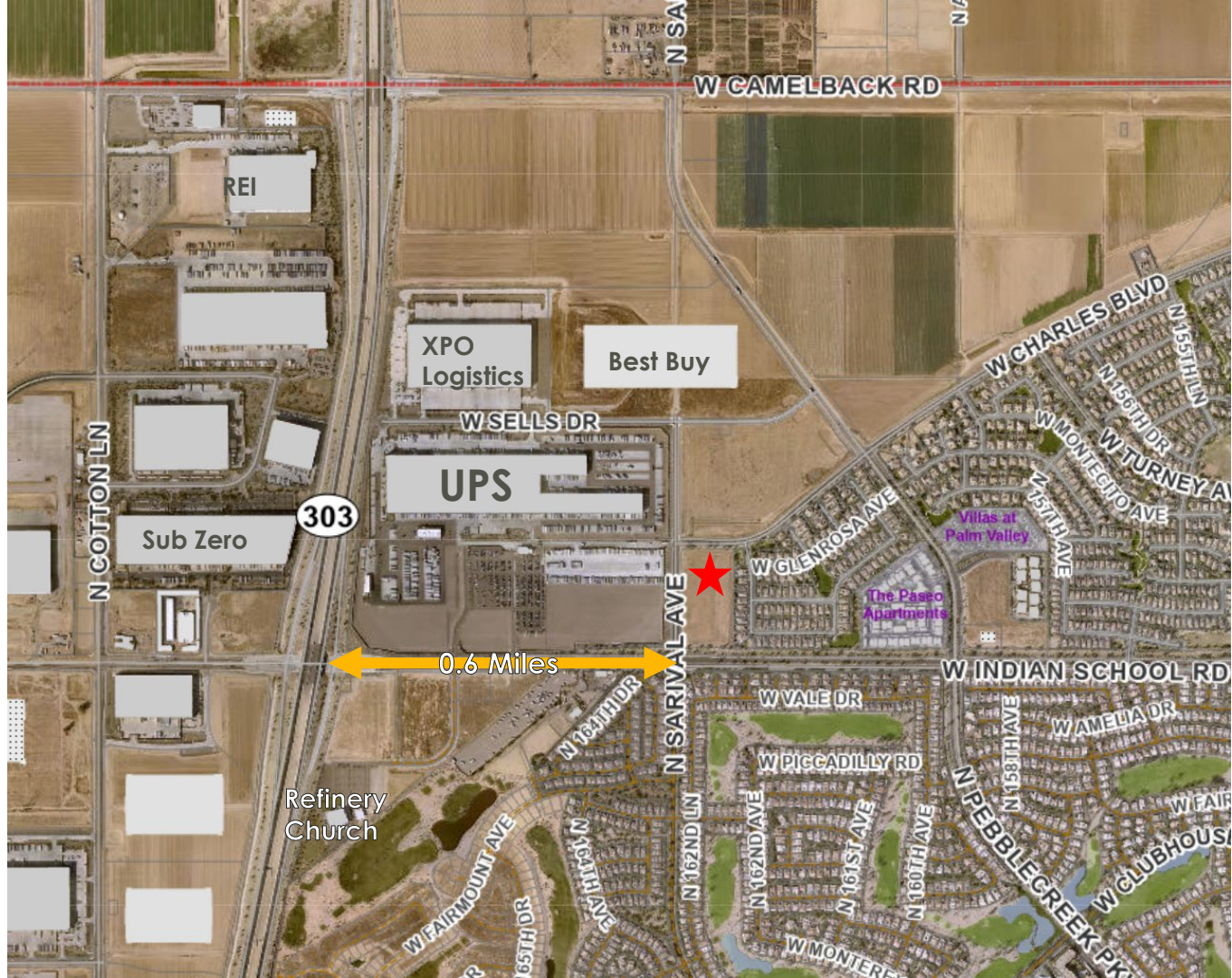


PV 10 – Dollar Self Storage Special Use Permit



PV303

UPS
Expansion

N SARIVAL AVE

Proposed
Dollar
Self-Storage

Proposed
McDonald's

W CHARLES BLVD

N 161ST DR

N 161ST DR

W GLEN ROSA AVE

Palm Valley
Phase V

W DEVONSHIRE AVE

N 161ST DR

