

Liberty Lane Development Self Storage & RV Spaces

Major Site Plan Amendment Application

Project No. P11-003-A1

City Council

September 12, 2022

Bethany Grubbs, Planner II



Request Summary

Applicant's Request:	An application for site plan approval for a major site plan amendment to construct a three-story, 125,886 square foot, self-storage facility, with 900 storage bays, 17 covered RV parking spaces, and a sales office.
Agent:	Brad Currie, Engineering Design & Construction, Inc.
Applicant:	PSL Building 3, LLC
Property Owner(s):	Liberty Lane Condominium Association, Inc., Liberty Real Estate, PSL Building 2, LLC, PSL Building 3, LLC, REVA KAY HEALTH SOLUTIONS DST, City of Port St. Lucie
Location:	West of S US Hwy 1 and north of SE Crosstown Pkwy



Aerial

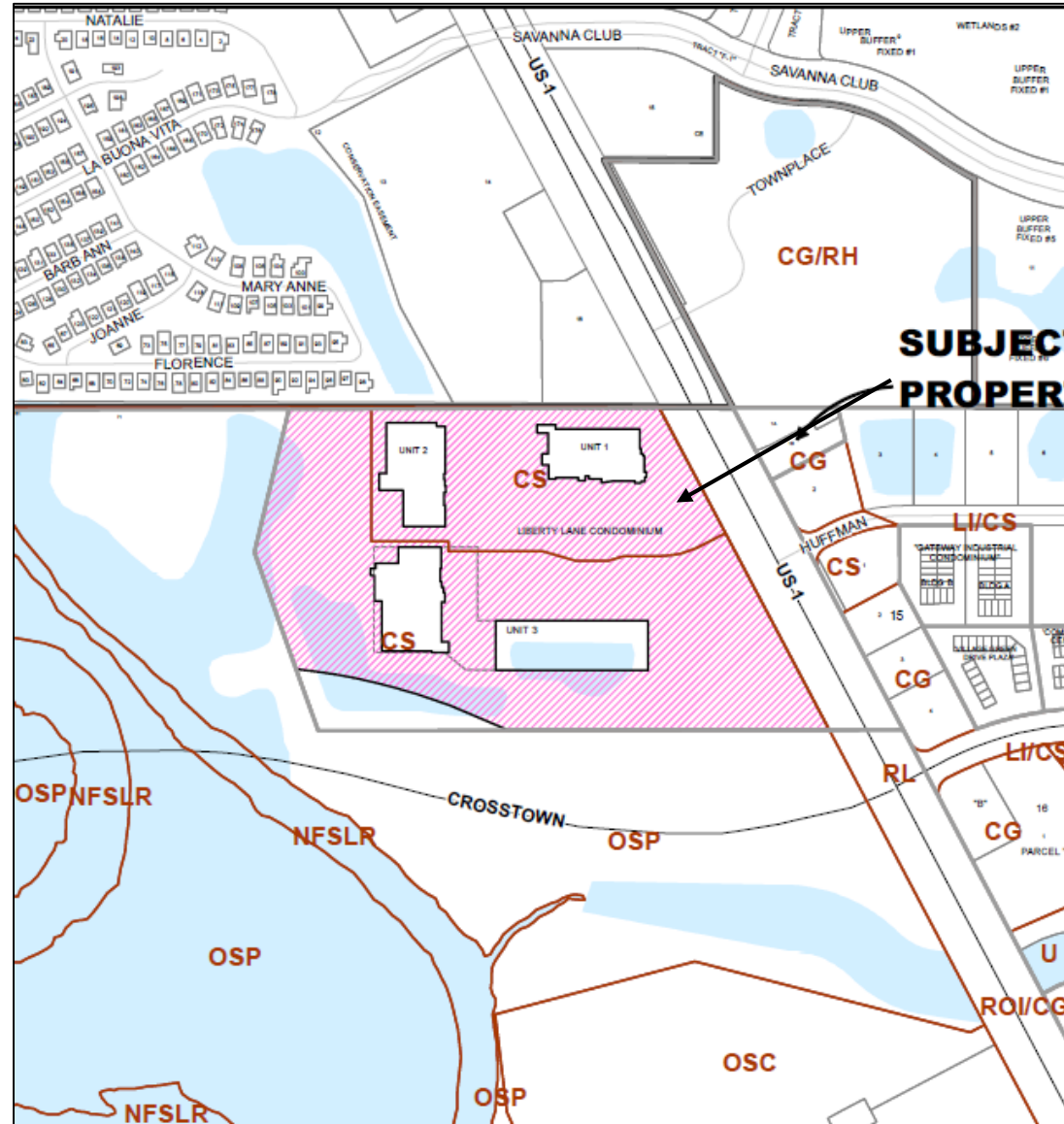
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	CG, COM, RU	CG, RMH-5	Commercial Shopping Center, Mobil Home Park
South	OSP	GU	Preserve Land
East	CG, CS	CG, CS	Commercial Businesses
West	OSP	GU	Preserve Land

