

Docket Item #6.1, 6.2, 6.3

CD-CPC-2024-00199

Area Plan Amendment

CD-CPC-2024-00197

Rezoning

CD-CPC-2024-00196

Development Plan (Non-residential)

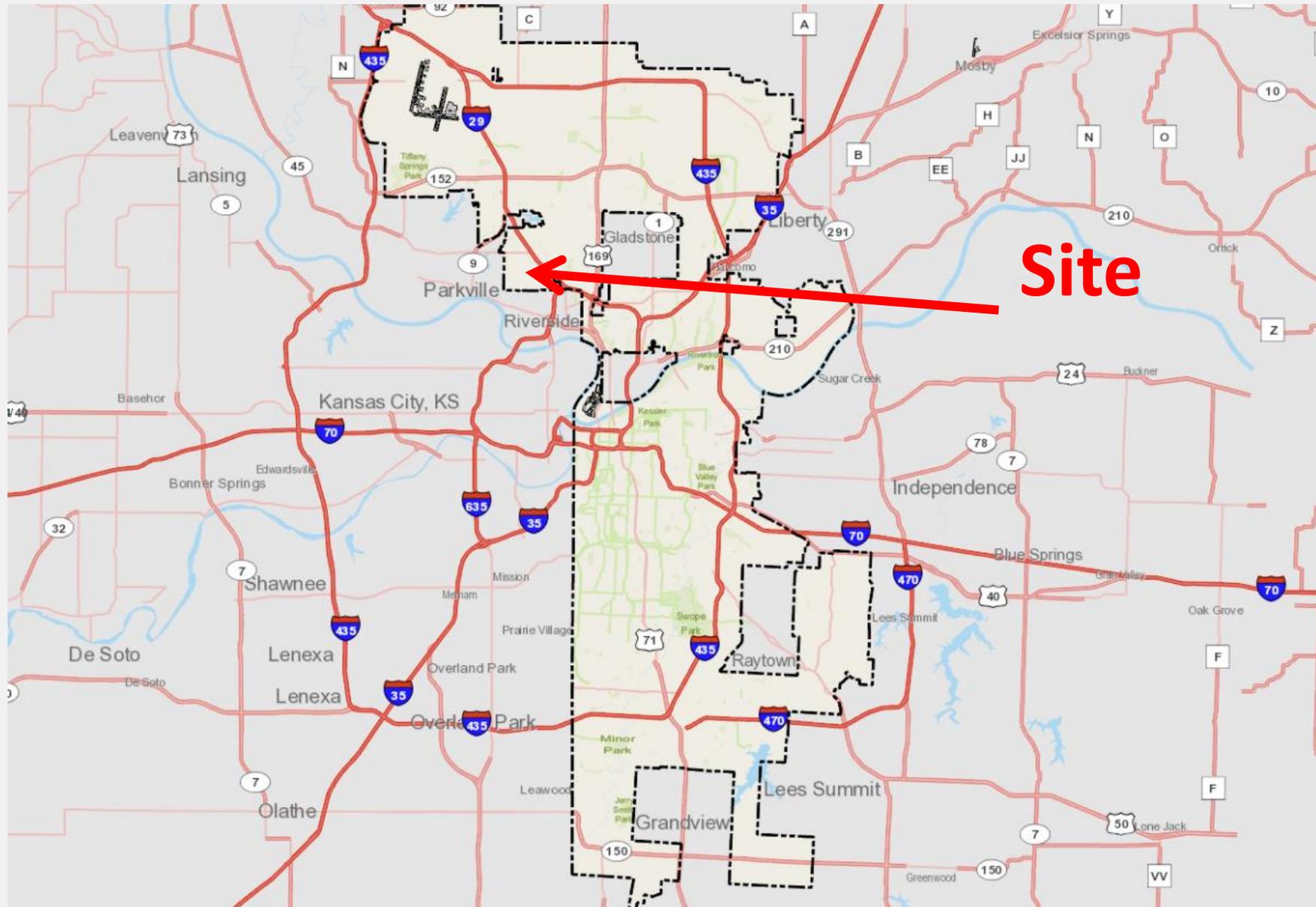
Chatham Ave Self Storage – City PIN 283728, 283727, 163978, 163979

February 5, 2025

Prepared for

City Plan Commission









Line Creek Valley Area Plan Future Land Use Recommendation

Line Creek Valley Area Plan Future Land Use Recommendation

Mixed-Use Community: Primarily intended to accommodate and promote a variety of community-serving retail sales or service uses generally of a higher intensity and larger scale than what is allowed in Mixed-Use Neighborhood areas. This category should include a mix of business and residential uses designed to enhance the pedestrian environment of the community, and corresponds with the “B3” zoning category.

Commercial: Primarily intended to accommodate “heavier” commercial activities and/or operations that are not found in or compatible with mixed-use neighborhood oriented environments, and includes large-scale commercial development targeted in designated areas along major arterials with highway access. This land use classification corresponds with the “B4” zoning category.

TABLE 1: SITE DATA

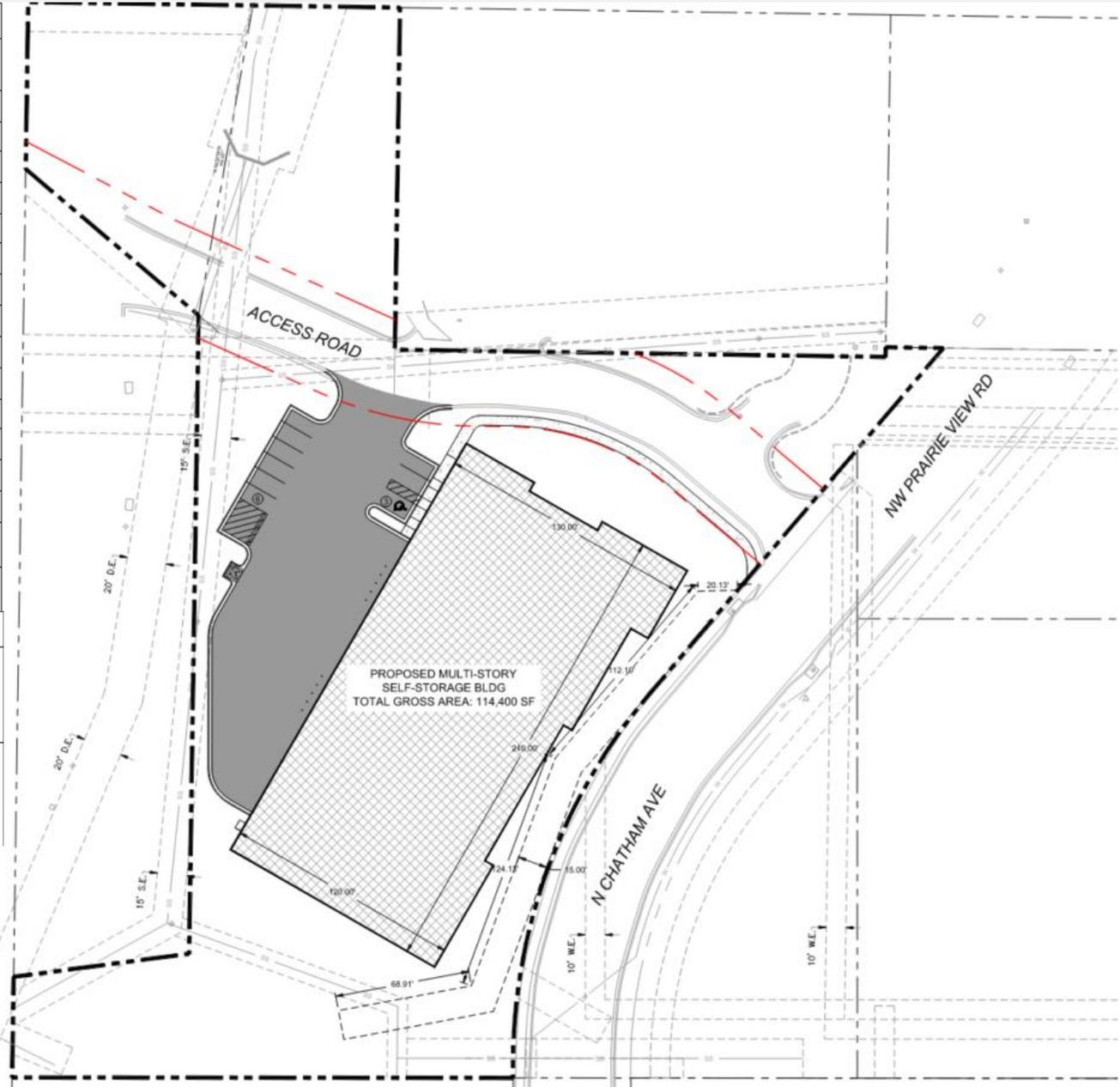
SITE DATA	EXISTING	PROPOSED	APPROVED WITH MPD	DEVIATION REQUESTED?	APPROVED
ZONING	B3-2	B4-3		NO	N/A
GROSS LAND AREA					
- IN SQUARE FEET	123,537	123,537		NO	N/A
- IN ACRES	2.84	2.84		NO	N/A
RIGHT-OF-WAY DEDICATION					
- IN SQUARE FEET	0	14,418		NO	N/A
- IN ACRES	0	0.33		NO	N/A
BUILDINGS AREA (SQ. FT.)	0	114,400		YES	N/A
F.A.R.	0	1.4		NO	N/A
RESIDENTIAL USE INFO	N/A	N/A		NO	N/A
TOTAL LOTS	4	3			
- RESIDENTIAL				NO	N/A
- PUBLIC/CIVIC				NO	N/A
- COMMERCIAL				NO	N/A
- INDUSTRIAL		2		NO	N/A
- TRACTS		2		NO	N/A