N 161ST DR

W MONTEROSA ST

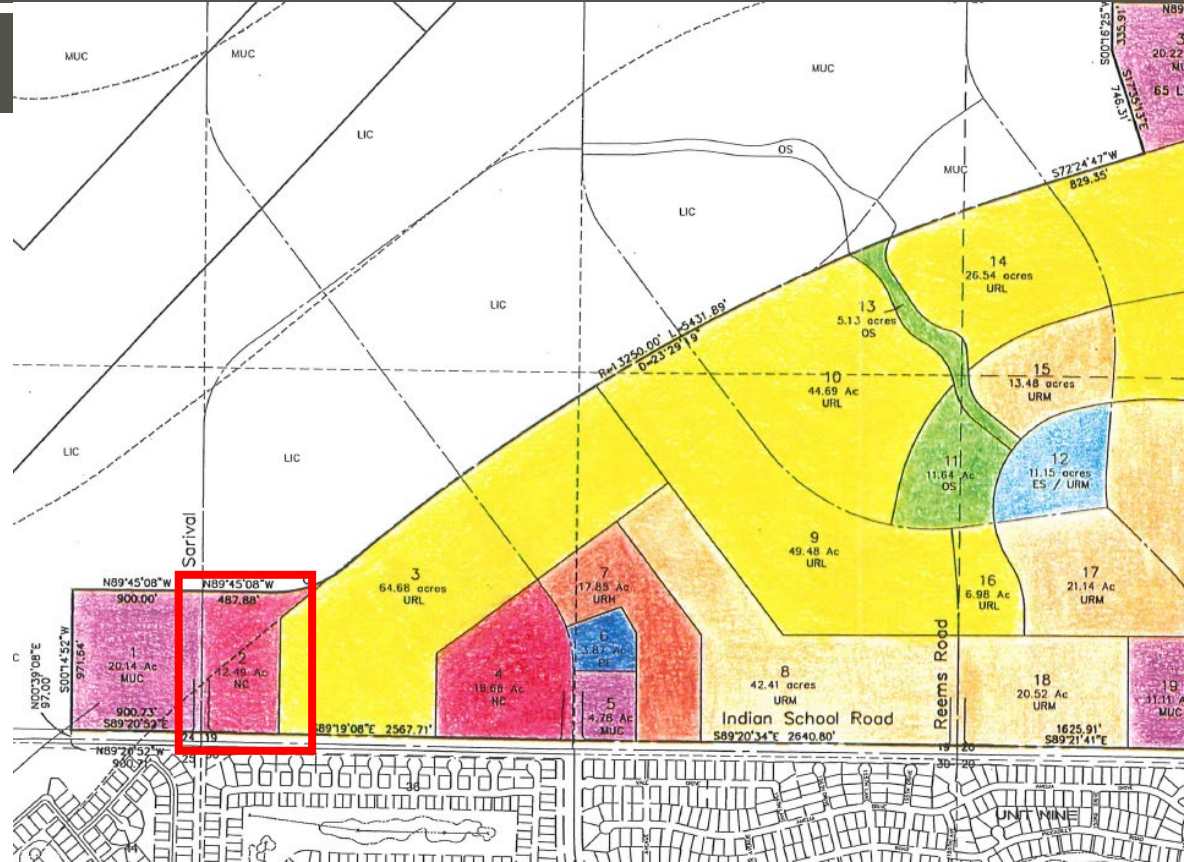
W INDIAN SCHOOL RD

PV10 – Dollar Self Storage



BACKGROUND

- Palm Valley Phase V PAD
 - Ord. 03-858
 - Mix of Uses
- Neighborhood Commercial (NC) designation in PAD
- C-1 Zoning and Development Standards



