

7. **Site, Landscaping and Architectural Plan amendment to construct an additional self-storage building (Phase II), and exterior building modifications to the main building, for Extra Space Self Storage, an existing public self-storage use at 232 S. Curtis Rd., submitted by Adam Hird, Highland Development Ventures and Brian Fischer of Anderson Ashton, Inc. (Tax Key No. 413-9999-035).**

Overview and Zoning

The Phase Two addition of detached storage units was approved by Plan Commission last year, but since this time the property has been sold and the new owner has submitted an updated set of plans. The new owner is seeking Plan Commission consideration of new detached storage unit buildings and a modification to the roofline of the existing main building, for additional signage.

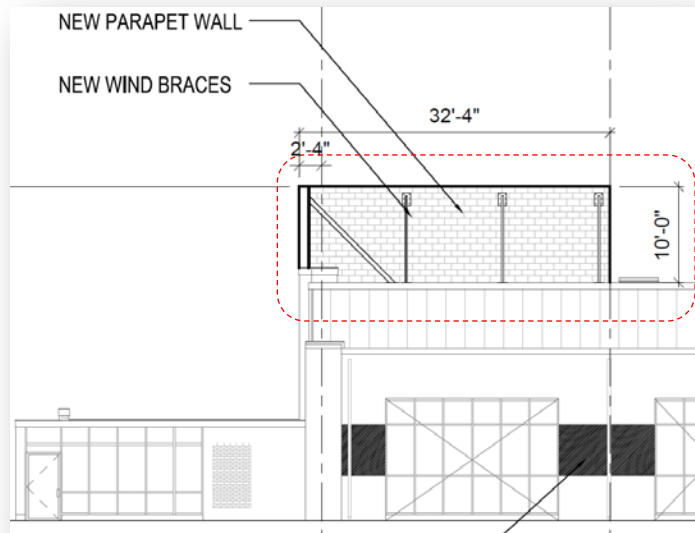
Plan Commission subsequently approved a 6-month extension of time to satisfy the 2016 approval, as the property was being sold to a new owner who needed additional time to work toward satisfying the July 27, 2016 conditions of approval (to provide more time to complete revision drawings and obtain building permits). The new owner is Highland Development Ventures, LLC, who purchased the building in July of 2017.



The property is 2.7 acres in area, features an existing self-storage building and is zoned M-1 Manufacturing. Self-storage uses are permitted in M-1/Manufacturing, with the requirement that they be situated upon at least 2 acres. Staff is not opposed to the phase two addition of storage units as it will fulfill previously approved plans and extension of time, but the proposed roofline alterations are not in conformance with the City's architectural guidelines which require 4-sided architectural design that is integrated with the architecture of the building.

Architectural

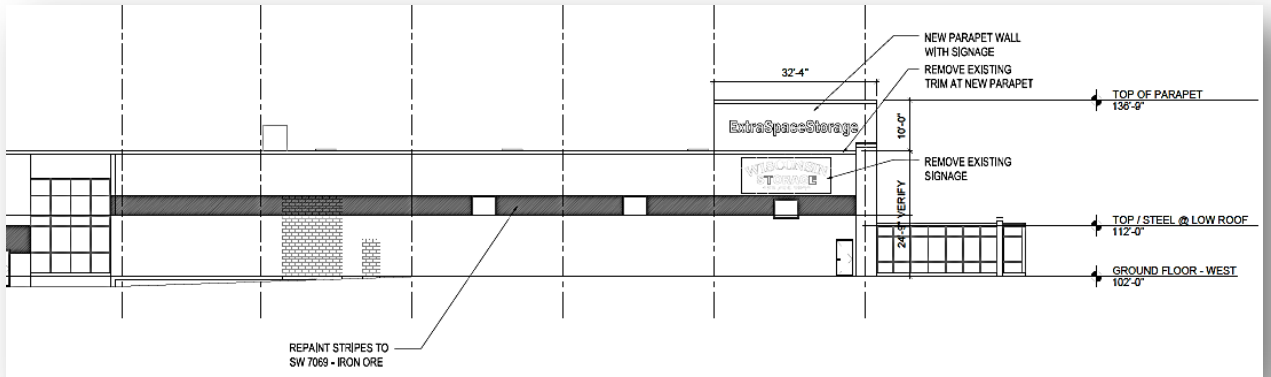
Roofline Extension (main building) - As proposed, the roofline addition is only 2-sided and at 10-ft tall appears irregular with the established roofline of the main building. The appearance essentially looks like a stage set on the top edge of the building. In staff's opinion the proposed roofline extension fails to satisfy the architectural merits of the design guidelines:



