

Legislation Text

File #: 2023-360, Version: 1

Title:

Store Space Altamonte PD Major Amendment and Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self-storage facility on approximately 6.85 acres, located approximately ¼ mile west of US Hwy 17-92, at the corner of Anchor Rd and Merritt St; (Z2022-19) (Rob Consalvo, Applicant) District4 - Lockhart (**Annie Sillaway, Project Manager**).

Agenda Category:

Public Hearing Items

Department/Division:

Development Services - Planning and Development

Authorized By:

Mary Moskowitz

Contact/Phone Number:

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Motion/Recommendation:

1. Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) and approve the associated Development Order and Master Development Plan for 6.85 acres, located approximately ¼ mile west of US Hwy 17-92, at the corner of Anchor Rd and Merritt St; or
2. Recommend the Board of County Commissioners deny the Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) and deny the associated Development Order and Master Development Plan for 6.85 acres, located approximately ¼ mile west of US Hwy 17-92, at the corner of Anchor Rd and Merritt St; or
3. Continue the request to a time and date certain.

Background:

On June 9, 2009, Seminole County approved the Anchor Rd Planned Development Rezone and Future Land Use Map Amendment consisting of C-3 (General Commercial and Wholesale) permitted uses and outdoor storage on the subject site. Per Sec. 30.449 of the Land Development Code of Seminole County (LDCSC); if substantial development has not occurred within eight (8) years after approval of the Master Development Plan, the Planned Development shall expire and must be reviewed again by the Planning and Zoning Commission, and the Board of County Commissioners.

The Applicant did not submit for a Final Development Plan or Engineered Site Plan approval within this time period; therefore, the PD has expired.

The Applicant is limiting the allowable uses to a self-storage facility and prohibiting outdoor storage on site. The intent of the Planned Development zoning district is to enable innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts.

To achieve compatibility with the adjacent residential subdivision to the west, the Applicant has agreed to the following conditions:

- **Landscape Buffers around the entire portion of the site:**

West: A fifteen (15) foot landscape buffer, with a six (6) foot PVC fence that is directly adjacent to the existing residential neighborhood.

North: A ten (10) foot landscape buffer.

East: A fifteen (15) foot landscape buffer.

South: A fifteen (15) foot landscape buffer.

- In addition to the fifteen (15) foot landscape buffer along the west, the Applicant is providing a thirty-five (35) foot tree preservation area.
- All the proposed site lighting will be fully shielded, and the light poles shall not exceed sixteen (16) feet in height.
- The building will include architectural trim design on portions of the parapet as shown on the architectural renderings submitted by the Applicant and will be placed in the Development Order as Exhibit "C".
- Windows will only be placed facing Merritt Ave and Anchor Rd; there will be no windows facing west toward the existing residential neighborhood.

The Applicant is varying from the off-street parking requirements of Sec. 30.1221 (4), LDC - Manufacturing Concerns and Warehouses, which requires one (1) space for each one thousand (1,000) square feet of building plus one (1) space for two (2) employees on the largest shift. Instead, the Applicant has provided a parking justification study showing that the parking calculation of one (1) space for each ten thousand (10,000) square feet of building plus one (1) space for two (2) employees on the largest shift is adequate parking for the self-storage use.

The Applicant's justification is based on the ITE (Institute of Transportation Engineers) Code 151 for "mini-warehouses" which indicates a low traffic generation for this use. Per the ITE Code 151 for "mini-warehouses", the use during the peak parking demand is between the hours of 4:00 p.m. to 6:00 p.m. and is estimated at a maximum of eight (8) vehicles entering the site and eight (8) vehicles exiting the site. The Applicant for the proposed site is providing thirteen (13) spaces for the 118,932 square foot building. The Applicant has provided one (1) example of a similar self-storage project in a neighboring

jurisdiction. The other location is 4912 S John Young Parkway, in Orange County, with a three (3) story, 30,000 square foot storage building. The parking requirements in Orange County for mini warehouses up to 200 units requires four (4) spaces located at the office/entrance. The Orange County storage facility provided a total of nine (9) parking spaces.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: Anchor Rd