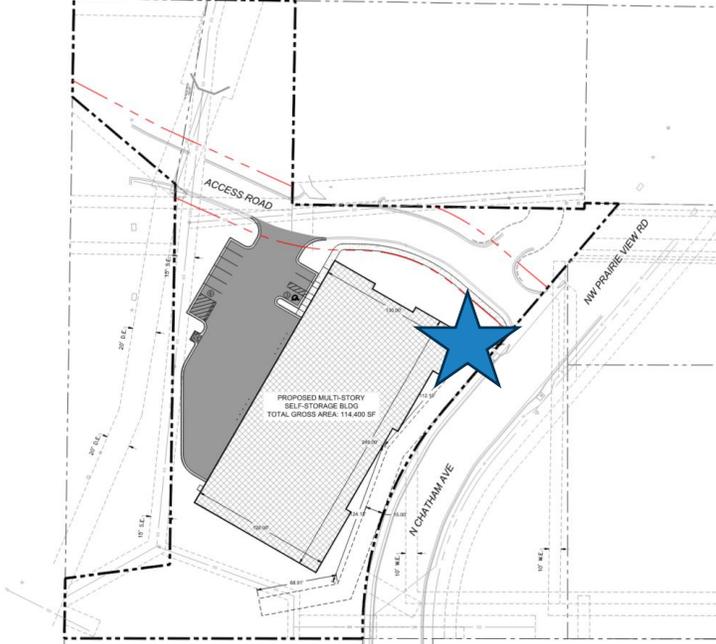
TABLE 2: PARKING DATA

88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
RESIDENTIAL STORAGE WAREHOUSE. 865 STORAGE UNITS	15	9	N/A	N/A	YES

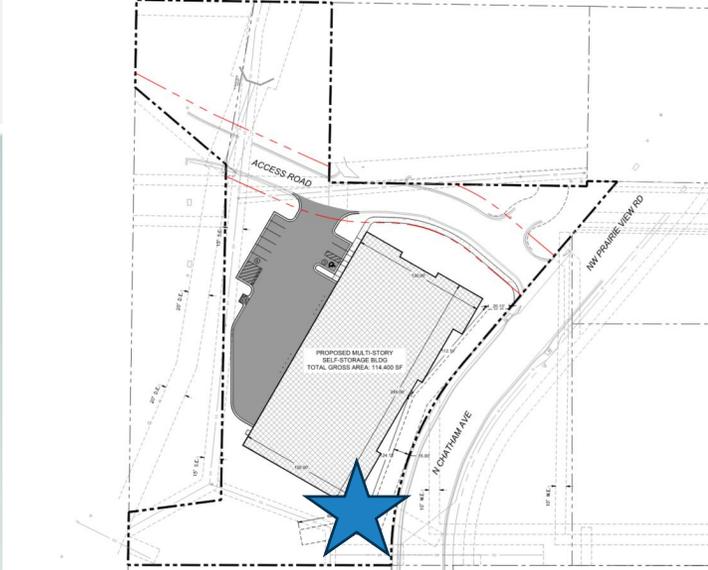
TABLE 3: BUILDING DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	NONE	NONE	NO	N/A
FRONT SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK (ABUTTING STREET)	NONE	NONE	NO	N/A
HEIGHT	0'	55'	NO	N/A





A1 BUILDING PERSPECTIVE - NORTH EAST CORNER



C1 BUILDING PERSPECTIVE - SOUTH EAST CORNER



C1 BUILDING PERSPECTIVE - NORTH WEST CORNER



View SW towards site from N Chatham Ave/NW Prairie View Rd (Oct 2024)



View NW towards site from N Chatham Ave/NW Prairie View Rd (Oct 2024)

Staff Recommendation

Case No. CD-CPC-2024-00199

Approval

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Approval

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Approval with Conditions