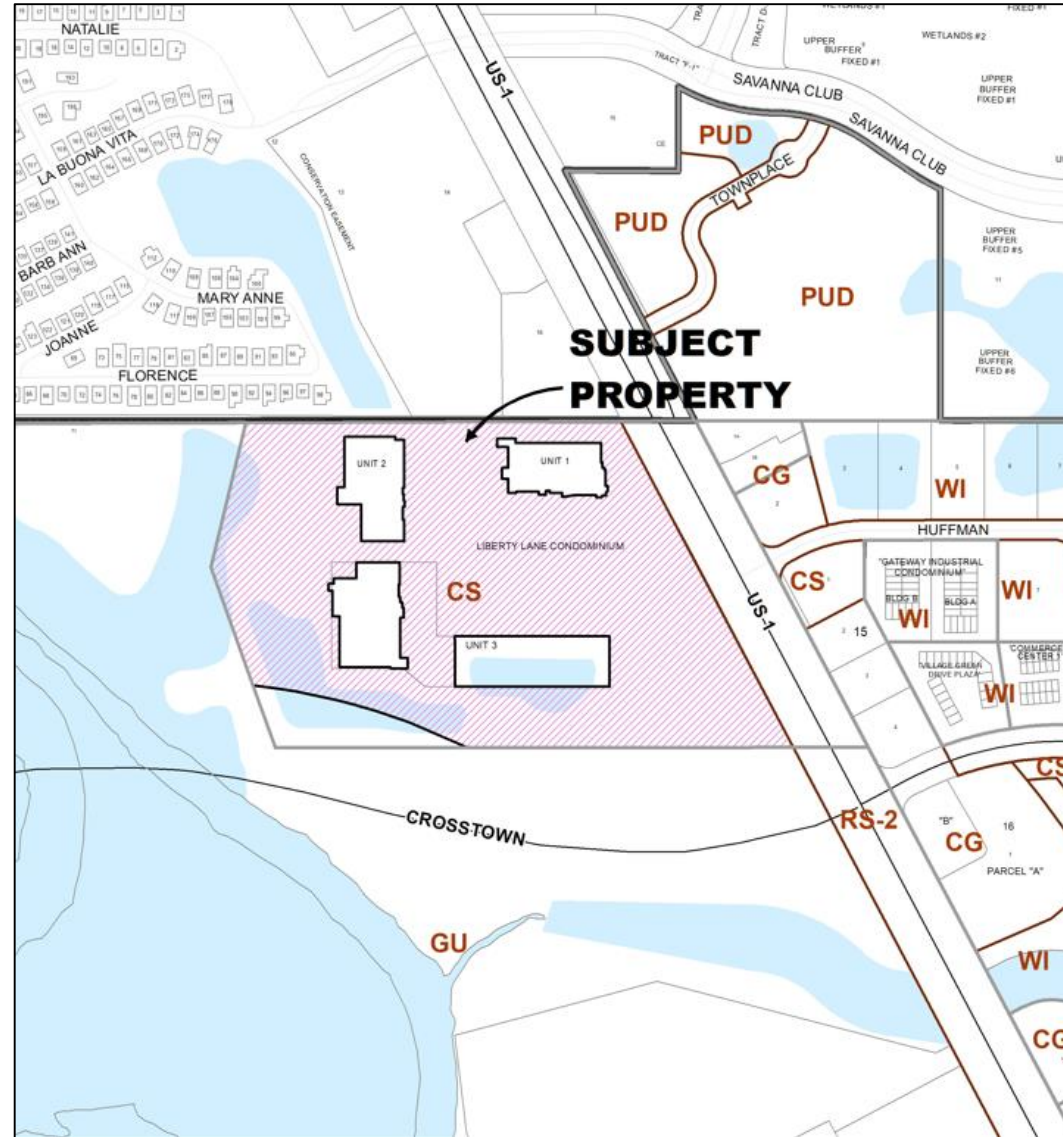


Land Use

CS (Service Commercial)

