

**Planning Commissioner's Written Comments
June 14, 2011**

Ample Storage Center (Z1000012)

Mr. Brine – I voted against the proposed rezoning for the same reasons that I voted against the accompanying plan amendment. I note that Ample Storage already owns the land south of the lots along East Club Boulevard and east of Dominion Street. In addition, Ample Storage has options to buy the land (the old TW Cable site) south of the site in question. Thus, I believe that Ample Storage either has or is going to have sufficient land in this area to carry out considerable redevelopment. Why it is also necessary to develop the small site in question is not comprehensible to me when considered in this larger context. I think that it would be a wonderful addition to the neighborhood if the site in question was dedicated as "urban open space" and left as a buffer between the industrial and residential areas. In fact, there are many people who thought that this site was actually a TW Cable "yard". Why not make it a reality?

Mr. Davis – I approve Zoning Case Z10000012 based on adjacent uses. The low-volume storage facility is the appropriate use. East Club creates a natural buffer to divide a natural buffer to divide industrial use from residential.

Mr. Harris – Same comments for A1000009

Ms. Jacobs – I am opposed to this rezoning. This parcel should continue to be zoned medium density residential. In the long term this will be what is best for the existing residential neighborhood and the East Club Boulevard corridor. The existing Industrial light uses in this location are not intrusive into the residential neighborhood because of the existing buffer of undeveloped land adjacent to Club Boulevard. The applicant already owns 23 acres adjacent to Dominion Ave. that is zoned industrial light and can now be developed by ample storage. The applicant has an option on the 2 acre Time Warner property adjacent to this rezoning. It is possible for them to purchase the Time Warner property and the .9 acre rezoning area as tree save/open space. We need to be very careful about infill development and make sure it fits in with existing development. While there are many storage unit sites off of 70 Business or 85 and other light industrial acres on major transportation corridors, I cannot think of other examples of storage facilities fronting within residential areas. The site would be appropriate for a townhouse/multifamily development. Although the applicant has made some design commitments graphic commitment would be preferable as well as a landscape commitment that exceeds ordinance requirements.

Mr. Martin – Yes, corrects split zoning.

Mr. Whitley – I vote to approve.

Mr. Winders – I vote to approve plan amendment and zoning because of neighborhood support. This development will solve security problems development has demonstrated high quality operation on Garrett Road. They seem responsible and community minded. They have committed to develop only a storage business with architectural restrictions. Intrusion of undesirable industrial activity is not an issue.