



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 5, 2023

Re: Centerstate Plat No. 14A – Final Plat (Case #167-2023)

## Executive Summary

Approval of this request will combine Lots 1, 2, and 3 of Centerstate Plat No. 14 into a single legal lot for development purposes.

## Discussion

A request by Crockett Engineering (agent), on behalf of AMERCO Real Estate Company (owner), to consolidate Lots 1, 2, and 3 of Centerstate Plat No. 14 into a single parcel in advance of its development as a U-Haul self-service storage facility. The subject 7.66-acres is located between Highway 63 and Vandiver Drive.

The subject property was zoned A-1 upon its annexation in 1969 and undergone several zoning and subdivision actions since that time. In 1998, the majority tract was shown as *Tract E* of the *Centerstate Rezoning* and was rezoned to PUD-14. In 2008, the northwest corner of the tract (zoned A-1) and the PUD-14 portion were rezoned to C-P and permitted to be used for a number of retail, service, and lodging uses.

In 2012, the property was final platted as *Centerstate Plat No. 13*, a 1-lot plat, similar to the current request. In 2018, a revised preliminary plat and a concurrent final plat was approved depicting 3 lots. At that same time, the property owners proposed a rezoning of the acreage from C-P to I-G in an effort to generate market interest for the vacant property - this request was denied. Following the denial, the owners sought to rezone the property from C-P to M-C which was approved in 2019.

In 2022, the property was purchased by the applicant, AMERCO Real Estate, who serves as the land acquisition subsidiary of AMERCO, the parent company for U-Haul. Following the site's purchase, the applicant sought approval of a conditional use permit (CUP) for a self-service storage facility over 14-feet in height as required by Section 29-3.3(w)(2) of the UDC. The CUP request was granted approved in December 2022.

The applicants are now prepared to construct the proposed U-Haul facility across the entirety of the parcel. Such action would result in construction of structures across the existing lot lines between Lots 1 and 2 and Lots 2 and 3. As such, the proposed plat removes the interior lot lines and reconfigures the parcel back to the 1-lot arrangement of *Centerstate Plat 13*. Previous plats dedicated all necessary rights-of-way and the majority of required utility easements. However, in reviewing the current final plat, a standard 10-foot utility easement that extends from the northeast corner of the parcel, west along the



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northern property boundary and then south along the western boundary to the southwest corner of Lot 1 will be dedicated.

The final plat is in substantial conformance with revised preliminary plat, as it reduces the total number of lots from 3 to 1 and meets all regulatory standards of the Unified Development Code. The plat is recommended for approval by staff.

Locator maps and final plat are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as sewers and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
12/5/22	Approved self-service storage facility CUP (Ord. 025210)
4/15/19	Approved rezoning from C-P to M-C. (Ord. 023851)
2/5/18	Denied rezoning from C-P to I-G
2/5/18	Approved prelim. plat (R 9-18) & final plat (Ord. 023463) of Centerstate Plat 14
8/21/12	Approved Centerstate Plat 13 (Ord. 21385)
7/7/08	Approved rezoning from A-1 & PUD-14 to C-P. (Ord. 019966)
6/22/01	Approved Preliminary Plat of Centerstate (Res. 59-01)
4/20/98	Approved rezoning from A-1 to PUD-14. (Ord. 015580)

## Suggested Council Action

Approve the final plat known as, *Centerstate Plat No. 14A*.