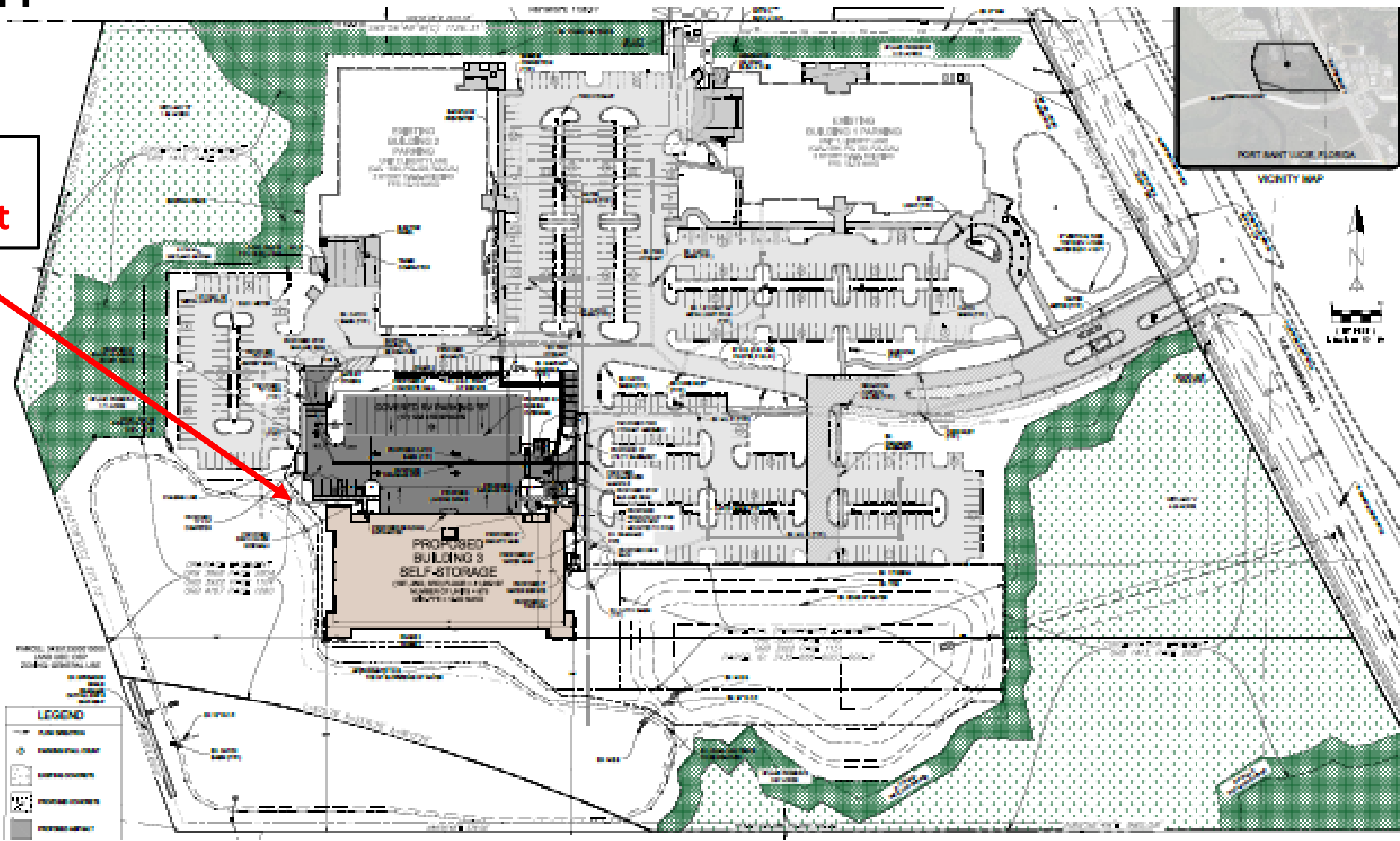


Zoning CS (Service Commercial)



Site Plan

**Subject
Development**



View from the Bridge



Zoning Review

CRITERIA	FINDINGS
USE	Permitted in the CS zoning district.
DUMPSTER ENCLOSURE	The subject development proposes one (1) 12' by 24' dumpster enclosure, with the overall site plan providing for three (3) 12' by 24' dumpster enclosures to accommodate refuse and recycling collection.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	The development is required to have 15 parking spaces. The development provides 15 standard spaces and 1 accessible space, for a total of 16 parking spaces, along with the 17 RV parking spaces; therefore, meeting the minimum parking requirement. Existing Buildings 1 and 2 provide 486 parking spaces.
BUILDING HEIGHT	Maximum building height allowed is 35 feet, the maximum height proposed is 35 feet.
SETBACKS	The proposed self-storage facility meets the setback requirements under the Service Commercial zoning district.
BUFFER	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer.

Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The petitioner will receive water and sewer to serve the proposed development from Port St. Lucie Utility Services Department (PSLUSD).
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under a separate heading.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	The project includes a paving and drainage plan that complies with the adopted level of service standards.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.



Traffic Impact Statement

- This Site plan with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11th Edition, the previously approved site plan predicts a generation of 272 PM Peak Hour trips.
- This site plan amendment predicts a total generation of 216 PM Peak Hour trips.
- This equals a net decrease in trips for the site of 56 PM Peak hour trips.



Staff Recommendation

- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.
- The Site Plan Review Committee recommended approval of the site plan at their meeting of June 22, 2022.

