

STORAGEMART SPECIAL USE PERMIT RENEWAL

PL2024 - 327

City Council

May 6, 2025



Applicant's Request

The applicant is seeking approval of a Special Use Permit for the continued operation of the existing StorageMart mini-warehouse facility.



Area/Zoning Map

953 SE Oldham Pkwy (zoned P-I)

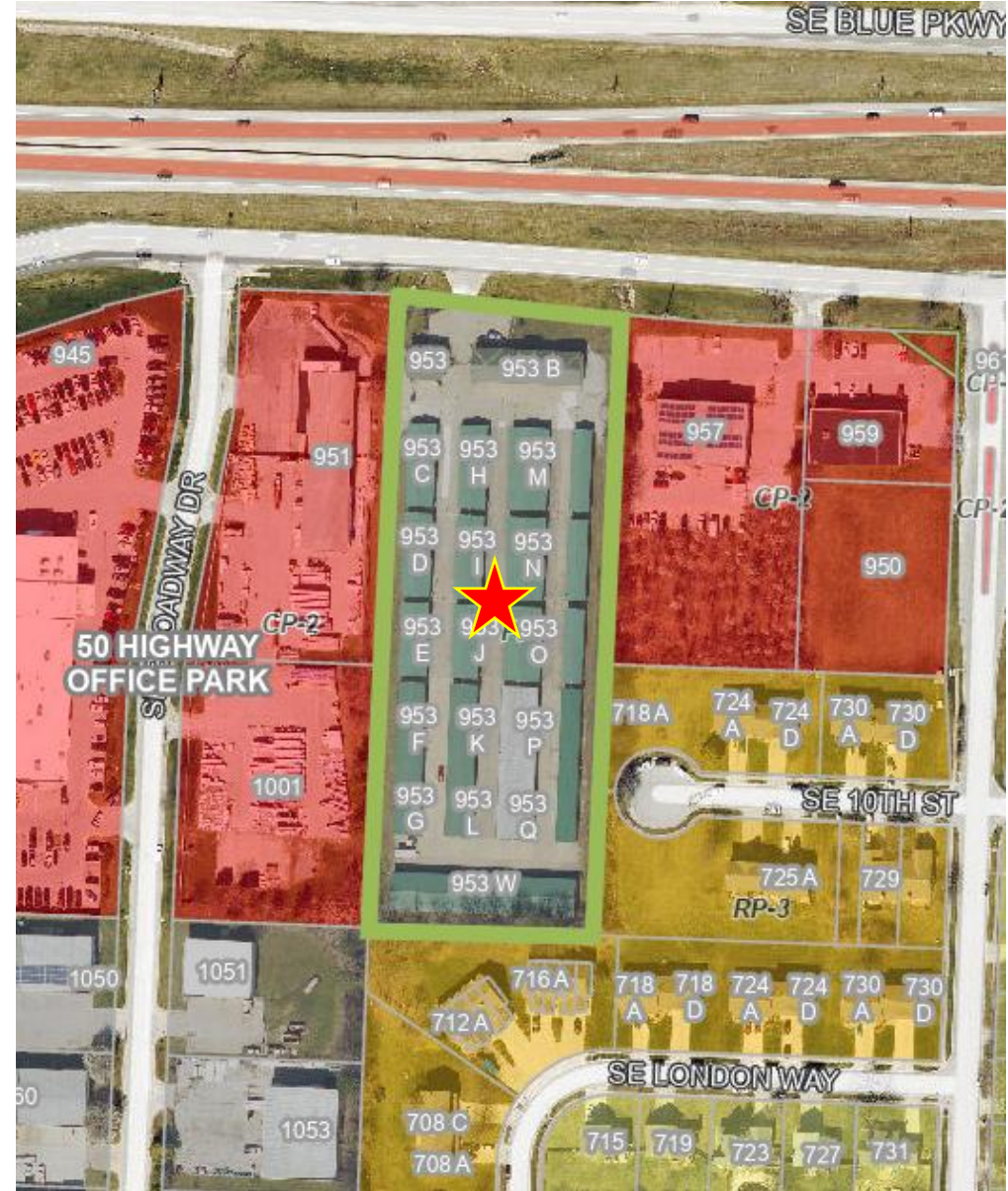
Adjacent Zoning:

