



# **Zoning Case #0615-05**

## **CCSemloh Partnership, Ltd.**

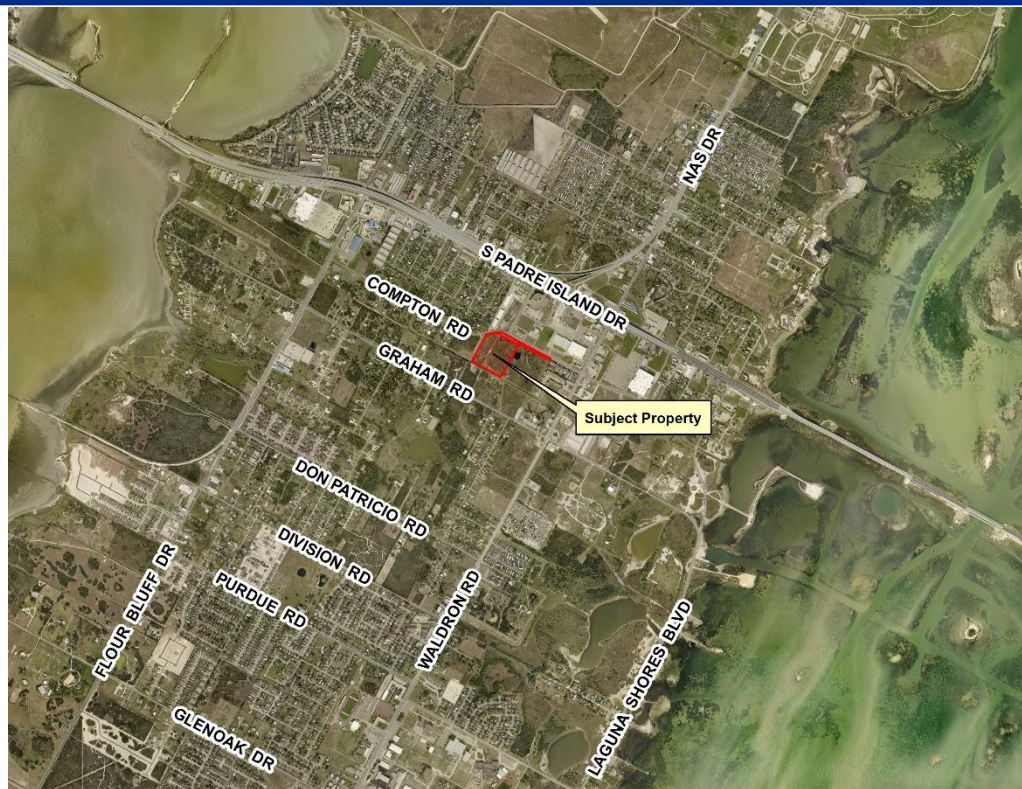
**From: "RE" Residential Estate District and "CG-1" General Commercial District**

