



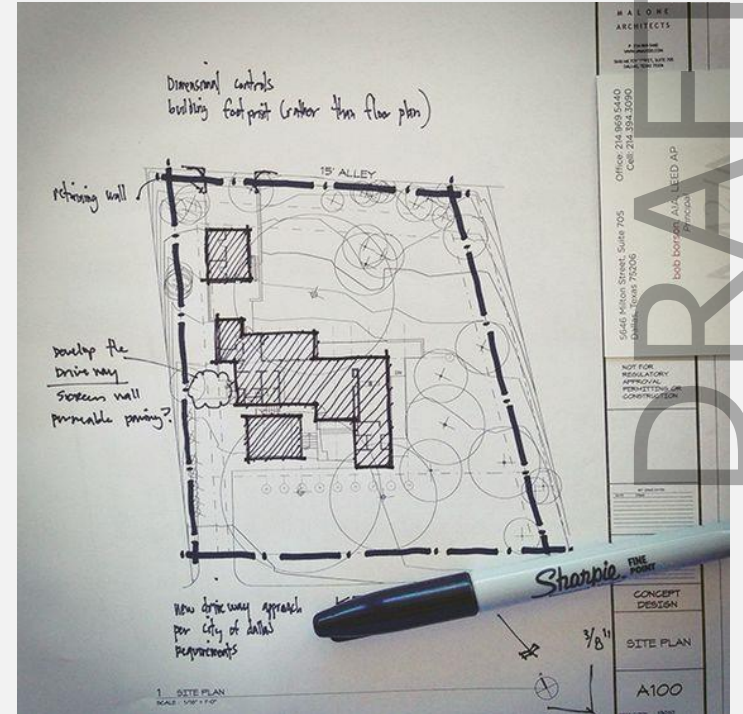
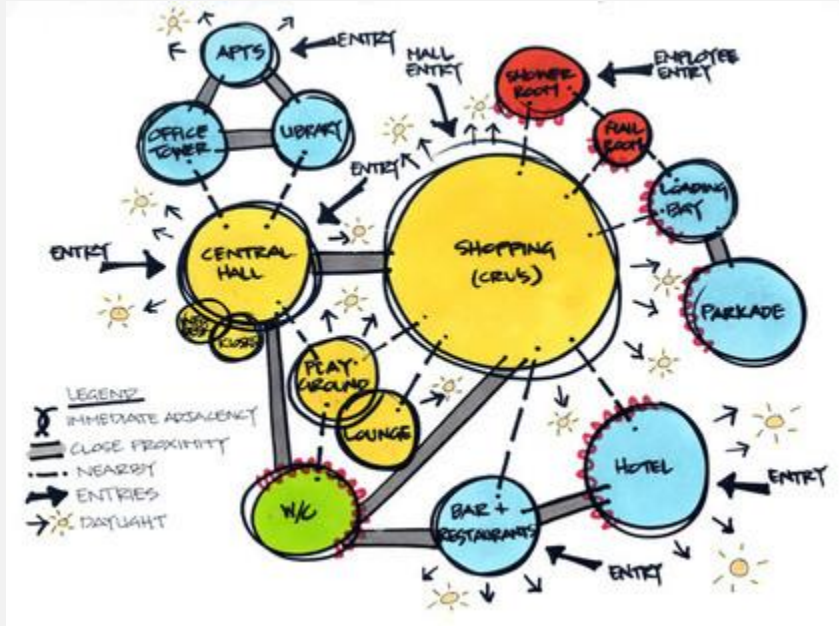
Concept Plan : Coley Hall Self-Storage Building at Vilcom Center