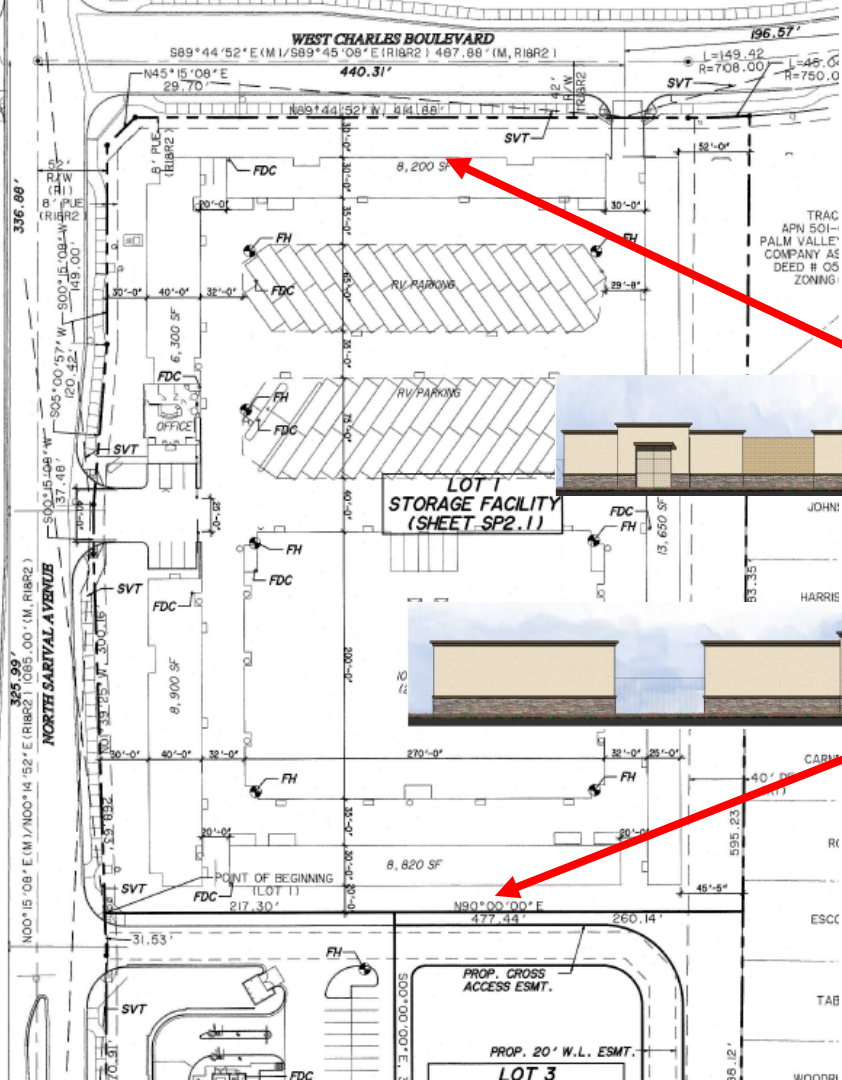


PV10 – Dollar Self Storage

REQUEST

- Mini storage and recreational vehicle storage facilities may be considered in Commercial Districts subject to approval of **Special Use Permit**
- 6.5-acre parcel proposed
- Five one-story storage buildings, one two-story building, covered RV parking
- 939 individual storage units ranging in size
- 66 covered RV spaces

[illegible]



