

BEFORE THE MAYOR AND BOARD OF ALDERMEN OF
THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

**PETITION AND APPLICATION FOR
CONDITIONAL USE PERMIT**

(Official Form February 2014)

COMES NOW **Storage Park Properties, LLC d/b/a StorageMax** (the "Petitioner") and respectfully petitions the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, to grant a conditional use permit as set forth in Section 600.09 of the City of Ridgeland Zoning Ordinance of February, 2014, as more specifically described in this Petition for that real property described in this Petition, and in support of this Petition would show as follows:

1. The name of the Petitioner is **Storage Park Properties, LLC d/b/a StorageMax** (hereinafter referred to as "Petitioner").
2. The Petitioner's mailing address is **ATTN: Robert L Lloyd, 40 Northtown Drive, Jackson, Mississippi 39211.** and the Petitioner's attorney or representative's mailing address is **William Smith III 400 East Capitol Street, Jackson, MS 39201**.
3. The Petitioner's phone number is **601-977-0733** and the Petitioner's attorney's phone number is (if applicable) **601-965-1900**.
4. The record title holder of the property is **Roundabout South, LLC**, and a copy of the property deed with legal description is attached hereto as Exhibit "A". Additionally, digital text version of the legal description shall be provided to the Zoning Administrator for use in advertising the public hearing.

5. If the Petitioner is not the owner of the property, the owner's address and phone number is 2660 Ridgewood Road Suite 101, Jackson, MS 39216. 601-352-0757

6. A copy of the written authority of the owner's representative to act on behalf of the Owner is attached hereto as Exhibit "B", if applicable.

7. The street address of the property: The subject property does not currently have a street address. However, it is located on the west side of Highland Colony Parkway at the intersection of New Pointe Drive.

(and/or) Tax Parcel ID Number(s): The 2+- acre tract is a portion of Tax Parcel 071G-25C-007/02.00 which contains approximately 9 acres.

8. A copy of a plat or map of the property certified by a licensed land surveyor is attached as Exhibit "C".

9. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D". The vicinity map includes the current zoning classification of all lands within 160' of the subject property.

10. The property is presently zoned Convenience Commercial District (C-3), according to the official zoning map of Ridgeland, Mississippi.

11. Petitioner requests that it be granted a conditional use permit as authorized by

Section 430.03 & 600.09 of the Zoning Ordinance of the City of Ridgeland, Mississippi, dated February, 2014. **(Section of ordinance authorizing the specified conditional use).**

12. Petitioner intends to use the subject property for the following purpose(s) in accord with requested classification: A Class-A Multi-Story Climate Controlled Self-Storage

Facility.

13. A site plan for development of the property as required by Section 600.09 of the Zoning Ordinance is attached as Exhibit "E".

14. Petitioner acknowledges that in order to assure consideration of the request contained in this Petition, Petitioner must present proof as to all matters required to be proved by Section 600.09 of the Zoning Ordinance. Petitioner must answer the following questions before filing this petition. The petition will not be accepted unless petitioner responds to each of the following questions:

a. Why does the Petitioner claim that the requested land use fits the site and is compatible with adjacent properties?

Climate controlled storage facilities are a low-intensity use for the development. StorageMax will be a Class-A self-storage facility, which will be the first of its kind in this market. Self-storage is a minimal noise and low pollution neighbor. Self-storage requires no impact on infrastructure (schools, services, roads). It generates tax revenue for the city, county and state without increasing expense to the community. StorageMax helps bring the community together with its outreach projects and events.

b. How will the proposed use impact traffic on adjacent streets and highways?

Based on calculations using the Institute of Transportation Engineers Trip Generation Manual, a storage facility of this size will generate approximately 150 trips per day, or 75 cars. Using their calculations, an office of similar size would generate 1,103 trips. Retail of similar size would generate 4,270 trips. Self-storage is the Second Lowest Commercial ITE traffic generator after cell towers. Very few storage tenants use trucks to transport their goods. Most use everyday vehicles to access the units. When moving trucks or commercial vehicles are used, it is during normal business hours, thus keeping the noise to a minimum.

- c. Will the requested land use cause an adverse effect (noise, glare, odor, traffic, use, encroachment, etc.) on abutting property or the permitted use thereof? Please explain.

