

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Planner II

Through: Rick Williams, Planning and Zoning Manager

Date: August 26, 2024

RE: **DRP24-08: U-Haul – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a proposed self-storage facility located at the southwest corner of W. Honeycutt Rd. and N. Continental Blvd. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Chase Woosley of Cotton Architecture, on behalf of future property owner and developer AMERCOR Real Estate Company, to develop a self-storage facility on an approximately 10 ac. site on APN #'s 510-71-0400, 510-71-0410, and 510-71-0430. The site is located at the southwest corner of W. Honeycutt Rd. and N. Continental Blvd.
2. The development will consist of the following elements:
 - a. One (1) 3-story 115,761 sq. ft. self-storage and truck rental building, one (1) 3-story 25,372 sq. ft. storage building, and twenty-seven (27) drive-up self-storage garage buildings, on approximately 10-acres.
 - b. Approximately 2.7-acres of open space and landscaped retention areas (27% of the net site area).
 - c. Thirty-one (31) formal vehicle parking spaces for the main storage buildings, and one (1) vehicle parking space per garage unit of the proposed twenty-seven drive-up garage buildings. Floor plans for the garage buildings have not yet been submitted but will be provided in future submittals.
3. The development as shown on Exhibit B – Site Plan will be developed in two (2) phases, with the first phase consisting of the main self-storage/truck rental building and the second phase consisting of the second storage building and drive-up garage storage buildings.
4. Main access to the development will off W. Honeycutt Rd. via N. Scarlett Dr. (private road) with secondary access off N. Continental Blvd.

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5. The applicant has conducted all required public notification required by the city's Zoning Ordinance. As of the writing of this memo, city staff has not received public comment regarding this application. Notification for this project included the following:
 - a. August 8, 2024 – Notices mailed to property owners within 600 feet of the site.
 - b. August 8, 2024 – Sign posting of the site.

With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Floor Plan

Exhibit D – Color Elevations

Exhibit E – Color Landscape Plan

Exhibit F – Photometric Plan