North
elevation



South
elevation



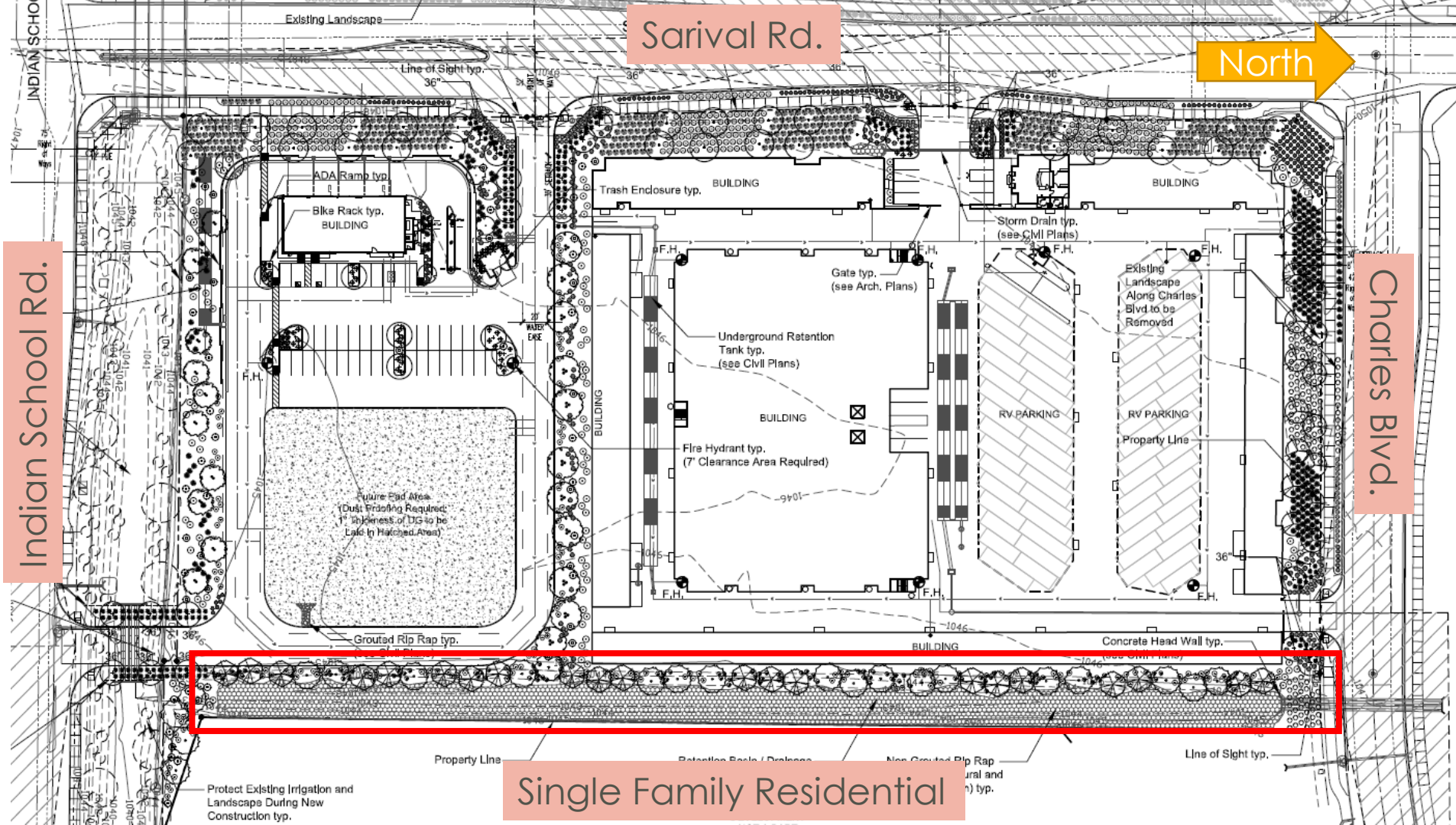
Indian School Rd.

Sarival Rd.

North

Charles Blvd.

Single Family Residential





PV10 – Dollar Self Storage

CURRENT ALLOWED USES: C-1

1. Auto sales, leasing.
2. Banks and financial institutions, including drive-thru facilities, but excluding non-chartered financial institutions.
3. Business and professional offices.
4. Crematory.
5. Equipment rental.
6. Day care (elderly or youth).
7. Manufactured home sales.
8. Personal and household services, such as barber and hair styling shops, beauty salons, clothing alterations, dry cleaning shops, furniture and appliance repair, copying shops, self service laundry, shoe repair shops, but excluding drive through window facilities.
9. Retail stores with sales only, not to exceed ten thousand (10,000) square feet of gross floor area, individually; and not to exceed fifty thousand (50,000) square feet in a commercial complex. Drive through facilities and convenience uses require Use Permit approval.
10. Studios for the practice and sale of the fine arts.
11. Restaurants, including Drive-Through Restaurants with drive-through lanes located more than five hundred (500) feet from any residential zoning district, but excluding Drive-In Restaurants, Drive-Through Restaurants with drive-through lanes located within five hundred (500) feet from any residential zoning district. The area in the restaurant devoted primarily to the consumption of alcoholic beverages shall not exceed twenty-five (25) percent of the total public floor area. Drive-Through Restaurants permitted herein shall meet the requirements of Section [4-2-18](#) (Drive-Through Restaurants).