The Proposed use of a climate controlled storage facility will not cause any adverse effect on abutting properties. All property surrounding the subject property is currently zoned C-3. Only the property directly South of the subject property is currently developed. This is an office building which is a complementary use to self-storage. All screening and site elements will be designed in accordance with city requirements.

- d. What provision(s) have been made for ingress and egress to the subject property and structures located thereon with particular reference to automobile and pedestrian safety, traffic flow, and fire protection?

The development will meet all city, county and state codes regarding ingress and egress, as well as, pedestrian safety. The property will also meet international fire code guidelines and will be 100% sprinkled and fire sprayed. StorageMax will not require any additional curb cuts, as it will enjoy use of a shared access point with other commercial uses. This is a policy encouraged in the comprehensive plan in the Commercial Goals Policy 29.11, as well as, within the Transportation Goals in Policy 45.

- e. What provision(s) have been made to provide adequate off-street parking and loading areas in conformance with Section 37.02 Off-Street Parking of this ordinance?

The development will meet all city, county and state codes regarding parking. A road extending west off Highland Colony Parkway will be constructed and provide access into the StorageMax property. There will be no direct access into the StorageMax property from Highland Colony Parkway. All access will be through a shared access point which will service the entire +-9 acre development. StorageMax will also provide a covered loading area in conformance with city code.

- f. What provision(s) have been made for refuse storage areas and service areas to be screened from adjoining properties, and are the proposed improvements in conformance with Section 36.07 and Appendix 'D'?

All refuse areas will be screened with 6' masonry walls. An opaque material (metal) will be used for a gate to screen the front. There will be no outside storage areas other than refuse. In accordance with Appendix D, the enclosure will be of complimentary materials to the buildings, as well as, have sufficient landscape buffer, including, but not limited to, mature plant height of 36".

- g. What provision(s) have been made for controlling drainage and erosion on/from the proposed site?

Drainage and Erosion control will be designed in accordance with all local, state and federal requirements by a licensed Civil Engineer in the State of Mississippi. Storm drain systems will include refuse boxes that will filter and sort all oils and chemicals which runoff from vehicles on driveways, therefore only discharging clean water to the city storm water system.

- h. What provision(s) have been made for the availability and connection of utilities?

All utilities will be brought on site and all connections will be made in accordance with city criteria and policies. StorageMax will bring water, sewer and electricity to the site.

- i. What provisions(s) have been made for signage and lighting at the proposed site?

Site lighting and signage will be in accordance with city requirements. StorageMax will use directional lighting following requirements of Section 430.08. All exterior lighting will be LED.

- j. Does the proposed land use comply with required yards, Landscape Ordinance, and Tree Ordinance? If not, please explain.

All landscaping, tree and yard ordinances will be in compliance with city requirements. All areas not buildings or paved will be landscaped. StorageMax will hire a licensed landscape architect to design plans in accordance with city standards to include, but not be limited to, the number, species, height and size in diameter standards. StorageMax will also follow all screening standards.

- k. What provision(s) have been made with respect to hours of operation so as not to cause an adverse effect on neighboring properties?

Hours of operation are in line with city ordinances. Office hours are 8:30-5:30 M-F and 8:30-3:00 Sat. StorageMax will be closed on Sundays.

- l. What provision(s) have been made to adequately address any concern for safety?

Proposed development will not cause any increased safety concerns. StorageMax will be the first facility in the State of Mississippi to implement a new secure lock system which places locks on the interior of unit doors, as not to be tampered with. Tenants will be required to enter an access code on the front door to enter the building. Security cameras throughout the interior and exterior of the property will record activity 24/7.

- m. What provision(s) have been made to address any negative impact on the capacity of

public facilities?

Proposed site will have no negative impact on public facilities. Low traffic generation will not adversely affect any roads. High quality construction with the respect to security will require little involvement, if any, of the police department. The entire building will be sprinkled and fire protected to reduce any fire hazards. Storage is extremely light on utilities, requiring on two bathrooms, and lights which only come on when motion is detected in that specific hallway. StorageMax will have no impact on services such as schools and parks.

n. What provision(s) have been made to minimize negative environmental and economic impacts?

Proposed site will be developed per all local, state and federal environmental policies, and will cause no negative environmental or economic impacts.

o. Does the proposed land use encroach upon flood hazard zones or airport approach zones?

