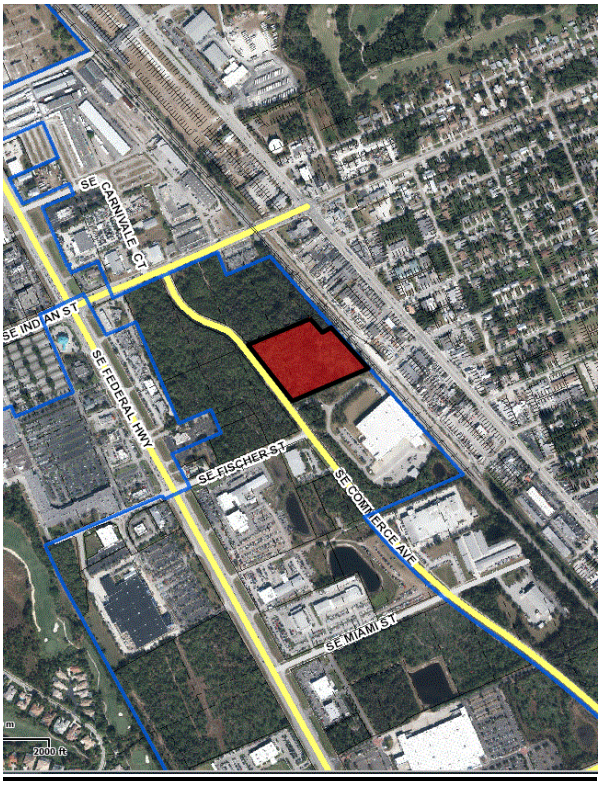
CITY OF STUART
City Commission
August 26, 2019
Second Reading

Project Name: Plantation Storage of Stuart Major amendment to the CPUD & Final Site Plan Approval	**Property Owners:** Ted Glasrud
Project No.: Z19040003	**Applicant/Petitioner:** Mr. Charles Chase/Bob Raynes
Ordinance No: 2411-2019	**Agent:** Mathers Engineering
PCN: 38-38-41-002-105-00000-9	**Case Planner:** Tom Reetz
Location: SE Commerce Avenue On the Eastside of SE Commerce Avenue south of Indian Street and just north of the original site for Thies Distribution plant, now Turbocombuster Technology, Inc.	

Location Map



PROJECT SUMMARY	
Property Size (area)	7.01 Acres

Present Use		Vacant
Subject Property Land Use		Commercial
Adjacent FLU	*North*	Commercial vacant
	South	Commercial/Industrial
	East	F.E.C. Right-of-way
	West	Commercial vacant
Subject Property Zoning		B-2 (Business General)
Adjacent Zoning	*North*	CPUD
	South	Thies/Turbo Combuster CPUD
	East	CPUD
	West	F.E.C. Right-of-way
Proposed Zoning District		Commercial Planned Unit Development (CPUD) current
Proposed Use		Warehouse – Mini Storage
City Approvals		Building Department – No comments at this time. Fire Department – Conceptual site plan approval Public Works – Conceptual site plan approval Police Department – Conceptual site plan approval
Brief Explanation		The subject property is 7.01 acres. The intent of this project is to allow an approx. 98,000 square foot, one story (max 25' high) self-storage facility comprised of 5 individual building and an office building, located on the East side of Commerce Ave. south of Indian Street.
Staff Recommendation: Staff recommends approval of Ordinance 2411-2019, consisting of a major amendment to the CPUD (Commercial Planned Unit Development), which includes a final site plan and conditions of approval including a timetable of development.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The application for re-zoning district designation to CPUD have been noticed in accordance with the requirements set forth in Sections 11.01.06 of the Land Development Regulations.

B. Site Posting Date: 7-02-2019

C. Mail Notice Postmark: 07-02-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to the adoption hearing, Section 11.01.06

II. Major Amendment and Master Site Plan Approval, Ordinance. 2411-2019

III. APPLICATION Dated March 26, 2019

IV. HISTORY OF THE SITE

The subject parcel is 7.01+/- acres of vacant land, and located on the east side of Commerce Avenue. At the time of this application, the property is currently vacant, originally annexed into the city in the late 1990's. Tonight, the applicant is proposing to amend the CPUD with Final Site Plan approval for a 98,000 square foot self-storage facility. The self-storage facility will have 630 storage units in five standalone single-story buildings.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property consists of two parcels together equaling 7.01+/- acres in size, located on the east side of SE Commerce Avenue. To the east of the site is the F.E.C. Railroad right-of-way. To the north is undeveloped CPUD. To the west is undeveloped CPUD.

Project Description

The applicant is proposing a major amendment to the CPUD for the purpose of developing a 98,000 square foot self-storage facility known as Plantation Storage of Stuart. The self-storage facility will be limited to five single story buildings and an attached single story office. Also proposed is 4,347 square feet of outdoor boat and vehicular storage.

Landscaping & Tree Mitigation

Landscape buffers have been provided on all sides of the property, which includes a 35-foot-wide landscape buffer without a fence on the eastern property line, adjacent to the FEC railroad right-of-way. The south buffer is 30 feet with a fence existing on the neighboring property. A 40 foot landscape buffer between Commerce Avenue and Building no. 1 is being proposed. The property is made secure with proposed fencing between buildings. Staff has worked closely with the project architect to enhance the building elevation seen from Commerce Avenue.

Of the total site area, approximately 43% will remain pervious, which includes open space & landscape buffers.

