

Alliance Working For and Connecting With Our Communities
This Demonstrates the Value of Alliance Membership

There is an Industrial node at the corner of Atlantic Avenue and State Road 7/441. This Industrial Node has a land use and zoning of “Industrial.” Dakota, a new development adjacent to the south border of the parcel had concerns.

Facts:

- The parcel has an industrial land use designation.
- The parcel is zoned industrial.
- The parcel is surrounded to the north, east, and west by industrial land use.

The Industrial Node located near the corner of Atlantic Avenue and State Road 7/441 has received Zoning Commission approval for a Multiple Use Planned Development (MUPD) on a 10.53 acre site. Included in the MUPD is a self-storage facility, car wash, warehouse facilities and repair & maintenance facilities. The applicant is planning to relocate his collision repair business from across Atlantic Avenue to the site of the MUPD.

This application was postponed from July 3, 2019 to August 1, 2019 in order for the applicant to work with the neighboring community and to rearrange the site plan to allow for more buffering for the residents living south of the project and the Church to the east.

In order to secure more protections for the neighboring communities, the Alliance requested the following additional conditions of approval which were passed by the Zoning Commission.

- Increased setback of neighboring property line from 100 ft. To 170 ft.
- Increased buffer on south property line with addition of a second row of canopy trees.
- Prohibited manure processing and composting facilities.
- Decreased height of self-storage facility from 60 feet to 35 feet and from 4 stories to three stories with outside façade to appear as a two story building.
- Prohibited cell or radio towers on the property.
- Construction of a wall on the southern border of the property adjacent to the residential development as a condition of approval.

There is also a planned left turn lane into the MUPD to ease traffic flow.