Proposed site does not encroach into any flood hazard or airport approach zones.

p. Are there any additional issues that should be addressed in this application?

No additional issues to be addressed.

15. Petitioner acknowledges that prior to approving any petition, a public hearing must be held in accordance with Section 600.15 of the Zoning Ordinance. At the public hearing the petitioner will be required to provide proof in the form of testimony and documents as to each of the matters listed in paragraph 14 of this petition.

16. Petitioner believes that the reasons set forth in this petition justify the granting of the conditional use permit.

17. Petitioner would show that the planned use of the property and the conditional use permit would be in harmony with the general purpose and intent of the land uses permitted in the use district where the property is located, and would not be injurious to the neighborhood or detrimental to the public welfare.

18. The required \$150.00 filing fee has been paid with the filing of this Petition.

Respectfully submitted,



PETITIONER

12-28-17

DATE



Exhibit A
Deed and Legal Description

BARNES SURVEYING, LLC
ROBERT M. BARNES
LAND SURVEYOR



2 OLD RIVER PLACE, SUITE K
JACKSON, MISSISSIPPI 39202
VOICE (601) 353-7878
FAX (601) 353-7805

LEGAL DESCRIPTION

A parcel of land being situated in the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 7 North, Range 1 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at the northwest corner of the said Section 25, said corner being marked by a monument located on the southern boundary of the Natchez Trace Parkway; thence run East for a distance of 1,363.29 feet; thence South for a distance of 1,614.39 feet to a fence corner on the eastern right of way line of Brame Road; thence South 86° 50' 03" East for a distance of 846.19 feet along the southern line of that certain parcel described in Book 503 at Page 156 of the Chancery Records of Madison County at Canton, Mississippi; thence South 00° 09' 53" West for a distance of 701.19 feet; thence South 06° 38' 54" East for a distance of 426.25 feet; thence South 00° 15' 54" West for a distance of 322.96 feet; thence South 08° 35' 41" West for a distance of 76.44 feet to the northwest corner of that certain parcel described in Book 3154 at Page 362 of the said Chancery Records; thence continue South 08° 35' 41" West for a distance of 67.08 feet along the western line of the said certain parcel described in Book 3154 at Page 362 to the **POINT OF BEGINNING** for the parcel herein described; thence South 80° 19' 50" East for a distance of 402.66 feet to the western right of way line of Highland Colony Parkway; thence South 14° 13' 17" West for a distance of 19.36 feet along the said western right of way line; thence South 30° 03' 09" East for a distance of 40.93 feet along the said western right of way line; thence run 129.44 feet along the arc of an 850.00 foot radius curve to the right along the said western right of way line, said arc having a 129.31 foot chord which bears South 22° 23' 50" West; thence leave said western right of way line of Highland Colony Parkway and run North 86° 38' 29" West for a distance of 463.76 feet along the southern line of that said certain parcel described in Book 3154 at Page 362 of the Chancery Records; thence North 24° 55'

Exhibit A
Deed and Legal Description

36" East for a distance of 136.53 feet along the western line of that said certain parcel described in Book 3154 at Page 362; thence continue North 24° 55' 36" East for a distance of 99.68 feet along the said western line of that certain parcel described in Book 3154 at Page 362 to the **POINT OF BEGINNING**, containing 2.0378 acres (88,768 square feet), more or less.

The referenced meridian for the above description is based on monuments found in Book 3454 Page 362.

This is a draft description for contract/permit purposes. The description will be finalized upon completion of the field survey.

All corners of this description are monumented with 5/8" iron pins.

Exhibit B
Letter of Authorization



J. Walter Michel Agency, Inc.

COMMERCIAL REAL ESTATE / PROPERTY MANAGEMENT

2660 RIDGEWOOD ROAD, #101 / JACKSON, MISSISSIPPI 39216 / 601-352-0757

November 20, 2017

Attn: Mr. Jerry Mills – Ridgeland City Attorney
City of Ridgeland
304 US-51
Ridgeland, MS 39157

Re: Conditional Use Representation

Dear Planning and Zoning Department,

J. Walter Michel, as Managing Member of Roundabout South, LLC, hereby consent for Robert L. Lloyd (Developer for Storage Park Properties) and William Smith, III (Attorney) to represent Roundabout South, LLC in the request for Conditional Use hearing of a 2-acre tract located at the southern end of Parcel #071G-25C-007/02.00 in the City of Ridgeland.