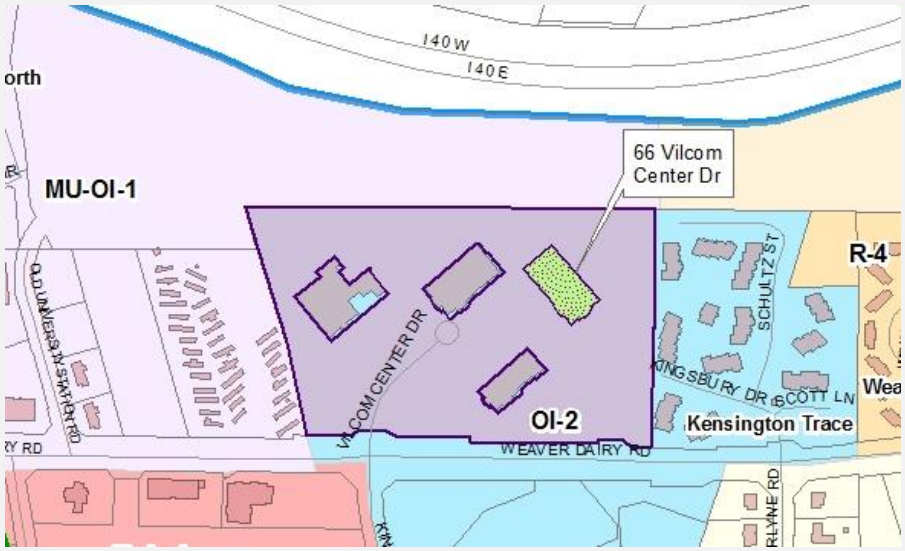
Public Hearing
January 24, 2018

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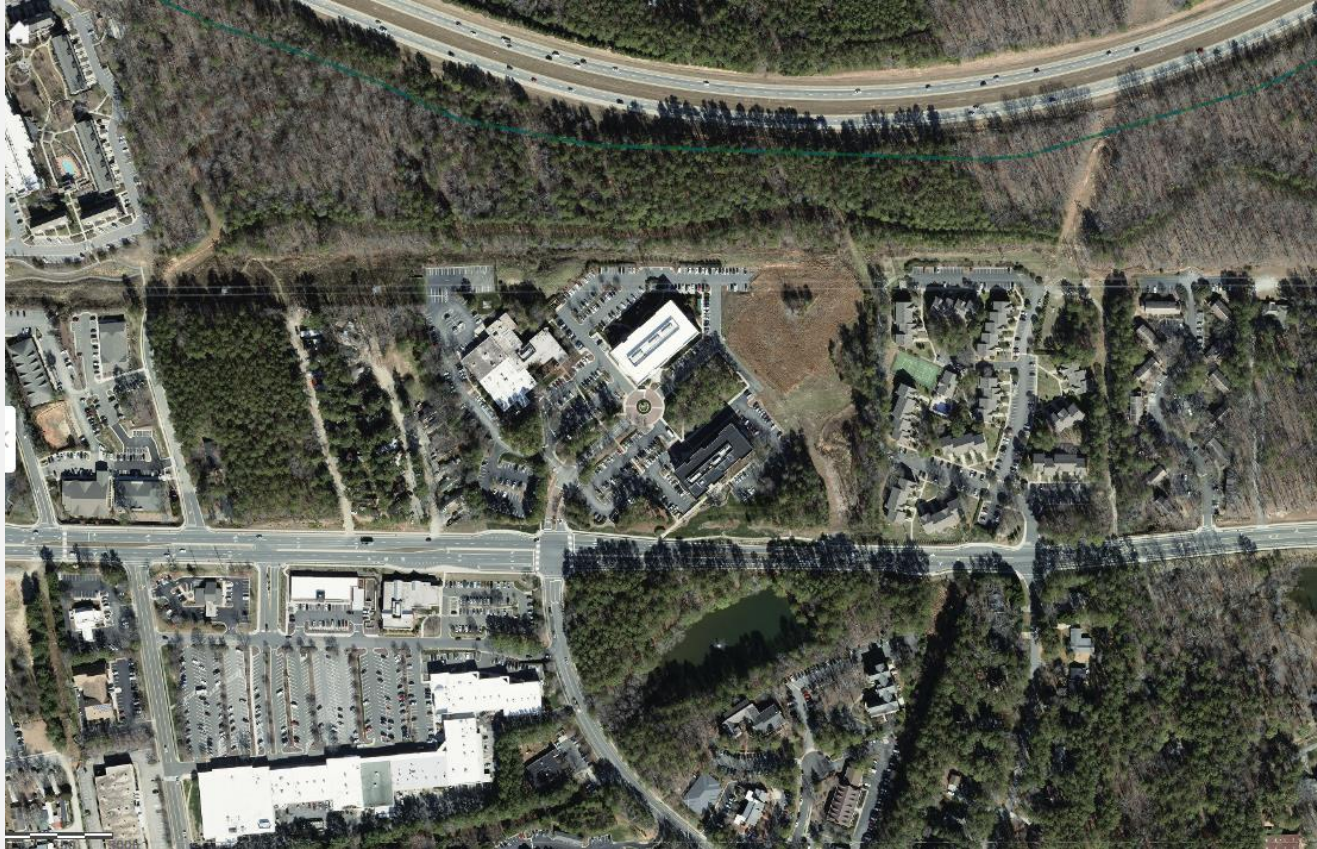
Concept Plan