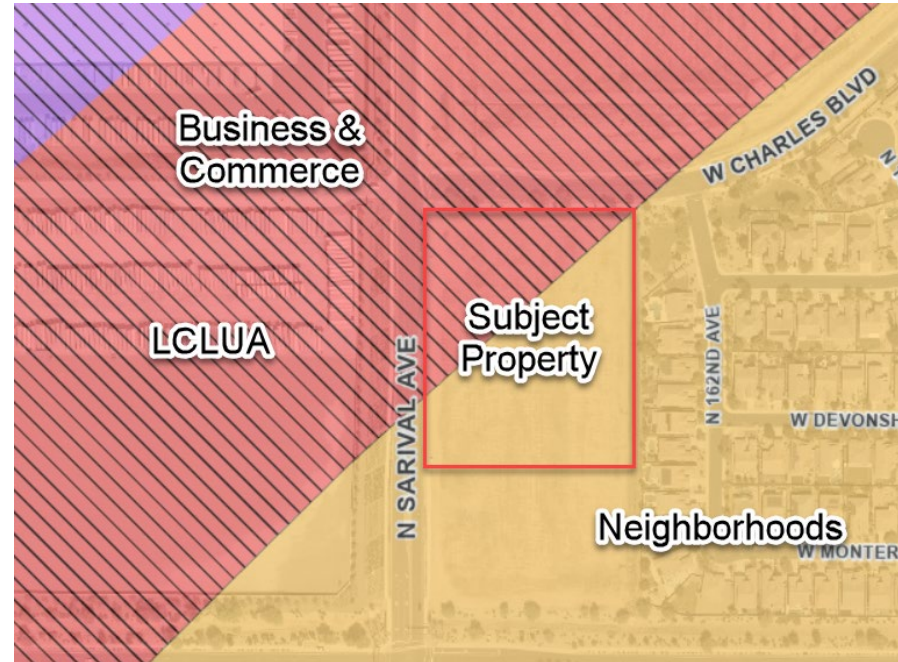
PV10 – Dollar Self Storage



SPECIAL USE PERMIT EVALUATION CRITERIA

1. Will be desirable or necessary to the public convenience or welfare;
2. Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites;
3. Is in conformance with the adopted General Plan and any adopted Area Plans;

*Luke Compatibility Land Use Area



PV10 – Dollar Self Storage



SPECIAL USE PERMIT EVALUATION CRITERIA CONTINUED

4. Will not be detrimental to surrounding properties or persons in the area due to:
 - a. Impact on the circulation system of the adjacent neighborhood;
 - b. Excessive noise or light generated from within the site;
 - c. Excessive scale or height in relationship to surrounding properties;
 - d. Hours of operation;
 - e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties;
 - f. Inconsistency with the development character or architecture of the adjacent properties.
5. Other concerns, which may place the advisability of the proposed convenience use in question



PV10 – Dollar Self Storage

PUBLIC PARTICIPATION

- Citizen review notice
- Neighborhood Meeting held July 13, 2022
 - Approximately 50 attendees
 - Concerns related to:
 - Restaurant odors
 - Increased traffic
 - Noise
 - Lighting
 - Crime and safety

PV10 – Dollar Self Storage



PUBLIC PARTICIPATION

- Notice provided for public hearings:
 - Property posted
 - Legal advertisement
 - Mailing to surrounding property owners & stakeholders
- Feedback Received – as of 10/12
 - Some emails with concerns (to staff, council, applicant)
 - A few phone calls received with concerns, mostly related to McDonald's
 - Concerns related to lighting, RV parking lighting, two-story incompatibility



PV10 – Dollar Self Storage

PLANNING & ZONING COMMISSION

- PZC Public Hearing held October 12, 2022
- One resident spoke in opposition



PV10 – Dollar Self Storage

RECOMMENDATION

- Proposal complies with all evaluation criteria
- 10 stipulations in staff report
 - Stipulations included to address resident concerns regarding lighting
- PZ Commission recommended approval 5-0 on 10/12/22