Sincerely,

J. Walter Michel, Managing Member
Roundabout South, LLC

SERVING JACKSON'S COMMERCIAL REAL ESTATE NEEDS SINCE 1927

Exhibit B
Letter of Authorization

Storage Park Properties, LLC

August 20th, 2017

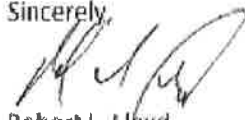
Attn: Mr. Jerry Mills - Ridgeland City Attorney
City of Ridgeland
304 US-51
Ridgeland, MS 39157

RE: Conditional Use Representation

Dear Planning and Zoning Department,

I, Robert L. Lloyd, Managing Member of Storage Park Properties, LLC., hereby consent for William C. Smith III to represent myself and Storage Park Properties in the request for Conditional Use hearing of a 2-acre tract located at the southern end of Parcel #071G-25C-007/02.00 in the City of Ridgeland.

Sincerely,



Robert L. Lloyd

Robert L. Lloyd, President
Storage Park Properties, LLC
40 Northtown Drive, Jackson, MS 39211
601-977-0733

Website: www.stomax.com

Email: bob@stomax.com

The Company That Cares!

STORAGEMAX
Have you reached your Max?

Exhibit C Survey

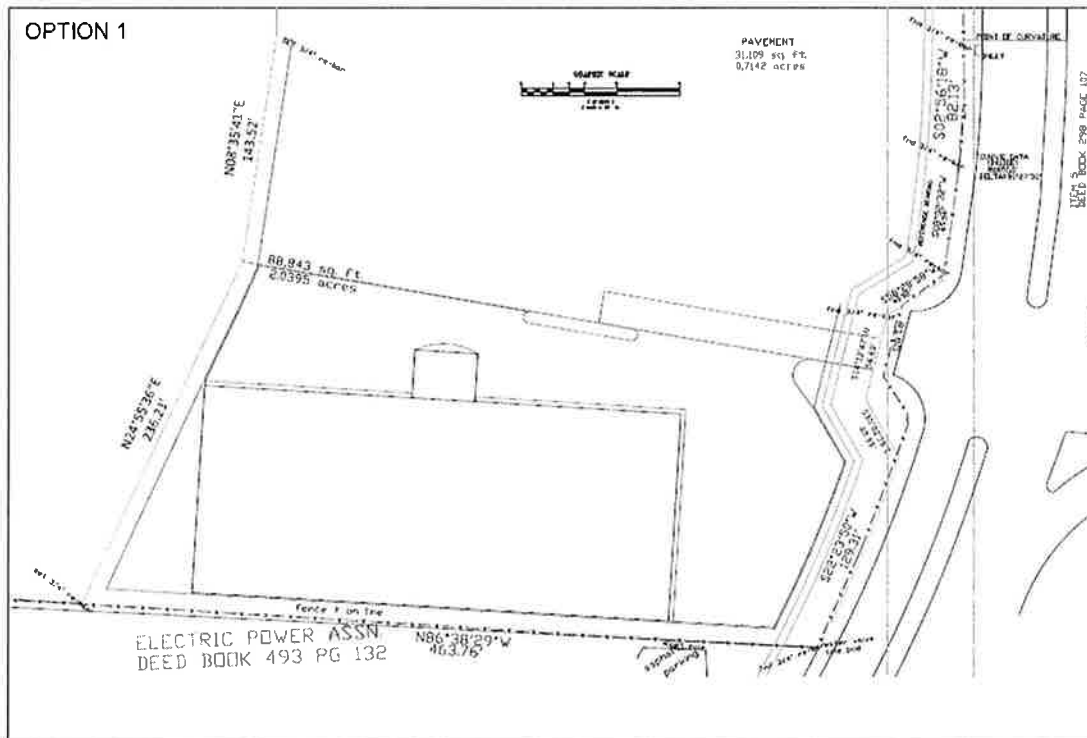
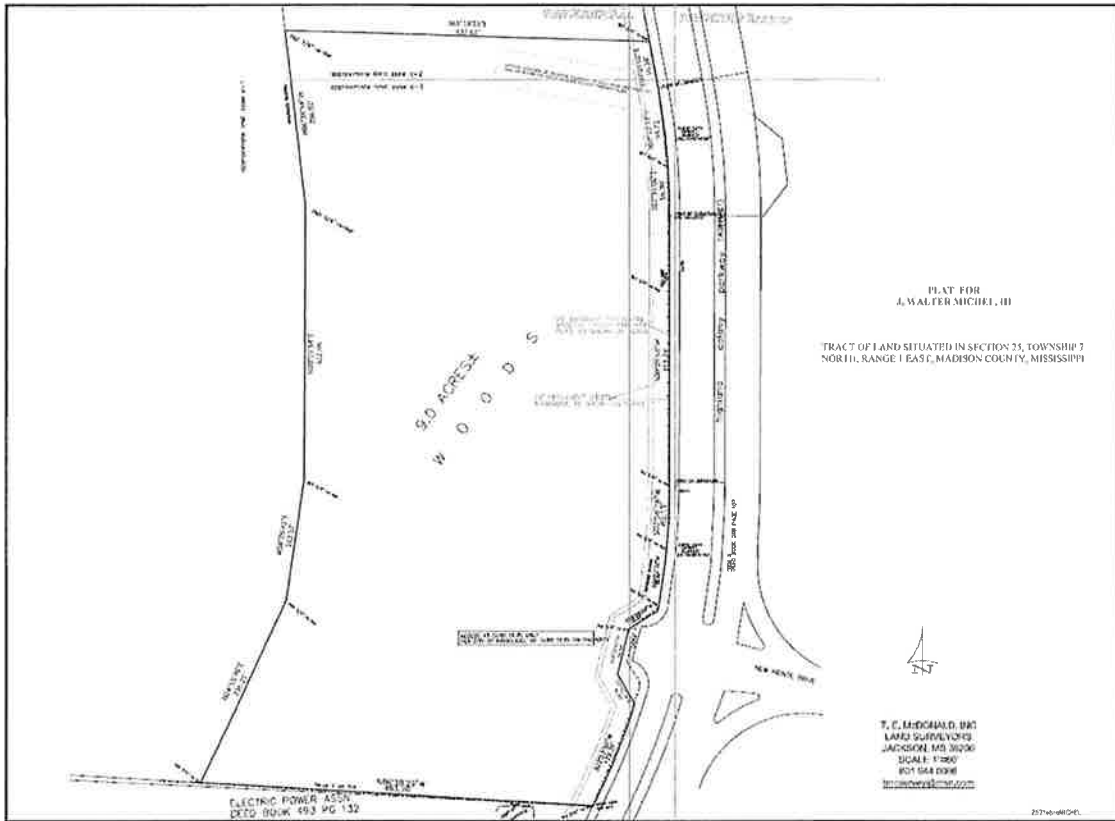
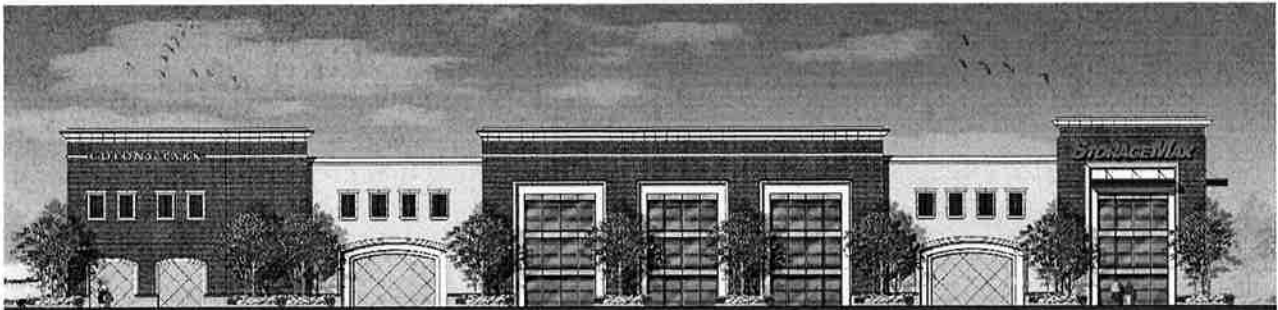


Exhibit D
Area and Zoning Aerial Map



Exhibit E

Site Plan



Proposed StorageMax
Highland Colony Parkway
Ridgeland, MS