Existing Conditions – Coley Hall Self-Storage



Aerial – Coley Hall



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Process – Coley Hall Self-Storage

**Concept
Plan
Review -
CDC and
Council**



**Applicant
submits
Formal
Applic.**



**Internal
Staff
Review**



**Advisory
Board
Review**



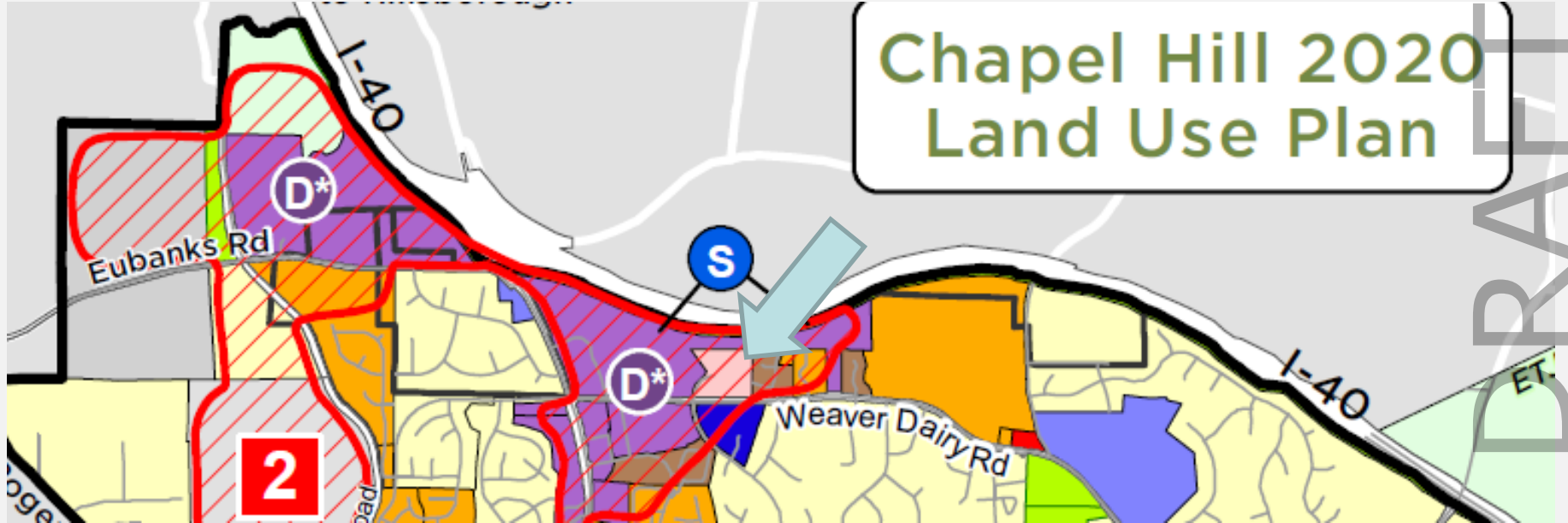
**Council
Action**

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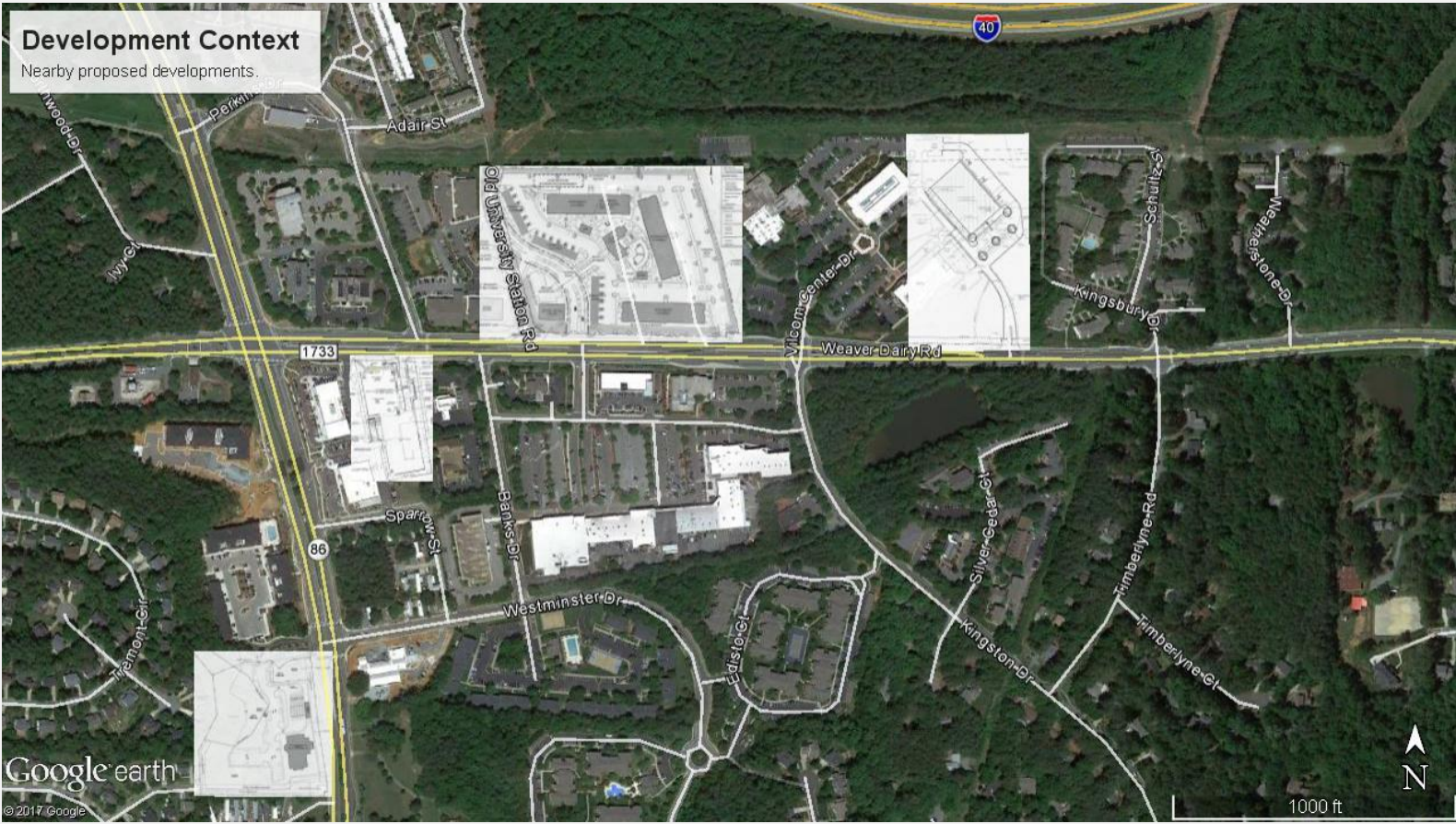
- Vilcom SUP approved for Office Space
- Applicant alternative for self-storage
- Text Amendment required to allow self-storage in OI-2

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Land Use Plan – Coley Hall Self-Storage



Recent Proposed Developments – Coley Hall



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Site Plan – Coley Hall



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- Currently not a Permitted Use
- Alternatives Office or Self-storage
- Impacts of Self-Storage on adjacent residential development

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- Impacts to neighbors
- Reduce parking in front and add windows at ground level
- Good site for this use
- Properties to the east should be better buffered

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- Special Use Permit/Rezoning
- Conditional Rezoning (available after April 1)
- Development Agreement

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Recommendation

Adopt the Resolution, transmitting comments to the applicant.



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