Future Land Use: Industrial and Commercial within the City of Casselberry and Seminole County

Zoning: Industrial within Seminole County and CS (Commercial Services) and OR (Office/Residential) within the City of Casselberry and Seminole County

West: **Future Land Use:** Low Density Residential

Zoning: R-1 (Single Family Dwelling)

North: **Future Land Use:** Industrial within Seminole County and Commercial and Office/Residential within the City of Casselberry

Zoning: Industrial within Seminole County and CS (Commercial Service), and OR (Office/Residential) within the City of Casselberry

South: Merritt St

Future Land Use: Medium Density Residential

Zoning: R-1 (Single Family Dwelling)

Site Analysis

Floodplain Impacts:

Based on FIRM map, with an effective date of 2007, there appears to be no floodplains on the subject property.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required prior to Final Development Plan as an Engineered Site Plan.

Tree Preservation:

The Applicant will be providing a thirty-five (35) foot tree preservation area along the western boundary that is adjacent to the existing residential neighborhood.

Utilities:

The site is in the City of Casselberry utility service area for water and sewer. A capacity letter has been provided stating that the City has adequate capacity within its water and sewer system to meet the 100 gallons per day that the proposed self-storage facility will use.

Transportation/Traffic:

The proposed development will provide two (2) access points: First is the main access providing ingress/egress onto Merritt St, which is classified as a local road; and the second access is proposed as an exit and right turn only onto Anchor Rd, which is classified as an Urban Minor Collector Rd. Merritt St and Anchor Rd do not have improvements programmed in the County's five (5) year Capital Improvement Program.

Sidewalks:

There are existing sidewalks along Merritt St and Anchor Rd. The developer will be required to repair and/or replace a broken or a non-ADA compliant sidewalk along Merritt St and Anchor Rd.

Drainage:

The proposed project is located within the Gee Creek Drainage Basin and has limited downstream capacity therefore, the site will have to be designed to hold twenty-five (25) year, twenty-four (24) hour total retention, unless system capacity can be confirmed.

Buffers:

West: A fifteen (15) foot landscape buffer with a six (6) foot tall PVC fence that is directly adjacent to the existing residential neighborhood; with a 0.3 opacity.

North: A ten (10) foot landscape buffer; with a 0.2 opacity.

East: A fifteen (15) foot landscape buffer; with three (3) foot tall evergreen hedges and a 0.4 opacity.

South: A fifteen (15) foot landscape buffer; with three (3) foot tall evergreen hedges and a 0.4 opacity.

Buffer components will be defined at the time of the Final Development Plan.

Open Space:

Twenty-five (25) percent common usable open space will be provided on the subject property. Landscape buffers can be counted toward the open space pond.

Consistency with the Land Development Code

The proposed Planned Development (PD) zoning classification and the associated Master Development Plan have been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 25.

The proposed project supports the objectives of the Planned Development (PD) Zoning classification in that it meets the minimum open space requirement of twenty-five (25) percent and provides adequate buffering including a large tree preservation area along the western boundary.

Staff finds the requested PD zoning classification to be consistent with the trend of development in the area.

Consistency with the Comprehensive Plan

Under Policy FLU 2.9 Determination of Compatibility in the Planned Development Zoning Classification, the County shall consider uses or structures proposed within the Planned Development Zoning classification on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The proposed Planned Development zoning classification is compatible with adjacent properties with existing industrial developments in the area, which are located within the City of Casselberry. The proposed building is in keeping with the surrounding warehouse uses, and will not exceed the previously approved Floor Area Ratio (F.A.R.) of 0.40. The site and the proposed Planned Development will generate minimal demand for roadway and utility capacity.

Staff finds the rezoning request to Planned Development to be consistent with the Comprehensive Plan.

Staff Recommendation:

Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) and approve the associated Development Order and Master Development Plan for 6.85 acres, located approximately ¼ mile west of US Hwy 17-92, at the corner of Anchor Rd and Merritt St.