

Reasons for Denial

- **Incompatibility:** Increased traffic, noise, or disruption of neighborhood character.

Traffic is less with the proposed use.

Noise is hard to determine but not having a proposed operator for the facility doesn't help this petition.

The current design guidelines for the Monterra commercial parcels were created to establish criteria/elements of neighborhood character. Self-storage was not a permitted use within that document as such could be considered as changing a neighborhood's character.

- **Inconsistency:** Doesn't align with the local Comprehensive Plan or Land Development Regulations.

The proposed request is not in violation of the comprehensive plan. The proposed use/site plan does not require any variances.

The proposed request conflicts with the Commercial Design Guideline development regulations which specified what uses were permitted within the master planned commercial parcels.

- **Public Welfare:** Pose risks to public health, safety, or welfare.

The proposed project is not expected to pose a risk to public health, safety, or welfare.

- **Self-Created Hardship:** You bought the property knowing the issue.

The owners/applicants did purchase this property knowing the zoning district of PMUD and the currently approved Design Guidelines did not permit a self-storage use on the property.

- **Procedural Flaws:** Failure to follow local rules.

All procedural rules and advertisement requirements were followed.

Green = In compliance

Blue = Neutral

Red = Not in compliance