

Petition 2019-006 by Amerco Real Estate Company

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for the site. While the use is a general business, self-storage facilities are not considered true retail uses.

(However, we find) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for the site. While the use is a general business, self-storage facilities are not considered true retail uses.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The proposed rezoning petition seeks to adaptively reuse an existing building, which has been vacant for many years.
- Distributive Business is considered a Business Zoning District, but the overall use is not generally considered retail, which is recommended for this site, as well as all parcels fronting Freedom Drive on both sides of the street from Interstate 85 to Camp Greene Street.
- The proposed use of the parking lot for mini-storage and display of rental equipment will activate a vast asphalt parking lot area along a major thoroughfare that is currently vacant and underutilized. However, this is more in line with industrial/non-retail uses which does not meet the intent of the Central District Plan.
- Page 89 of Central District Plan reads: "...the Freedom Drive corridor functions as a regional mixed use center.... The west side of town needs the shopping opportunities provided along Freedom Drive. Redevelopment of properties for industrial uses would diminish the retail possibilities for the corridor."
"Plan Recommendation: Promote redevelopment of Freedom Drive principally as a general business (B-2) corridor."

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: