

## **Zoning Case ##000536-2019, #000537-2019**

### **Summary of Staff Recommendation**

#### **Department of Planning, Building and Development**

This Department recommends approval of the rezoning and Conditional Use Permit (CUP) for a Planned Unit Development (PUD) for a self-service storage use (indoor/outdoor) because the request complies with the required standards.

Rezoning - The subject property has been unsuccessfully marketed for several years as a residential use/zoning. The proposed amendment meets the challenge of a generally changing development trend along US Route 12. Specifically, although for decades, property along US Route 12 was primarily rural and agricultural, development along this strategic regional arterial corridor has more recently trended to commercial uses. Development permitted through the map amendment will be inextricably bound by the Planned Unit Development and accompanying conditions of approval as such the combination of rezoning and Planned Unit Development conditions will allow development that is compatible with existing uses and zoning of nearby property. Development along US Route 12 in the vicinity of the site consists of a mixture of existing residential and nonresidential uses and zoning classifications. Specifically, properties to the south and southwest are located in the General Commercial (GC) zoning district with nonresidential uses. To the west is a nonresidential religious institutional use located in the Residential-1 (R-1) zoning district. The property itself is suitable for development as a commercial Planned Unit Development given its size (sufficient to accommodate amply buffered commercial development), close access to a strategic regional arterial highway, the well-established commercial development trend along US Route 12, and the need to promote a well-balanced tax base.

Conditional Use Permit – Planned Unit Development - The proposed commercial PUD, controlled by a variety of development conditions, will not have an adverse impact on adjacent property. New development along the US Route 12 strategic regional arterial corridor has generally trended towards commercial uses in recent decades to meet retail, employment, and service needs of the growing population in this part of the County. The character of the area along and near the US Route 12 corridor is well-established as a mixture of residential and abutting commercial and other non-residential uses. The County's ordinance and other agency regulations will ensure that such existing natural resources will be protected, enhanced, or mitigated. Further, the development's impact on the environment will be significantly improved through the extensive use of permanent open space, the inclusion of stormwater and water quality best management practices. The applicant's development proposal, bounded by significant open space preservation, development intensity limits, setbacks, lighting controls, stormwater enhancements, and water quality best management practices will help mitigate negative impacts on public health, safety, and welfare and add positive benefits to the area.