

Store Space PSL

Major Site Plan Application

Project No. P22-044

City Council

February 13, 2023

Bethany Grubbs, Planner III



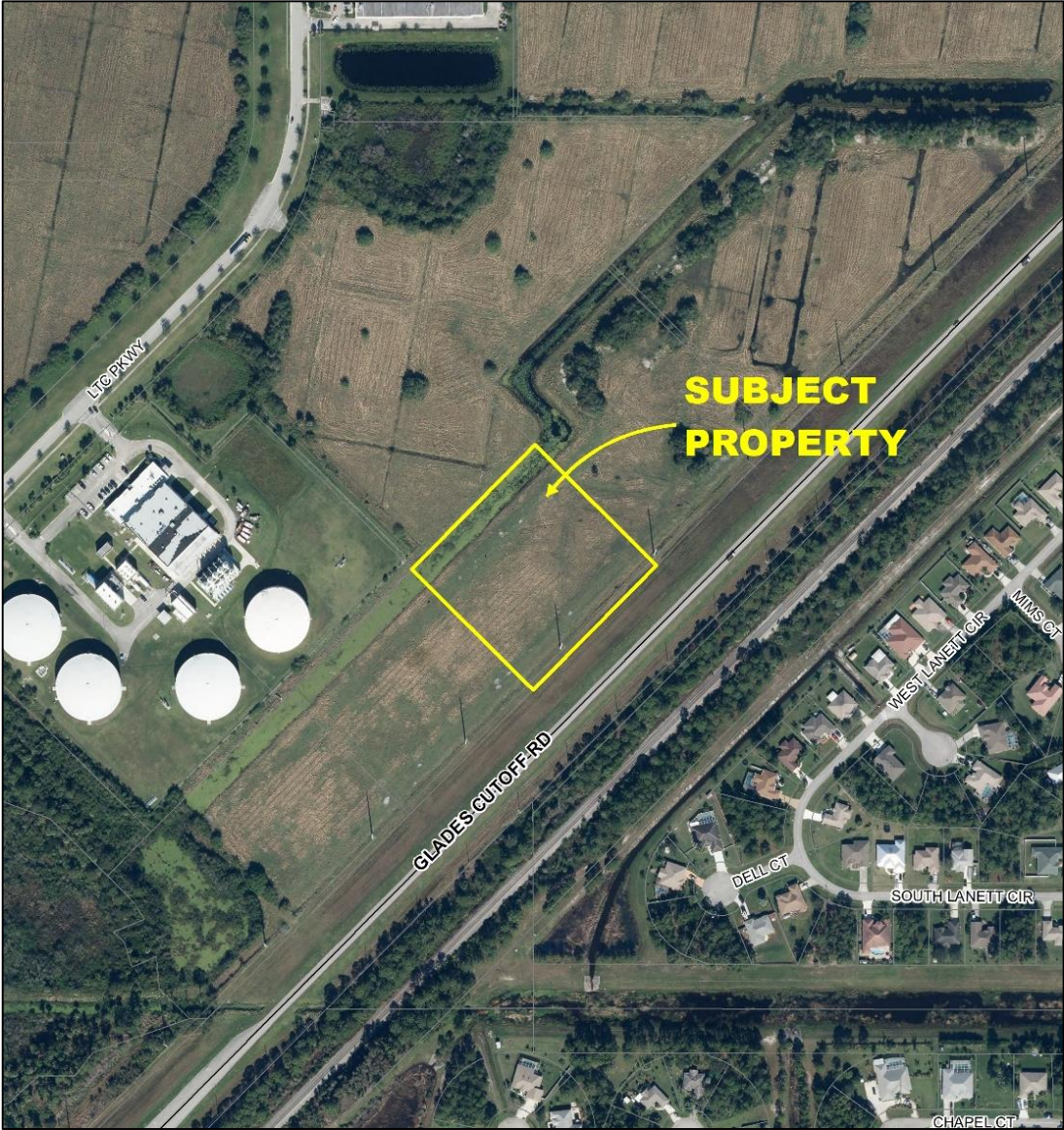
Request Summary

Applicant's Request:	An application for site plan approval for a major site plan for a three-store, enclosed, 100,800-square-foot self-storage facility.
Agent:	Andrew Pluta, Kimley-Horn & Associates, Inc.
Applicant:	Robert Consalvo
Property Owner:	Storage Cap Port St. Lucie, L.P.
Location:	Abutting Glades Cutoff Road, northwest of the intersection of Glades Cutoff and Delcris Drive, south of Midway Road.

