

CASE SUMMARY

APPLICATION TYPE: **TTEDA**

BUILDING PERMIT



File Number: 6-A-24-TOB **Related File Number:**
Application Filed: 5/24/2024 **Date of Revision:**
Applicant: EXTRA SPACE STORAGE

PROPERTY INFORMATION

General Location: Southeast side of Dutchtown Rd, southwest of Cogdill Rd
Other Parcel Info.:
Tax ID Number: 118 17606 **Jurisdiction:** City
Size of Tract: 6.81 acres
Accessibility: Access will be off of Dutchtown Road, a minor arterial with a 60-ft pavement width inside a right-of-way that varies in width.

GENERAL LAND USE INFORMATION

Existing Land Use: Storage facility (under construction)
Surrounding Land Use:
Proposed Use: Indoor/outdoor storage facility **Density:**
Planning Sector: Northwest County **Plan Designation:** TP (Technology Park), SP (Stream Protection)
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10308 Dutchtown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: 1. Reduce the front setback requirement when a parking lot is between the building and the street from 60 ft to 55 ft.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends the following actions on the required waivers from the Design Guidelines:
1. Approve the waiver to reduce the front setback when a parking lot is between the building and the street from 60 ft to 55 ft since it is a minor reduction of the setback area and still provides a setback distance greater than the 20 ft required by the base zoning of C-H-1 (Highway Commercial), and because if the subject property had a straight front lot line, the encroachment would not occur and the waiver would not be needed.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit subject to one condition:

1. The project is still subject to all previous conditions of approval.

Comments:

1. This request is for the Extra Space Storage facility at the intersection of Dutchtown and Cogdill Roads. The grading, architectural, landscape, lighting, and site plans for the Extra Space Storage facility have already been approved (TTEDA Cases 4-B-22-TOB, 10-A-22-TOA, 9-A-23-TOA, and 1-A-24-TOA). The building has been constructed and all other approvals remain in effect. However, the building encroaches into the front setback area along Dutchtown Road. This was depicted in the original site plans (Case 4-B-22-TOB) but was not caught in the initial review. A waiver should have been requested for this encroachment and is now needed after the fact. Therefore, this is a request to reduce the front setback along Dutchtown Road from 60 ft to 55 ft and is not a request to approve the site plans outside of this fact, though they have been provided here for reference.
2. Staff supports this waiver as it is a minor reduction of the setback area and still provides a setback distance greater than the 20 ft required by the base zoning of C-H-1 (Highway Commercial). The subject property has an angled corner where the right turn lane of Dutchtown Road approaches Cogdill Road. It is at the point where the property turns that the building encroaches slightly into the setback area; if the front lot line of the property were a straight line, there would be no encroachment and the waiver would not be needed.
3. Site plans show the building encroaching by 3 ft. Staff has proposed a waiver of 5 ft to provide a buffer space.
4. The initial approval for Case 4-B-22-TOB was subject to two conditions, and those still apply. One condition was to increase the floor area ratio from 30% to 31.8% and the other was to reduce the parking setback to 10 ft.

Action: Approved

Meeting Date: 6/10/2024

Details of Action:

Staff recommends the following actions on the required waivers from the Design Guidelines:
1. Approve the waiver to reduce the front setback when a parking lot is between the building and the street from 60 ft to 55 ft since it is a minor reduction of the setback area and still provides a setback distance greater than the 20 ft required by the base zoning of C-H-1 (Highway Commercial), and because if the subject property had a straight front lot line, the encroachment would not occur and the waiver would not be needed.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit subject to one condition:

1. The project is still subject to all previous conditions of approval.

Summary of Action:

Date of Approval: 6/10/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: