



Legislation Text

File #: CPC DP 18-00140, **Version:** 2

A development plan for Your Storage at Briargate indoor self-storage facility located southwest of Grand Cordera Parkway and Prominent Point.

(QUASI-JUDICIAL)

Related File: CPC ZC 18-00139

Presenter:

Catherine Carleo, Principal Planner, Planning and Development
Peter Wysocki, Planning and Community Development Director

Summary:

Owners: High Valley Land Company Inc.
Developer: BCC Management LLC
Consultant: Aperio Property Consultants LLC

This project includes concurrent applications for a zone change from A (Agricultural) to PBC (Planned Business Center) for a 6.72 acre site with an associated development plan for an intended indoor self-storage facility development. The project site is part of the larger Briargate Master Plan. The Your Storage at Briargate Development Plan illustrates the layout of the proposed facility with associated landscape, infrastructure and access. Staff is also administratively reviewing a subdivision plat for this site.

Previous Council Action:

Previous council action on this property was at annexation and initial establishment of an A (Agricultural) zone district in 1982.

Background:

This proposal includes the rezoning of 6.72 acres from A (Agricultural) to PBC (Planned Business Center) in preparation for a new indoor self-storage facility development, Your Storage at Briargate. This site was initially zoned Agricultural with the original annexation of the Briargate Addition No. 5 Annexation in September 1982. The proposed Your Storage at Briargate will establish an indoor self-storage facility to service the surrounding neighborhoods. The applicant's proposal sets the specific dimensional requirements and illustrates the envisioned layout for the development. Details are further examined in the attached staff report.

The associated applications were submitted under the previous Comprehensive Plan, adopted in 2001, however with the newly adopted PlanCOS in place staff has evaluated the proposed applications for compliance with PlanCOS. The proposed applications appear to be consistent with the envisioned land use patterns for the subject parcel as it relates to several themes in PlanCOS.

Alignment with these themes are further detailed in the staff report and how the project overall fits the intent and vision for PlanCOS.

Financial Implications:

None

Board/Commission Recommendation:

These items were heard by the City Planning Commission on March 21, 2019 at which time the Commission voted unanimously (6-0-3 Absent: McDonald, Satchell-Smith, and Smith) to recommend approval to City Council.

Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

Upon submittal public notice was provided to property owners within a 1000-foot buffer of the site identifying the submittals the City received. A second notification was sent out prior to the neighborhood meeting held on January 14, 2019. There were approximately 11 citizens in attendance. The meeting introduced the process and overall plan for development of the site. Neighborhood concerns were voiced, these details are captured in the accompanying staff report. Several letters of opposition were received by staff and are also included with the staff report.

Staff input is outlined in the stakeholder section of the staff report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration

Proposed Motion:

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Approve the development plan for Your Storage at Briargate indoor self-storage facility, based upon the findings that the development plan complies with the review criteria set forth in City Code Section 7.5.502(E).

N/A