Aerial

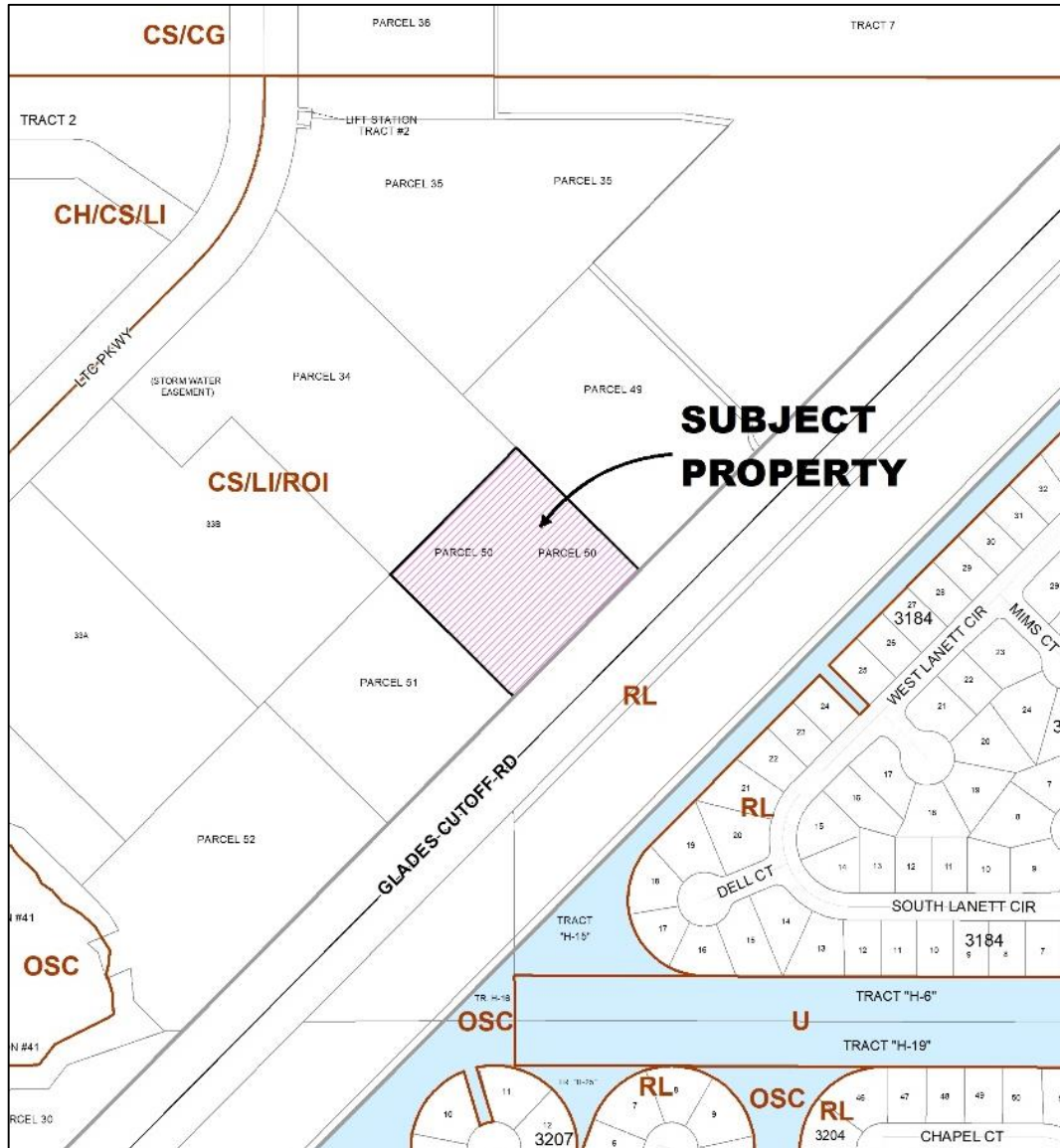
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	CS/LI/ROI	PUD	Vacant LTC Ranch East PUD
South	RL	RS-2	Glades Cutoff Road; Single Family Residential
East	CS/LI/ROI	PUD	Vacant LTC Ranch East PUD
West	CS/LI/ROI	PUD	Vacant LTC Ranch East PUD



