

I. FINAL DEVELOPMENT PLAN APPROVAL - PUBLIC STORAGE EXTERIOR
REMODEL – 12501 Hemlock Street

1. APPLICANT: Complete Property Services, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval for the repainting of the exterior of an existing storage facility.
3. LOCATION: The subject property is located at 12501 Hemlock Street.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District.
5. ANALYSIS: The applicant is proposing to repaint an existing public storage facility that is located between U.S. 69 Highway and Hemlock Street at 125th Street. The current color scheme includes beige metal garages with blue roofs and blue garage doors. The facility also includes two orange signs; one on the tower element visible from U.S. 69 Highway and one at the entryway on Hemlock Street.

The new paint scheme is proposed to have Casablanca (beige) as the main facility color and cobblestone roofs and garage doors (light brown). At the main facility entrance building, the applicant is proposing image striping near the top of the building that is orange, yellow, and purple. In addition, the entryway canopy that is located over the entry drive is proposed to be orange to match the existing signage.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Public Storage Exterior Remodel, subject to the following stipulation:
 - a. Facility image striping shall only be used on the office portion of the storage facility and the entryway awning is the only additional element that shall be painted orange.