

**Z-18-21938 Staff Recommended Conditions Should the BOC choose to Approve Request**

1. Limit site to a two-story with basement, 39,100 square foot self-storage facility to be developed in conjunction with the adjacent C-1 (Local Commercial) property south of the site and fronting on Memorial Drive. Site plan is conceptual and subject to the approval of the Director for compliance to zoning code and approved conditions.
2. The self-storage facility hours shall be daily from 6:00 a.m. until 10:00p.m. Storage office hours are limited to Monday through Saturday, 9:00a.m. until 6:00p.m.
3. No building access from the rear or east side of the building. The road extending from entrance lane at the rear of the building is restricted for emergency vehicles only.
4. Street access to the self-storage facility shall be limited to the adjacent property on Memorial Drive as required by the Transportation Division of the Department of Public Works.
5. All refuse areas shall be located to the rear of the site and screened from public view with fencing or similar building materials to match the primary structure.
6. The building facades shall be of dark or earth tones.
7. Provide .61 acres of undisturbed transitional buffer in area depicted as green space on the submitted site plan.
8. Ground signage must be a monument sign with a brick base not to exceed an overall height of ten (10) feet. Sign area shall not exceed thirty-two (32) square feet.
9. Wall-mounted signs shall be channel cut letters directly applied to the building façade. Individual letters shall not exceed 18 inches in height.
10. Provide outside trash receptacles for patrons.
11. Screen roof-top equipment.
12. Obtain lot combination for contiguous parcels prior to obtaining a Land Disturbance Permit (LDP).
13. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.