



Village Planning Committee Meeting Summary

Z-SP-7-19-5

Date of VPC Meeting	November 26, 2019: Item Continued at Applicant Request
	March 24, 2020: Meeting Canceled
	April 28, 2020: Item Heard and Recommendation Granted
Request From	C-2
Request To	C-2 SP
Proposed Use	Self-service storage facility and all underlying C-2 uses
Location	Approximately 280 feet west of the northwest corner of 41st Drive and Camelback Road
VPC Recommendation	Approve with modification. Delete Stipulation No. 6 pertaining to traffic calming
VPC Vote	13-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Z-SP-7-19-5: Presentation, discussion, and possible recommendation regarding a request to rezone approximately 1.27 acres located approximately 280 feet west of the northwest corner of 41st Drive and Camelback Road **from** C-2 (Intermediate Commercial) **to** C-2 SP (Intermediate Commercial, Special Permit) to allow self-storage and all underlying C-2 uses.

No members of the public indicated their desire to speak on this topic in advance of the meeting.

Nick Klimek, staff, provided an overview of the site and the request to allow self-service storage by Special Permit in a C-2 (Intermediate Commercial District). The request is consistent with the General Plan Land Use Plan and, as stipulated, complementary to the area. Therefore, the staff recommendation is to approve the request subject to stipulations.

Moses Eason, representing U-Haul International, provided background on U-Haul International and its origins and its long term interest in holding properties and operating all locations as a good neighbor. He then provided an overview of the request which will provide a self-service storage facility on a site adjacent to an existing U-Haul Showroom.

The neighborhood meetings revealed the most common neighborhood concern was that of crime and security in the area; he highlighted several features of the development consistent with Crime Prevention through Environmental Design (CPTED) principles. CPTED principles addressed in the design include lighting, the delineation of public and private spaces, and the orientation of the buildings perpendicular to Camelback Road rather than parallel to provide greater visibility into the site.

He then requested the committee consider the deletion of the stipulation requiring traffic calming at entrances and exits. He explained that the nature of the use is not well suited to traffic calming measures such as speed bumps because the majority of rental drivers drive quite cautiously because they are not familiar with such a large vehicle and because the truck is often filled with their valuables which can be damaged if shifted or jostled.

Vice-Chairman Shore asked staff if the traffic calming stipulation was common for this type of land use and whether the request for relief seems appropriate. Klimek responded that traffic calming is often stipulated with commercial and multifamily uses with access from arterial streets but that relief from these provisions have not specifically been contemplated with regard to self-service storage facilities; that said, he concurred that the rationale of the request seems reasonable.

Ammon agreed that traffic calming, while a good idea, may not be appropriate in this case especially because U-Haul has a history of long-term ownership meaning that he is not concerned with the property turning over to a new user where traffic calming may be more appropriate.

LeBlanc asked for additional detail on the topics of conversation at the neighborhood meeting and the number of residents who attended the meeting. **Eason** responded that 5 or 6 individuals attended the required neighborhood meeting which was held at the nearby U-Haul Showroom and that much of the conversation related to crime issues in the areas.

MOTION:

Ammon motioned to approve the request as recommended by staff but excluding stipulation No. 6 regarding traffic calming. **Keyser** seconded the motion.

DISCUSSION:

None.

VOTE:

13-0-0, motion passes with McCabe, Shore, Ammon, Ender, Kriotor, Keyser, Sanchez, Jones, Solorio, Williams, LeBlanc, Smith, and Fitzgerald in favor and none in abstention or dissent.