

- (1) Approval shall be granted in the name of the applicant only, as owner/manager of the business, for a mixed commercial development that includes self-storage mini-warehouses, outdoor rental storage for recreational vehicles, as well as other storage and staging area for the applicant's trailer and storage unit business.
- (2) Site development shall be in general accordance with the conceptual site plan, which includes preserving the natural evergreen trees and other vegetation around the perimeter of the site, so that the site's interior is not very visible from Inner Perimeter Road or adjacent properties. The site's internal layout and pavement design for maneuverability and Fire Dept access, shall be at the discretion of the City Engineer and Fire Marshal.
- (3) Conditional Use approval shall expire after 2 years from the date of approval if no building permit and site development plans have been approved by that date.

**PLANNING COMMISSION ACTION** The Planning Commission reviewed this at their February 28, 2022 meeting, found it consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended **approval**, subject to these **same 3 conditions** as recommended by staff (9-0 vote).