The total Trees planted on site is 189. This does not include the 16 Palm trees and 33 hardwood trees proposed to partially meet mitigation requirements. A total of $50, 754.00 will be paid into the City's tree fund.

Access and Parking

The property will have one point of vehicular access. The circulation has met EMS vehicle turning movement requirements. The site includes internal 6' sidewalk with a connection with the existing 5' wide sidewalk along SE Commerce Ave.

The applicant is providing 21 total parking spaces. The self-storage facility (with 630 storage units and 2 employees) is required to provide one parking space per 50 storage units, plus one per employee or 15 parking spaces.

B. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed use is consistent with the existing Commercial future land use designation.

> *This land-use category allows commercial use and is compatible with the surrounding land uses.*

C. Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. The CPUD zoning would allow for the construction of the 98,000 S.F. self-storage facility.

Section 11.01.02.7 major amendment to CPUD of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission.

1. *The existing land use pattern;*

   The proposed land use pattern has been established as Commercial, which allows for a warehouse – mini storage.

2. *The possible creation of an isolated district unrelated to adjacent and nearby districts;*

   The proposed rezoning to CPUD would not create an isolated zoning classification in regard to nearby classifications of zoning.

3. *The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;*

   The intended use of the subject property as a self-storage facility would not encourage the type and intensity of development that would result in overtaxing of schools, utilities, or streets.

4. *The possible overloading of the City's sewage collection, treatment and disposal facilities:*

   The type and intensity of development is not anticipated to overload the City's utility services.

5. *The possible overloading of the City's drainage system;*

   The type and intensity of development that is feasible is not anticipated to overload the County's utility services.

6. *The existing district boundaries in relation to existing conditions on the subject property;*

   There are no issues in this regard.

7. *The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate;*

   The traffic study reports that the existing roadway will handle the additional capacity.

8. *The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;*

   The type and intensity of development is feasible and would not create an adverse impact to nearby neighborhoods and is consistent with the goals of development, the Commercial future land use category and the design principles of the area that will continue to surround the site.

9. *The impact of the rezoning upon the flow of light and air to adjacent areas;*

The type and intensity of development that would be feasible on the subject property would not create an adverse impact upon the flow of light and air to adjacent areas.

10. The impact of the proposed rezoning upon property values in the adjacent area;

The rezoning to CPUD would likely result in an increase in property values in the adjacent area by having a facility availability.

11. The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations; and

The rezoning to CPUD would not impact adjacent properties to improve or develop in accordance with existing regulations.

12. The existence of other adequate sites in the City for the proposed use in districts already permitting such use.

The subject location is ideal for a self-storage facility due to the unique shape of the property and its proximity to surrounding commercial and residential uses.

Signage

All signs throughout the CPUD will have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign will adhere to the design standards in the City's Land Development Code.

Architecture

Staff has worked closely with the project architect to enhance the building elevation seen from Commerce Avenue.

SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS
The purpose of these standards is to insure that all site plan development complies with the Comprehensive Plan of the City and with the Stuart Land Development Regulations and to promote harmonious and compatible development within the City.
1. Harmonious and Efficient Organization
The proposed development is efficiently planned and through its design and layout takes account of existing and possible development in the immediate vicinity of the site. Site improvements required for construction should not negatively impact or have any harmful effects on adjacent properties.
2. Preservation of Natural Conditions
The site has been surveyed including tree survey. Upland has been set aside via Ordinance 2361-2019 providing aggregate conservation areas in higher existing habitat in order to free up areas of lower ecological quality.
3. Screening and Buffering

The Landscape Plan for the subject site proposes to create screening, landscape buffering in locations along the front, sides, and rear portion of the subject property. The scope and extent of the screening and buffering proposed is considered to be more than adequate.
4. Enhancement of Residential Privacy
Ther is no residential nearby
5. Emergency Access and Access to Public and Private Ways
The proposed development provides adequate access for emergency vehicles. All elements of this proposal have been designed so as to incorporate safe and convenient access to all public and private ways throughout the site.
6. Pedestrian Circulation
The proposed 6' (foot) internal sidewalk is encouraged to connect with the existing 5 foot sidewalk along Commerce Avenue.
7. Location and Design of Access Drives
The site has one point of ingress and egress. Adequate stacking spaces are provided within the ingress driveway as well as a covered drop off area.
8. Coordination of on-site and off-site circulation
Connection is provided to Pine Avenue, Bryant Avenue and Palm City Road.
9. Location and Design of on-site ways
The on-site driveways and parking areas have been located and designed to be minimal in form and to occupy no more land than is required to provide safe and convenient vehicular and pedestrian circulation.
10. Drainage
The drainage will be addressed in full at final site plan submission. Drainage will be accommodated on site in a manner which shall not adversely affect nearby property or the public storm drainage system.
11. Exterior Lighting
The proposed development will provide decorative exterior lighting at 25ft in height in the vehicular and pedestrian use areas. The lighting does not conflict with the proposed landscaping and will not impact or produce glare on the nearby neighborhood or interfere with the aesthetics of the surrounding area or with public safety and convenience.

D. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall make an advisory recommendation to the City Commission as to the need and justification for the zoning change and as to the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan and of the Land Development Code. The Local Planning Agency

shall include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the rezoning to CPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Furthermore, staff has determined that the CPUD to allowing 98,000 +- square foot self-storage facility consisting of 630 units to be developed on the site is consistent with the Land Development Code and recommends Ordinance No. 2411-2019 with conditions of approval.