



Legislation Details (With Text)

File #: ORD 2017-050 **Name:** Leder Storage Special Land Use

Type: Ordinance **Status:** Passed

File created: 10/17/2017 **In control:** City Commission

On agenda: 12/14/2017 **Final action:** 12/14/2017

Title: AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF LEDER HILLSBORO CO LTD. TO ALLOW A SELF-STORAGE FACILITY FOR THE PROPERTY GENERALLY LOCATED AT 4181 WEST HILLSBORO BOULEVARD, PURSUANT TO SECTION 13-35, CODE OF ORDINANCES. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

Sponsors:

Indexes: Ordinance, Special Land Use Application

Code sections: 13-35 - Special Land Use

Attachments: 1. ORDINANCE 2017-050-Leder Storage SLU, 2. BACKUP-Map-Leder Storage SLU, 3. BACKUP-Site Plan-Leder Storage SLU, 4. MINUTES-Draft PZ Mtg Excerpt 2017-1011

Date	Ver.	Action By	Action	Result
12/14/2017	1	City Commission		
11/9/2017	1	City Commission		

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF LEDER HILLSBORO CO LTD. TO ALLOW A SELF-STORAGE FACILITY FOR THE PROPERTY GENERALLY LOCATED AT 4181 WEST HILLSBORO BOULEVARD, PURSUANT TO SECTION 13-35, CODE OF ORDINANCES. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the November 9, 2017, City Commission Meeting.

The subject property, formerly known as the VCA Veterinary Hospital and outdoor kennel facility, is no longer in operation. As currently proposed, the applicant, Kenneth Carlson of Kenneth Carlson Architect, on behalf of the owner, Leder Hillsboro Co. LTD, is requesting special land use approval for a self-storage facility at this location.

DISCUSSION:

The four story self-storage building is approximately 113,640+/- square feet in size with no outdoor storage, and a covered pedestrian breezeway along the west side of the building, providing a pedestrian connection from Hillsboro Boulevard to NW 71 Street on the north.

Concurrent with this application, the applicant is processing a rezoning and a separate special land

use application to allow an animal boarding facility on the site. The site plan application to accommodate this proposed project was approved by the Planning and Zoning Board at its October 11, 2017, meeting. The self-storage facility is proposed on the north side of the property with the animal boarding facility to the south, adjacent to Hillsboro Boulevard.

PUBLIC INVOLVEMENT:

Per Section 13-35(c) of the City's Code of Ordinances, property owners within 300 feet of the subject property were notified by mail of the special land use request and invited to attend the Planning and Zoning Board meeting and City Commission meeting. Thirty-six notices were mailed by the City fourteen days prior to the meetings. To date, staff has received one inquiry regarding the project, which was general in nature.

RECOMMENDATION:

The Planning and Zoning Board, at its October 11, 2017, meeting, recommended approval of the special land use application subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit. Outstanding DRC comments are included in the Planning and Zoning Board Agenda backup and are available online for your review.

FISCAL IMPACT: N/A