

## Legislation Text

---

**File #:** 21-5510, **Version:** 1

---

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0320-0133, submitted by Masterplan, on behalf of Don Valk of Platinum Storage, for a change of zoning from General Retail and Commercial to Planned Development - Commercial and Planned Development - General Retail to allow miniwarehouses, storage of vehicles, rental of passenger vehicles and trucks, trade and building contractors and other uses permitted in the Commercial and General Retail zoning districts, located on Towne Centre Drive and Gus Thomasson Road.

(No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

The applicant proposes development of six acres of land divided into three areas. Area one (0.70 acres) would be developed with a 5,000 square foot retail building. Area 2 (3.49 acres) is proposed for a 3-story self-storage building. Area 2 would also include an office with the possibility of a manager's apartment, and partially enclosed structures for storage of automobiles, recreational vehicles and boats. Area 3 (1.8 acres) would include two office-warehouse structures totaling 21,315 square feet.

The applicant proposes improvements to the property such as increased landscaping, enhanced paving at the Towne Centre entrance, bike racks and benches.

On June 14, 2021, the Planning and Zoning Commission voted 6-0 to approve a change of zoning from General Retail and Commercial to Planned Development - Commercial and Planned Development - General Retail to allow miniwarehouses, storage of vehicles, rental of passenger vehicles and trucks, trade and building contractors and other uses permitted in the Commercial and General Retail zoning districts.

### **Recommended/Desired Action**

Following the public hearing, staff recommends approval.

### **Attachment(s)**

Staff report & maps  
P&Z minutes  
Ordinance

### **Drafter**

Jeff Armstrong

### **Head of Department**

Jeff Armstrong