

## INNER-SPACE STORAGE CO.

### PUD Narrative

#### PUD Objective:

The owner's desire is to construct self-storage units on this parcel which has remained vacant since development of the plat in 1981. This parcel is in a transitional area, between industrial uses to the North and neighborhood services to the West. The Township acknowledges the need for a transitional use but wants to maintain an aesthetically pleasing look from Port Sheldon Drive. With proper landscaping design between the buildings and Port Sheldon, the self-storage use accomplishes the Township objectives. Rezoning this parcel to the new PUD district permits this desired use and allows the Township to approve a plan that includes open space with landscaping and building orientation that meets the intent of the PUD to provide flexibility of land development through innovative land use.

#### PUD Qualifying Conditions:

- A. This 2.78 acre parcel is part of the originally approved 187 acre PUD.
- B. Public sewer and water are available in Center Industrial Drive. A statement regarding utility services is on the plan (sheet 1 of 2, note No. 10).
- C. Enclosed is a signed statement from the owner authorizing the agent to act on his behalf.
- D. The intended use with landscaped open space provides a good transitional use between the NS and I zone districts.
- E. A waiver for sidewalks along Center Industrial Dr. has been applied for. The self-storage use will generate no residents and therefore sidewalks would seem unnecessary.
- F. The building architecture will be the same as the buildings on the corner of Roger and Wilshire Dr.
- G. This self-storage use will generate very little traffic.
- H. PUD developments are required to provide 20% open space exclusive of setbacks and drainage easements. This site is unusual in the sense that it includes an abnormal amount of frontage. Taking the 30 streetscape into account the open space would be .65 acres or 23%.

The first building would be constructed in spring 2017 and the remaining buildings constructed dependent on customer demand.

No PUD deviations are requested.

The only restrictions proposed are those noted on the plan (notes No. 3 and 4).