

Attachment 1
Proposed Zoning Conditions
2520 Spring Road, LLC

1. The architectural style and design of the proposed building shall be in general accordance with the conceptual color renderings/elevations prepared by Place Maker Design, dated April 10, 2018, and submitted with this zoning application.
2. The site will be developed in substantial accordance with the conceptual zoning site plan prepared by Travis Pruitt & Associates, Inc., signed and dated April 10, 2018 (“Site Plan”), except for modifications required to comply with conditions of zoning, variances, and the Smyrna Code.
3. Ground level of the proposed building facing Spring Road will be designed as commercial, retail, or office space, as depicted on the enclosed conceptual color renderings/elevations submitted with this zoning application. This area may also include a retail sales and leasing office for the storage use.
4. The primary entrances/exits for customers of the storage retail sales and leasing office and commercial/retail/office uses will be at the front of the building as depicted on the Site Plan
5. All storage activity, including but not limited to loading and unloading activities, will take place at the rear of the property and inside the building.
6. There will be no exterior access to the individual storage units. Access to all storage units will be through controlled access points.
7. Parking lot lighting will be in conformance with the Spring Road Urban Design Guidelines. All other exterior lighting shall be low-intensity and shielded with direct illumination confined within the perimeter of the subject property. Additionally, security lighting on the building will be hooded wall packs with automatic cutoffs to minimize light spill onto adjacent properties.
8. The Owner shall install a 15-foot wide landscape area along the Property’s Spring Road frontage, as measured from the front property line. The Owner/Applicant will coordinate specific plantings with City staff. One free-standing monument sign may be located within the 15-foot landscape easement.
9. There shall be no outside storage of any type permitted on site, including but not limited to vehicles, boats, trailers, and buses.
10. The rental of U-Haul or similar moving trucks shall be prohibited on the site.