

**May 2, 2017 Board of Adjustment
Staff Recommendation**

PETITIONER: Jim Drotos, agent for Dominion Self Storage, LLC

LOCATION: 5185 Coconut Creek Pkwy

ZONING: TOC-C Corridor District

INTRODUCTION

The subject property of this variance is a recently developed four-story limited access self-service storage facility. The subject property is located on the west side of Banks Road and the north side of Coconut Creek Parkway. This storage facility was approved by the City Commission as a special exception use, as part of a planned commercial development which includes the adjacent office occupied by the Social Security Administration.

HEARING NO.: BA-09-2017

SECTION OF CODE: Section 9.7(O)

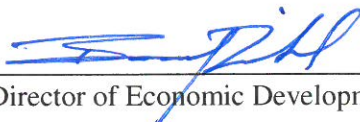
Code requires new development within the Transit Oriented Corridor zoning district that is located on regional arterial roadways to provide an urban greenway with a sidewalk that is 12 feet wide. Petitioner is requesting permission to utilize the existing sidewalk that is six feet wide.

Coconut Creek Parkway was designed to drain rainfall into the grassy swale areas that run parallel with the asphalt travel lanes. The overall width of the right-of-way fluctuates on Coconut Creek Parkway, depending on several factors. At this property, the project engineers have reported that there is insufficient right-of-way width to accommodate a twelve foot wide sidewalk with a landscaping buffer for a TOC urban greenway and to maintain adequate drainage. Due to the unique conditions of this parcel and limited right-of-way, **staff recommends approval of this variance, subject to the condition of the applicant providing landscaping in the swale area that is consistent with that found further east on Coconut Creek Parkway.**

RECOMMENDATION: APPROVE

**APPROVE WITH
CONDITIONS**

DENY



Director of Economic Development.

18 APR 17
Date