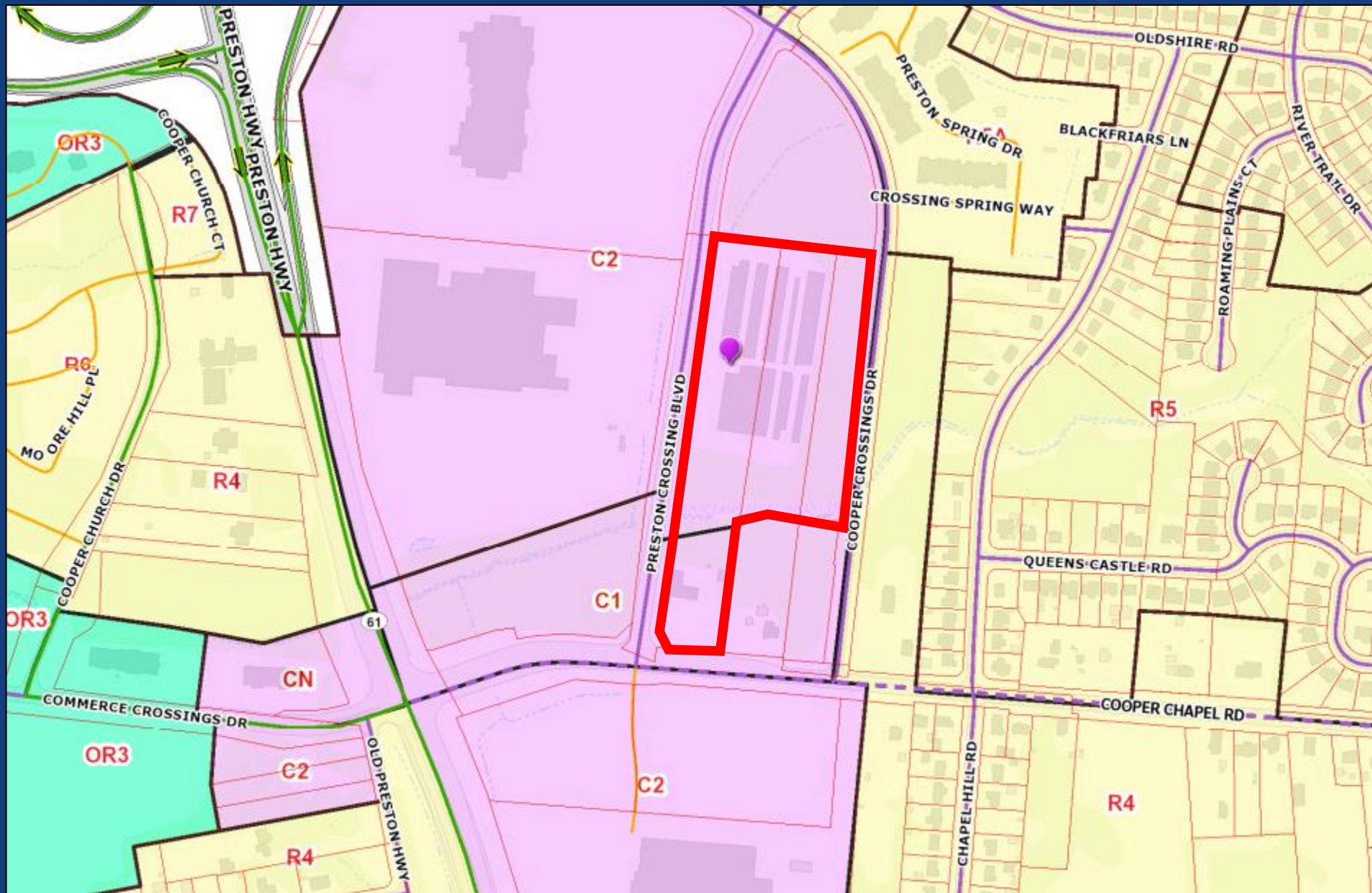


Existing: Vacant/Commercial  
Proposed: Commercial

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



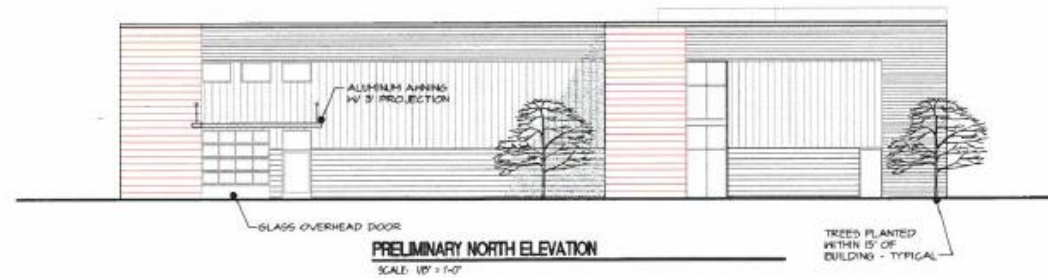
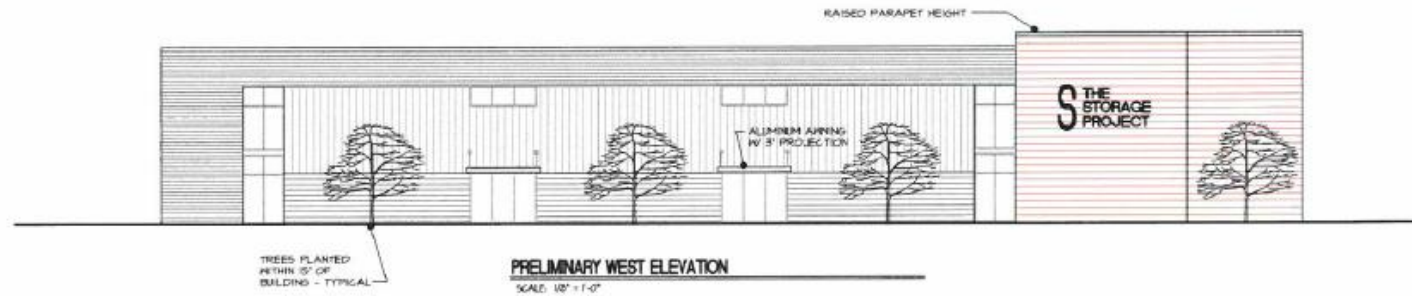
# CASE SUMMARY

- 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









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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.

