



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: September 9, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

SUMMARY:

- The current City’s ordinance requires 4 spaces plus 1 space per 5000 sq. feet, totaling 15 spaces.
- The applicant is requesting to reduce the parking by 5 spaces.
- The applicant is building a self-storage facility.
- This self-storage is part of the Belz road development and the PD does allow self-storage in that area.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject, as of today staff has not received any response.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

- Location Map
- Application
- Letter of Intent
- Site Plan