**To: "CG-2" General Commercial District**

Planning Commission Presentation  
June 29, 2016

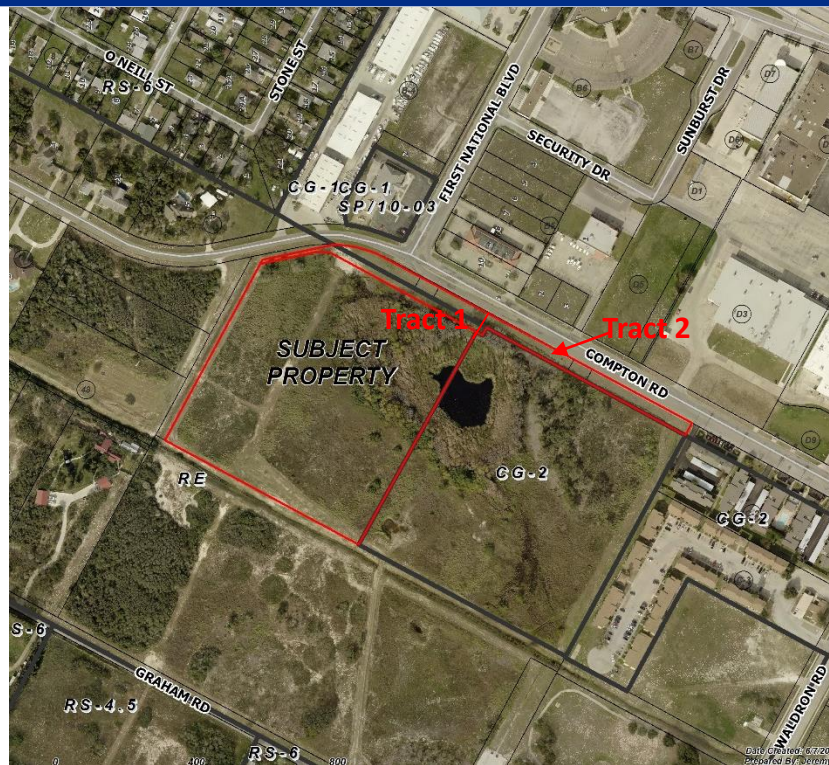


# Aerial Overview



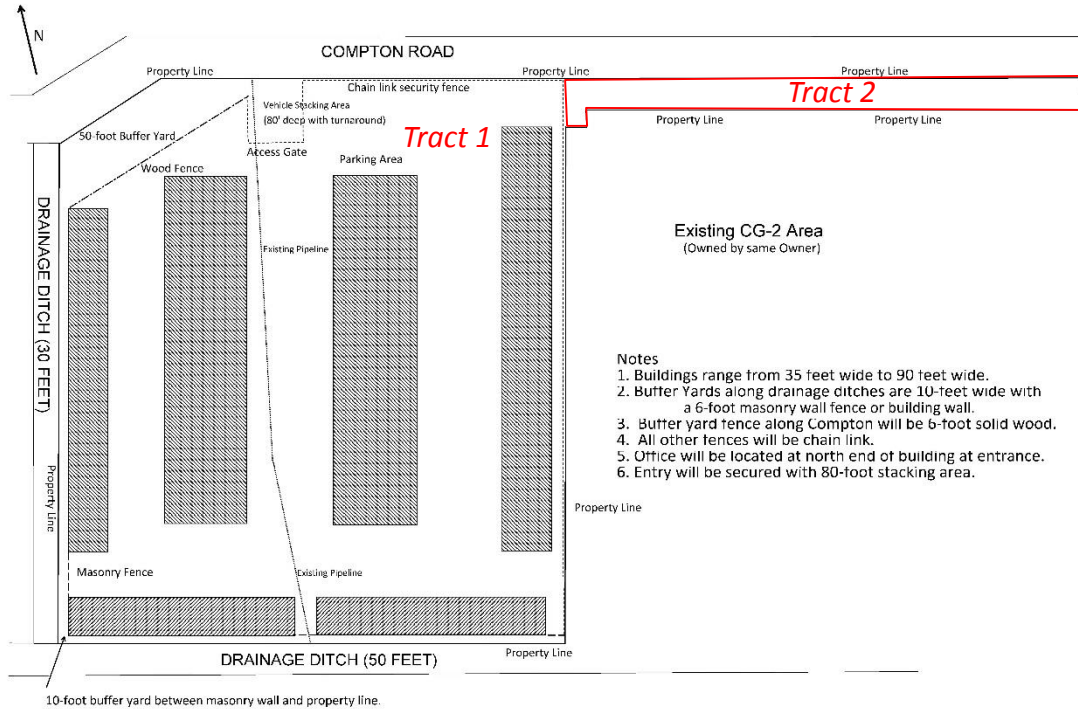


# Aerial



# Site Plan

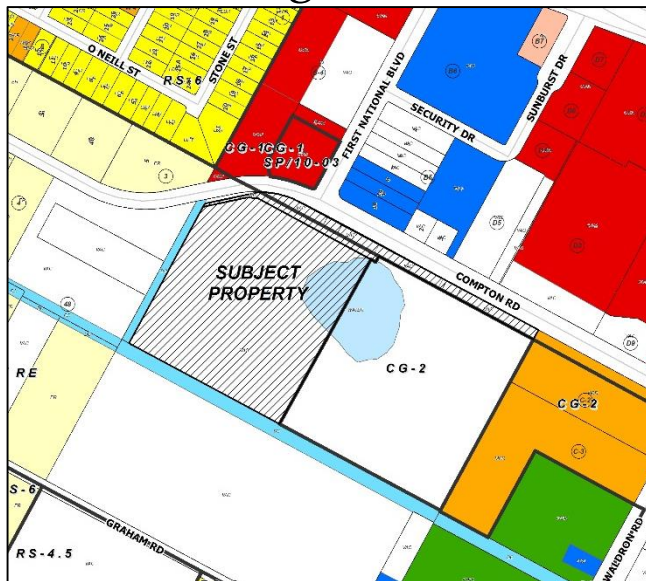
Site Plan for CCSemloh Partnership, Ltd.







