

DARRYL BARKER ARCHITECT PA

Architecture & Planning

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City of Fayetteville
Planning Staff
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Senior Planner

The following is to address the requirement of a Special Use Permit for the redevelopment of 220 South Eastern Boulevard into a Self-Service Storage facility.

A Special Use Permit shall be approved only upon a finding that all of the following standards are met:

1. The special use complies with all applicable standards in Section 30-4.C, Use Specific Standards.

The Section 30-4.C.4.j Self-Service Storage (Mini-warehouse) is applicable for the proposed use.

1. *Site Lay-out*

- a. The site is 4.2 acres which exceeds the minimum requirement of three acres.
- b. The minimum separation between buildings on this site is nineteen feet which exceeds the minimum requirement of ten feet.

2. *Operation*

- a. The operation of this project will be for storage only and not to conduct any other type of business on the premises.
- b. The only legal address established at this facility will be for the facility itself.
- c. There will not be an onsite care takers quarters.
- d. All property stored on this site shall be enclosed except for the allowance of open storage as noted in section six below.
- e. This property does not abut a residential zone or use thus not requiring any restrictions on time of use for this facility.

3. *Parking and Circulation*

- a. The aisle ways of this project are all stipulated for two way traffic and meet or exceed the minimum required distance of thirty feet.
- b. Traffic aisle ways will be clearly marked.
- c. Appropriate access and circulation for vehicles and emergency equipment will be provided.
- d. All access ways will consist of a paving material.

4. *Building Appearance*

- a. All garage doors serving individual storage units will be perpendicular to the main streets or screened from view from off site by other buildings.
- b. The maximum height of twenty feet will not be exceeded except by the redevelopment of existing (2) story buildings.
- c. The outdoor lighting shall comply with existing city ordinances in accordance with Section 30-5.E, Exterior Lighting.

- d. The exterior façade of the one story street facing buildings will be brick veneer.
- e. Windows will not exceed 20% on any street facing façade.
- f. A maximum of two colors will be used for the metal panels on this project. The masonry will be an earth tone color. The small canvas awning over the main entry door will be an accent color.
- g. The exterior walls of the two new one story buildings along the street will not have metal as a primary material.

5. *Fencing*

- a. The fence adjacent to the street frontage will be a minimum of seven feet tall and a maximum of eight feet tall above adjacent grade.
- b. The fence adjacent to the street frontage will be made of aluminum.
- c. Chain link fencing will not be used on this project.
- d. The aluminum fence adjacent to street frontage will have masonry pilasters as indicated on the site plan.
- e. The entry gates for the facility will be made of aluminum.

6. *Open Storage*

- a. No outdoor storage will be visible from ground level off-site views.
 - b. The storage occurs only within designated areas. (see site plan for areas)
 - c. The storage area does not exceed twenty-five percent of the buildable site area.
 - d. The outdoor storage areas are located to the rear of the street facing buildings and in the two small areas where there is not a building a wooden shadow box fence will be installed to provide screening.
 - e. The storage areas are located outside of the minimum building setbacks.
 - f. There are no dry stack boat storage buildings on this site.
 - g. Vehicle storage only will be allowed in the storage areas.
2. The special use of Self-Storage is in character with many of the existing surrounding uses in terms of use of the land, size of the buildings, and street facing façade materials and treatments.
 3. The special use does not create a significant adverse impact on the surrounding lands in regards to service delivery as a turn lane is already in existence along the entire property frontage. Adequate parking and loading areas are being provided on site for the facility's customers. There will be no adverse odors, noise, glare or vibrations created by this use.
 4. The two new buildings along the main street and south side property line are being located, designed and built to minimize the visual impacts of this use on adjacent lands.
 5. This proposed use avoids significant deterioration of water and air resources because the redevelopment use consumes significantly less water and generates less car trips on a daily basis than the former use. The wildlife habitat has greatly been increased with the amount of vegetation required to be planted by the redevelopment of this site. Scenic resources and other natural resources will not be impacted by this use. Storm water runoff has also been decreased by the reduction in the amount of impervious surfaces.
 6. This redevelopment use will maintain safe ingress and egress onto the site and safe road conditions around the site. It will also increase safety by eliminating three existing ingress and egress points. A cuing area is provided at the point of ingress for large vehicles to pull into the site out of the existing turn lane.
 7. This redevelopment and use provides for the protection of property values by changing a derelict site with dilapidated buildings to a functioning business with updated building

facades. Values will also be enhanced as this project meets the newest landscaping requirements. This special use does not prohibit neighboring land owners from developing their property with uses permitted in the zoning district.

8. This special use will comply with all other relevant City, State and Federal laws and regulations.

Thank you for your consideration of this Special Use Request.

Regards,

A handwritten signature in black ink, appearing to read "Darryl Barker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Darryl Barker