



## Legislation Text

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**File #:** 18-0696, **Version:** 1

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**MSC 2018-12, Bergeron Outdoor Storage South**, 19700 Stirling Road and generally located west of SW 196 Avenue; south of Stirling Road; north of Deer Creek Pass, detailing new tenant locations with trailers and associated parking and storage, miscellaneous request. (Joseph)

Frank Saia, agent, has submitted a miscellaneous application for the addition of trailers, and parking at the Bergeron Outdoor Storage South property generally located south of Stirling Road and west of Southwest 196 Avenue.

### Background

On June 22, 2017 the Planning and Zoning Board approved with conditions a site plan amendment application (SP 2017-12) for the development of an outdoor industrial storage facility with site perimeter fencing and landscaping for the property. The approval allowed for the flexibility for tenants to lease one acre or larger storage spaces on site. The approved plan required all tenant storage areas to be enclosed by 6 foot high chainlink fences. These fences may be modified throughout the site by building permit only as long as minimum lot size requirements and associated building, engineering and fire access requirements are met. The approval also included the installation of perimeter landscape. As part of that approval, the applicant voluntarily agreed to return to the Board for consideration of associated sales trailers / permanent structures and parking areas for future tenants should that need arise.

### Request

The applicant recently signed two tenants to occupy the majority of the approved outdoor storage facility. As such, the applicant will also be looking to reduce the overall size of the Bergeron Outdoor Storage South storage area from the originally approved 52.6 acres to approximately 48.4 acres. The storage area being removed from the previously approved storage site is located immediately north of Republic Pass (private) and west of SW 196th Avenue.

The first future tenant, Insurance Auto Auctions, will be leasing an "L" shaped +/-37 acres parcel that is generally located along the entire western most portion and all of the land south of Sylvan Pass (private) of the Bergeron Outdoor Storage South site. Bergeron will be installing interior fencing and one (1) trailer office (William Scotsman - 48' x 60', white with blue trim), asphalt parking (13 spaces) for trailer office and parking lot lighting, two (2) parking area security lights as provided in the site plans. The site will be used as additional storage of vehicles similar to their existing location in Bergeron Park of Commerce North. No on-site auctions are contemplated at this location at this time. All auctions will be via remote/on-line auction.

The second future tenant, DGD Transport, will be leasing a rectangular shaped +/- 3 acre parcel that

is generally located south of Republic Pass (private) and immediately east of the Insurance Auto Auctions site described above. Bergeron will be installing perimeter fencing and one (1) trailer office (William Scotsman - 10' x 20', white with blue trim), asphalt parking (3 parking spaces) for trailer office and five (5) security lights along the eastern boundary of the parcel. The site will be used for storage of the tenant's fleet of tractor trailers.

The proposed miscellaneous plan has been reviewed by staff and all requirements have been met. The proposed tenant plans are consistent with the master plan requirements as set forth under previously approved site plan application (SP 2017-02) for this site.

**Staff Recommendation: Approval.**