## Existing Land Use

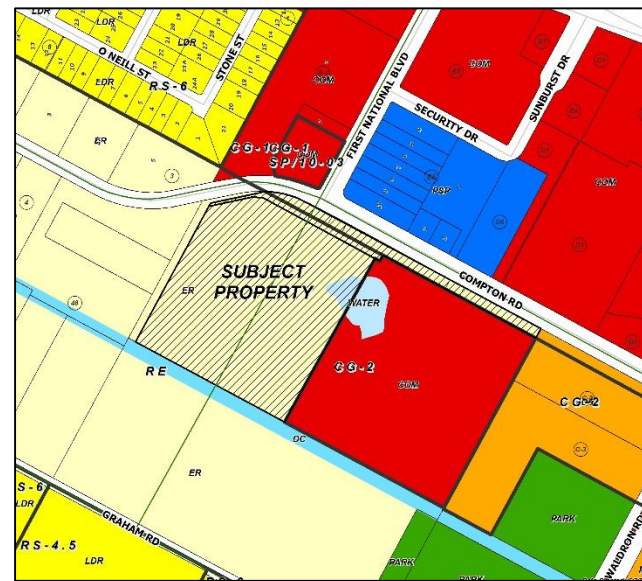


 Estate Residential  
 Vacant

 Low Density Residential  
 Public/Semi-Public

 Medium Density Residential  
 Park

## Future Land Use

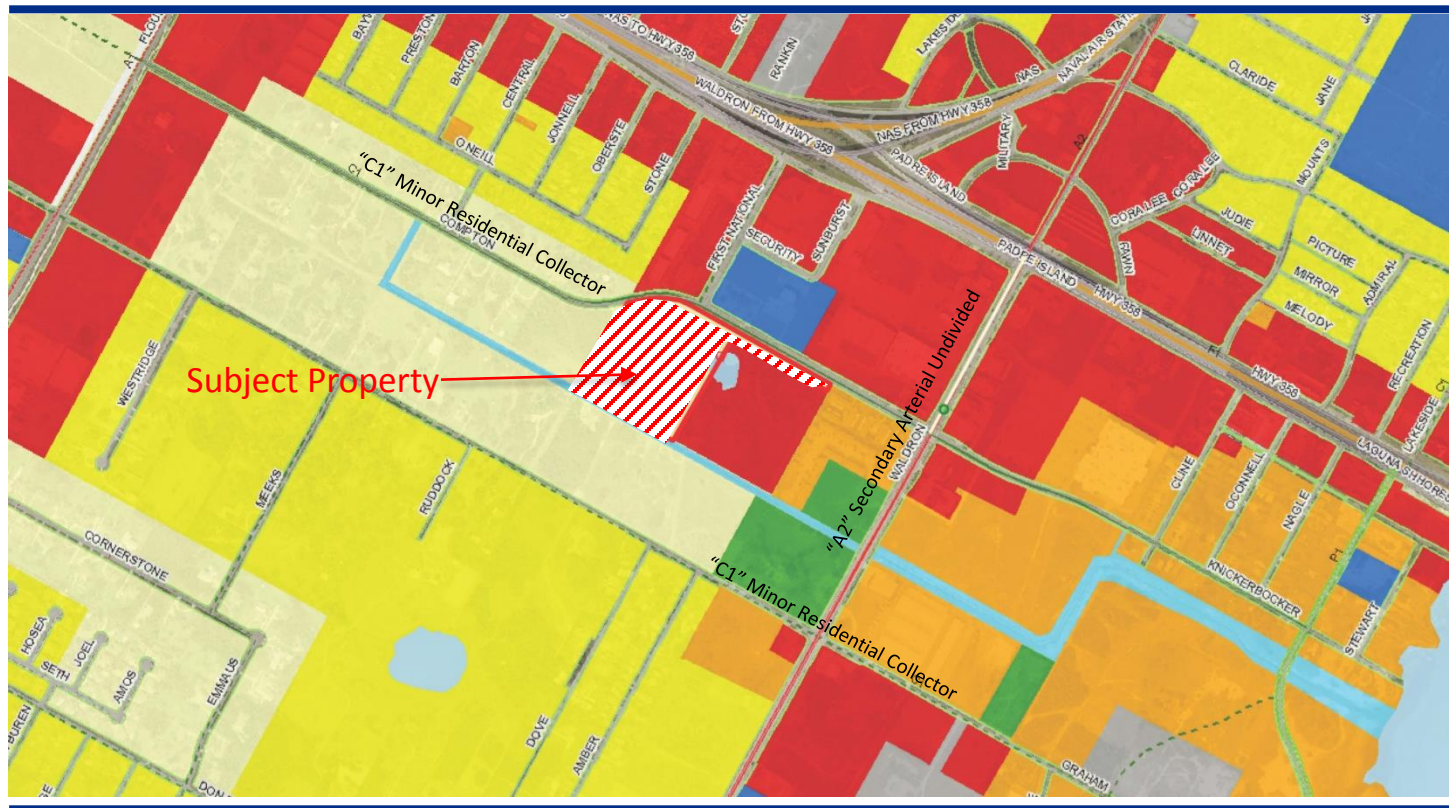


 Professional Office

 Commercial



# Future Land Use Map





# Facing South From First National Drive

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# East on Compton Road From First National Drive