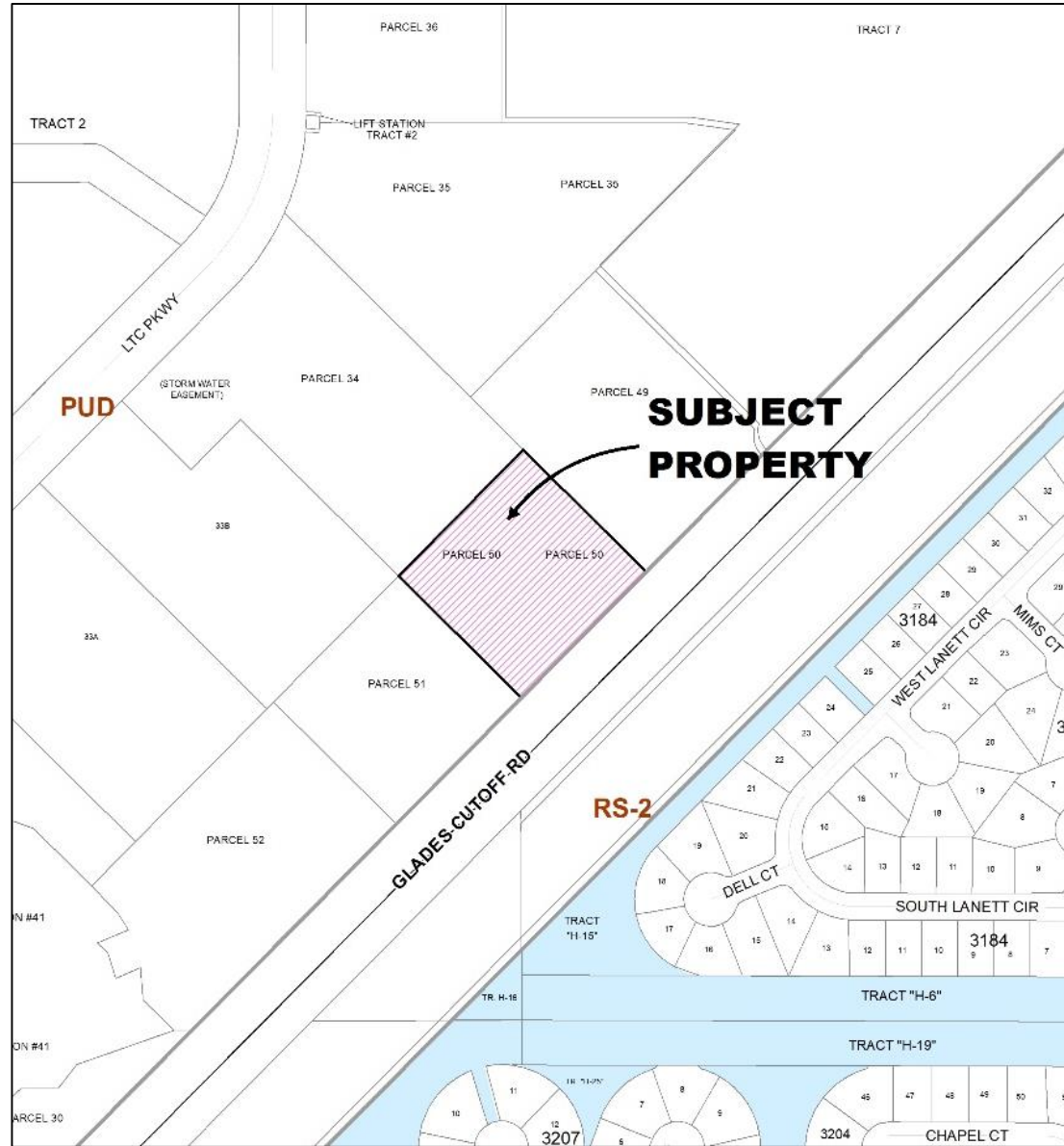
Land Use

CS/LI/ROI (Service Commercial/Light Industrial/Residential, Office, Institutional)

