



Village Planning Committee Meeting Summary Z-36-23-4

Date of VPC Meeting	September 13, 2023
Request From	C-2 (Pending C-2 SP)
Request To	C-2 SP HGT/WVR
Proposal	Self-service storage warehouse with underlying C-2 commercial uses and a height waiver
Location	Approximately 225 feet south and 465 feet west of the southwest corner of 43rd Avenue and McDowell Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-1

VPC DISCUSSION:

Item No. 6 (Z-SP-4-23-4) and Item No. 7 (Z-36-23-4) are companion cases and were heard together.

No member of the public registered to speak on these requests.

Chair Gene Derie noted that Case Z-SP-4-23-4 would be heard at the same time as Case Z-36-23-4.

Staff Presentation

Matteo Moric, staff, provided an overview and identified where the site was located, the site size, and the requests. Mr. Moric described the surrounding zoning, uses and general plan land use designation and showed the site plan and building elevations. Mr. Moric noted there was no community correspondence related to the proposal and identified the staff findings and stipulations. Mr. Moric noted the stipulations of each case were similar with an additional stipulation for the building height limit on the height waiver case.

Applicant Presentation

Matt Sargent, applicant representative, showed a printout of the aerial map with the subject property highlighted and described the site context and surrounding land uses. Mr. Sargent stated they were proposing a multi-story, indoor, climate controlled self-storage building with some exterior units on the ground floor. Mr. Sargent noted the ground units would be in the back which would be away from the street so traffic would

not be in the main part of the shopping center. Mr. Sargent added the building was proposed to be tucked in the back and away from the street.

Chris Demarest reminded the Committee this was close to the gym that they approved which was never built, and asked if the proposal was for the U-Haul Company. **Mr. Sargent** responded that it was not for U-Haul.

Mr. Sargent explained the two issues before the Committee were the property is zoned C-2 which would not allow self-storage without the Special Permit and the request for the height waiver. Mr. Sargent indicated the C-3 zoning allows for self-storage but it is often more difficult to obtain and it is often times negotiated through the C-2 zoning with stipulations. Mr. Sargent described the allowed height in C-2 and noted the height waiver was necessary to build 3 stories and 38 feet. Mr. Sargent stated it would not be super tall or super short. Mr. Sargent said it would be next to a 4-story hotel and next to two buildings in the back which were 2 stories and showed the building elevations.

Sandra Cole asked if the business would be open 24 hours. **Mr. Sargent** said it depends on the operator, but the office would not be open 24 hours. Mr. Sargent noted there would be nothing keeping access from the exterior storage units and there would not be a gate, but an access code or security card would be provided for those who are renting storage space.

Jennifer Fostino said the building should be consistent with the rest of the buildings in the center. **Mr. Sargent** responded that they matched some of the colors and architectural details from the surrounding buildings.

Mr. Demarest reminded the Committee the building will be off the main road.

Mr. Sargent described which parts of the building would be visible from the streets.

Mr. Demarest asked if the roadways were city owned or private. **Mr. Sargent** said the entire site had several different property lines, roadways, and sidewalks in which they would have a cross access agreement and travel easement.

Chair Derie asked the applicant if he was familiar with the storage building at 83rd Avenue and south of Encanto Boulevard which Chair Derie said was right on the street. Mr. Derie said this building would be far enough setback from 43rd Avenue and McDowell Road where it would not look as imposing and would still be shorter than the hotel. **Mr. Sargent** agreed and noted the fenestration on the top would block the mechanical units.

Sandra Oviedo asked about the landscaping. **Mr. Sargent** said the walkways would be more than 75% shaded, and they would accommodate this by moving the eastern walkway closer to the building so they could provide landscape between the sidewalks and the street. Mr. Sargent noted the walkway would lead to both McDowell Road and 43rd Avenue.

Mr. Demarest explained that the space is not big from east to west and asked about the parcel's width. **Mr. Sargent** said the parcel was about 181 feet with the curb, gutter, and half street.

Saundra Cole asked if people ride bikes to the site. **Mr. Sargent** said 4 bicycle parking spaces and a charging receptacle for electric bikes would be provided.

Mr. Sargent added they are stipulated to provide bicycle parking and they would provide 5% or one EV Ready accessible parking space.

Ms. Cole asked about handicapped parking and **Mr. Sargent** responded that it would be located near the office.

Ms. Oviedo asked about elevators inside and **Mr. Sargent** said there would be two elevators close to the loading bays.

Ms. Fostino expressed her concern that mini-storages are taking over many of the commercially zoned lots, but she added this parcel with the uses and where this is being proposed is a good location. **Mr. Sargent** said they are also pushing to look more like office buildings.

Chair Derie said the large number of self-storage facilities reflects a situation where people are downsizing and need a place to store materials. **Mr. Sargent** added that many residences also have small garage space making it difficult to store materials at their homes.

Ms. Oviedo asked if there would be vehicle parking spaces. **Mr. Sargent** mentioned the facility would provide 10-foot by 20-foot spaces on the ground floor with access to the exterior, which they could park and lock vehicles.

Chair Derie said both items were discussed together but the Committee Members would need to vote on each separately. Chair Derie mentioned Item No. 6 would deal with the Special Permit to allow the self-service storage warehouse and Item No. 7 would be for the additional height.

Mr. Moric added that the requests would also allow all underlying C-2 uses.

Motion

Saundra Cole motioned to recommend approval of Z-36-23-4 per the staff recommendation. **Jennifer Fostino** seconded the motion.

Vote

8-1, motion to recommend approval of Z-SP-4-23-4 per the staff recommendation passed, with Committee Members Battle, Cole, Demarest, DuBose, Fostino, Jimenez, Oviedo and Derie in favor. Committee Member Acevedo opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.