North – US 50 Highway

South – RP-3

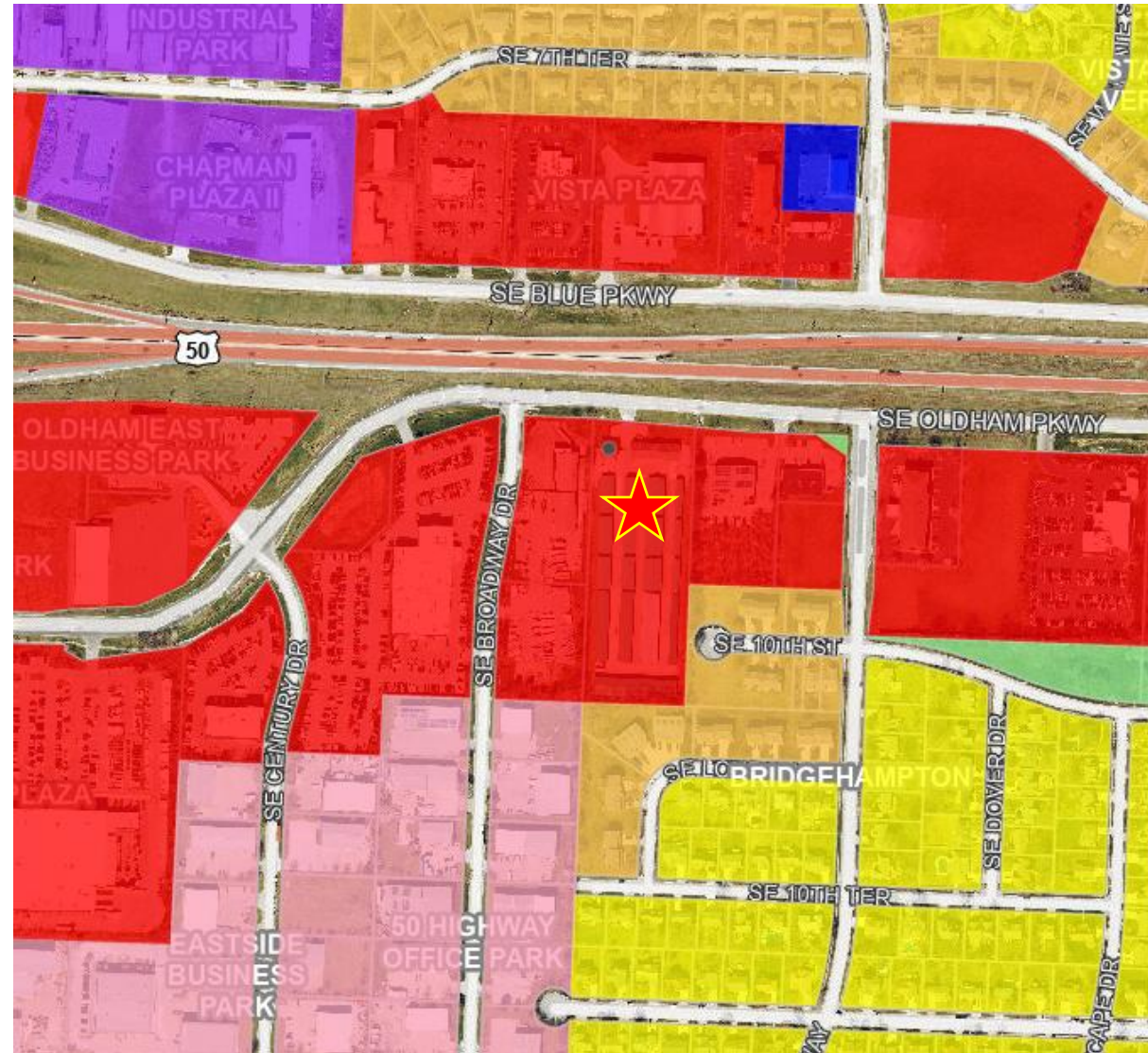
East – CP-2 & RP-3

West – CP-2



Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Project Information

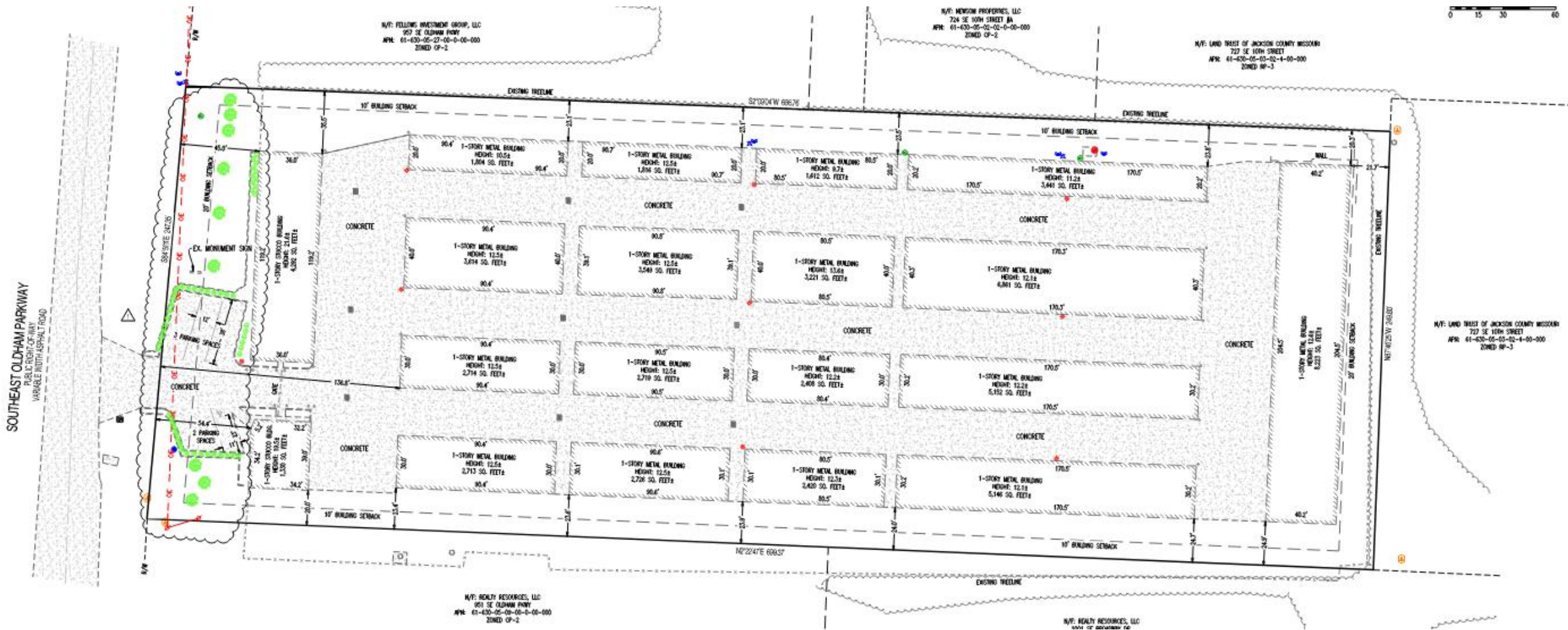
| Specification | Proposed |
|------------------|--|
| Zoning | PI |
| Property Size | 3.952-acres |
| Building Size | 19 single-story buildings; 65,751sf total |
| Floor Area Ratio | 0.38 |
| Parking | 6 spaces total; 1 accessible |



Application Information

- Neighborhood meeting held on February 6, 2025.
- One (1) member of the public attended the meeting.
- Staff has not received any written comments in favor or in opposition of the project.

Applicant Information



Approval Conditions

Site Specific

1. The special use permit shall be granted for a period of ten (10) years from the date of City Council approval, to expire on May 16, 2035.
2. Frontage landscaping shall be in accordance with the landscape plan, dated February 5, 2025.
3. A modification shall be granted to the required 50-foot setback from residential properties.
4. A medium impact screen shall be planted along the south property line, and along the portion of the east property line abutting a residential district, in lieu of the proposed low impact screen, as a trade off for the modification to the 50-foot setback requirement.
5. A modification shall be granted to the high impact screening requirement adjacent to residential, to allow the walls of the buildings to serve as the required wall or fence, with medium impact landscaping within the 20-foot buffer strip.
6. A modification shall be granted to the medium impact screening requirement on the west side to allow a low impact screen, where the property abuts a commercial district (or, additional trees shall be added along the west property line to meet the ordinance requirement for a medium impact screen).
7. A modification shall be granted to the medium impact screening requirement on the portion of the east side abutting a commercial district, to allow a low impact screen (or, additional trees shall be added along the east property line abutting the commercial district to meet the ordinance requirement for a medium impact screen).
8. A modification shall be granted for the driveway width at the entry to be 20 feet of pavement, plus curbs and gutters at the entry way.

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