# West on Compton Road From First National Drive





# Drainage Ditch Along West Property Line

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Compton Road



# North Down First National Drive From Compton Drive

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Sub





# Compton Drive and First National Drive Intersection

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# Public Notification

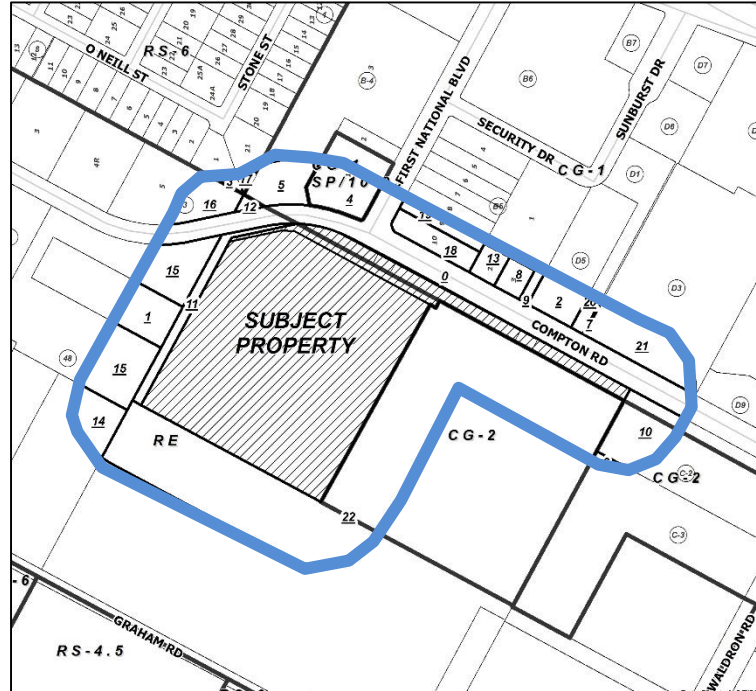
22 Notices mailed inside 200' buffer  
1 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





# Staff Recommendation

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## Tract 1:

Denial of the “CG-2” General Commercial District,  
and in lieu thereof, approval of a “RE/SP”  
Residential Estate District with a Special Permit for  
a boat and RV storage facility subject to a site plan  
and the following conditions:





# Special Permit Conditions

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**1. Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a gated, self-service storage facility for fully-enclosed boat and recreational vehicle storage.

**2. Minimum Yards:** The street yard setback along the northwest corner of the property abutting Compton Road shall be a minimum of 50 feet. The street yard setback along the remainder of Compton Road frontage shall be a minimum of 50 feet.



# Special Permit Conditions

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## **3. Buffer Yards:**

- 50-foot wide buffer yard and a six-foot solid wood screening fence in the northwest corner of the property abutting Compton Road.
- 15-foot wide buffer yard and 15 buffer points along any side of the property abutting a residential zoning district;
- Where abutting a 30-foot wide drainage ditch, the buffer yard may be comprised of a continuous masonry wall at least six (6) feet in height, which may be comprised of a combination of the rear wall of a building and a masonry wall, set back a minimum of 10 feet from the property line.



# Special Permit Conditions

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**4. Landscaping:** Seventy percent of the required landscaping shall be installed, maintained, and remain in place on that portion of the northwest corner of the property abutting Compton Road where the site plan indicates a 50-foot buffer yard.

**5. Architectural Elements:** Buildings constructed along the west and south property lines abutting residential zoning districts shall incorporate masonry-type elements, such as but not limited to wainscoting.

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# Special Permit Conditions

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**6. Lighting:** All lighting shall be shielded and pole lights shall be of the full cut-off type. Freestanding pole lights are not allowed within 50 feet of a property line abutting residential zoning districts.

**7. Signage:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed eight feet in height and 50 square feet in area. One wall sign shall be permitted not to exceed 60 square feet. The wall sign shall face Compton Road.

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# Special Permit Conditions

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**8. Vehicle Stacking:** A minimum of four off-street vehicle stacking spaces designed in accordance with all standards of the UDC for gated parking areas shall be provided between the public right-of-way and the front access gate of the storage facility.

**9. Storage Space:** The maximum allowable storage space for a boat or recreational vehicle storage unit shall not exceed 500 square feet in accordance with the UDC.



# Special Permit Conditions

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**10. On-site Operations:** No cleaning, purging, or maintenance of marine engines shall be permitted. The repair of boats and recreational vehicles shall be prohibited.

**11. Traffic Improvements:** The Owner shall construct or install traffic improvements identified in the Traffic Impact Analysis submitted to the Transportation Advisory Commission for the removal of First National Boulevard from the Urban Transportation Plan.

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# Special Permit Conditions

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**12. Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable requirements of the UDC, Building and Fire Code.

**13. Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

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# Staff Recommendation

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Tract 2:

Approval of the “CG-2” General Commercial District