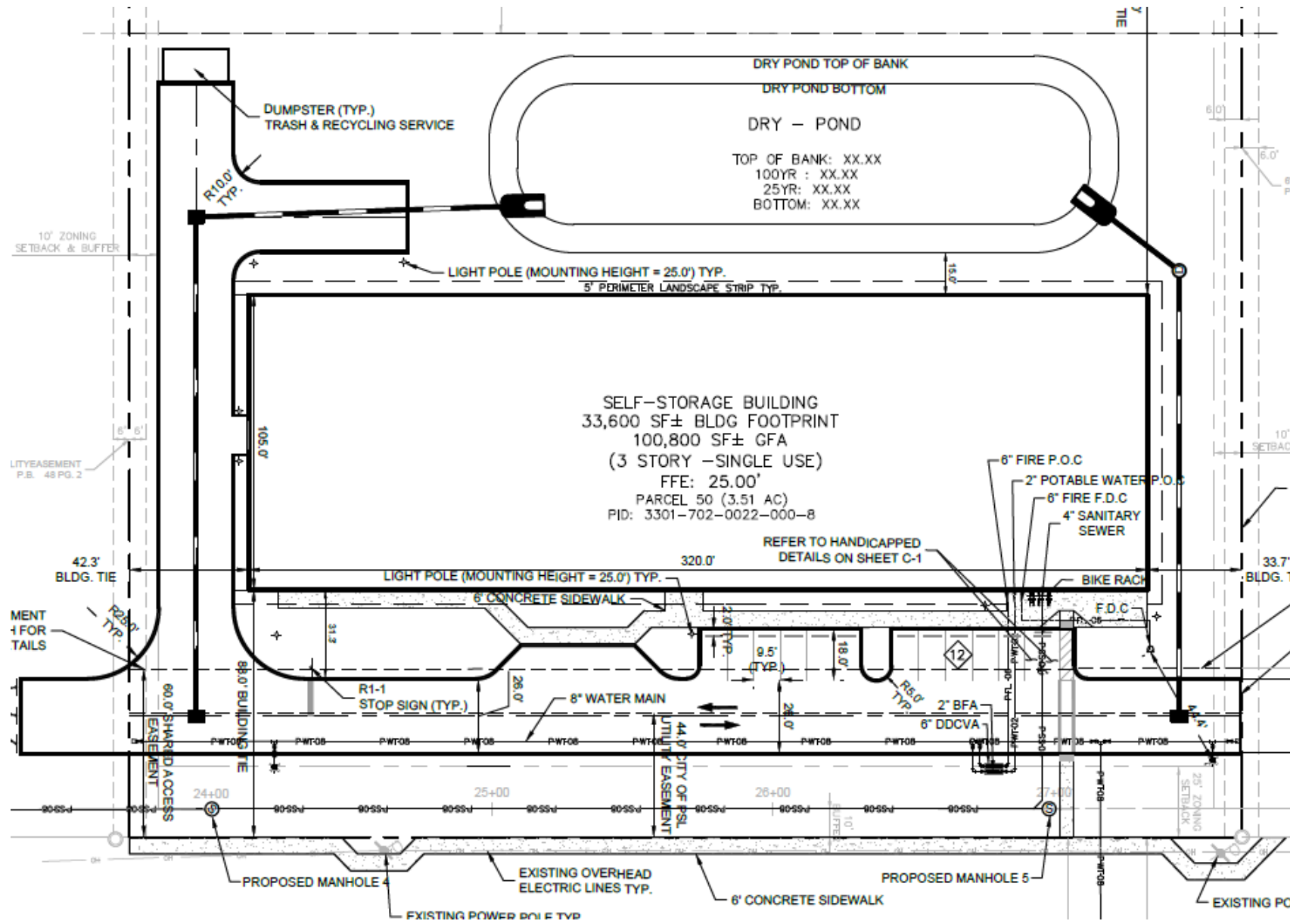


Zoning

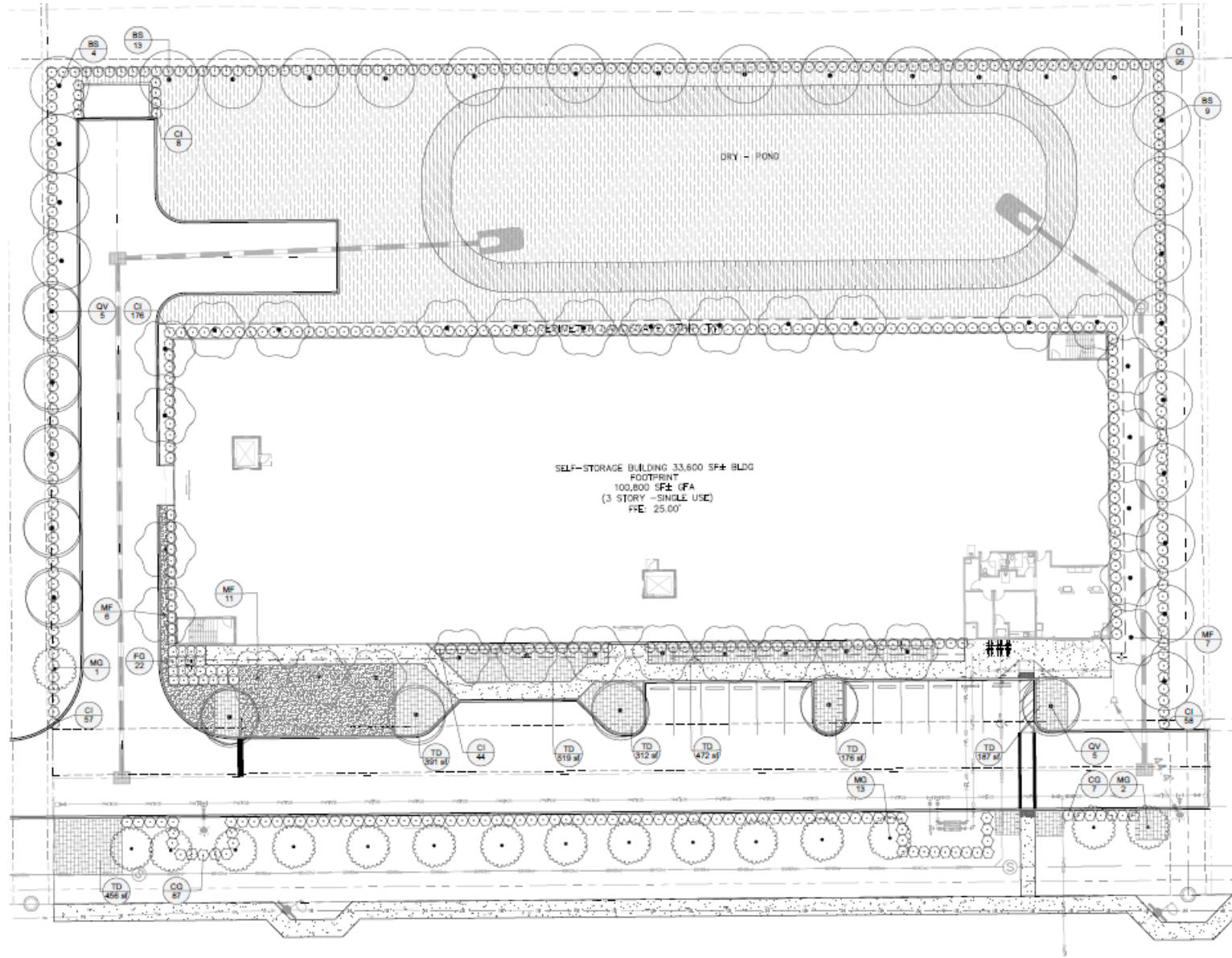
PUD (Planned Unit Development)



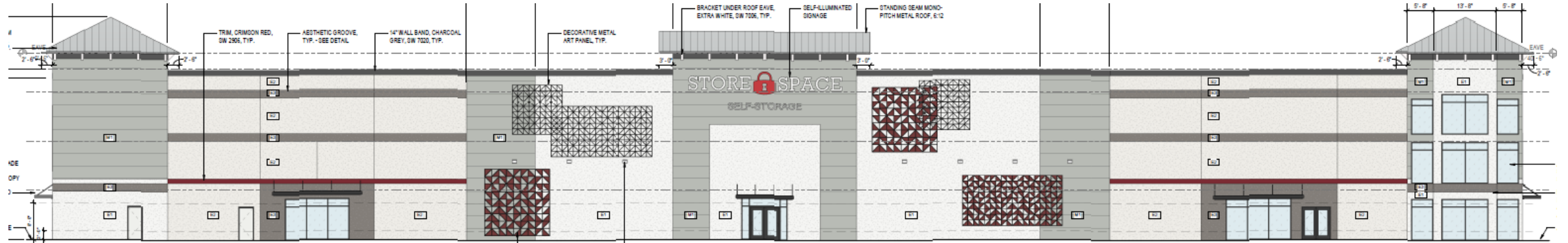
Site Plan



Landscape Plan



Elevations



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	665-unit self-storage facility – Permitted in the PUD
DUMPSTER ENCLOSURE	The subject development proposes one (1) 12’ by 36’ dumpster enclosure to accommodate refuse and recycling collection.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided that the proposed architectural design shall adhere to the standards prescribed within the PUD.
PARKING REQUIREMENTS	The proposed development is required to provide 10 parking spaces. The applicant is providing 12 standard spaces with 1 accessible space.
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 LTC Ranch PUD and CS/LI/ROI land use.
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. The proposed site plan anticipates a total of 15 PM Peak Hour trips per the ITE Trip Generation Manual, 11th edition. This is considered an insignificant impact on the surrounding roadways.
PARKS AND OPEN SPACE	The LTC Ranch DRI East Side does not propose residential development and therein has no obligations to provide for parks and recreational facilities.
STORMWATER	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with the detail plan submittal.
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 development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts a generation of 15 PM Peak Hour trips.

No significant traffic impact is expected based on the site plan submitted.



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 February 23, 2022.