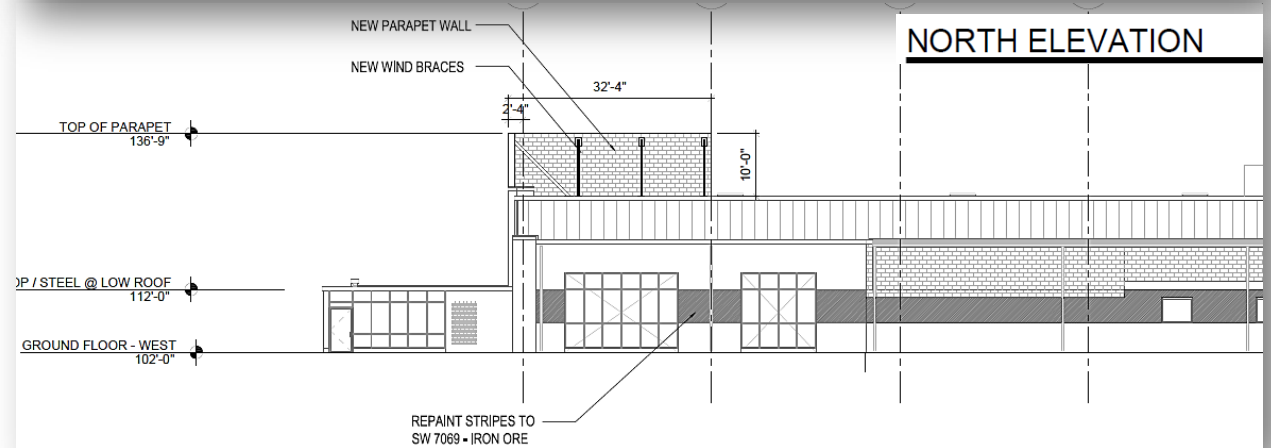
(a) The proposed roof design should be consistent and integrated with the architectural style of the building;

(b) Buildings and additions should continue the same building materials on all sides visible or partly visible from the public right of way.

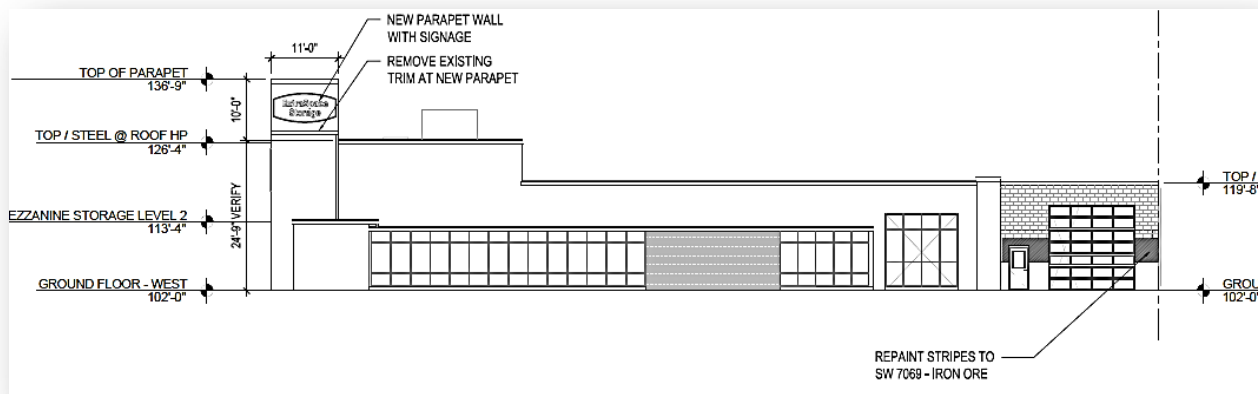
The addition to the roofline is intended to simply function as a background for attaching wall signage. While staff is not opposed to wall signage updates in conformance with the signage ordinance, elevating the height of wall signage on the building so as to be visible from I-94, should be consistent with the architectural guidelines.



NORTH ELEVATION



SOUTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION

Exterior Repainting (main building) - The exterior horizontal stripe of the main building would also be repainted from a burgundy color to a dark gray (iron Ore) color. Staff is in not opposed to the exterior color change of the horizontal accent stripe.

New detached storage units - Proposed are three new storage buildings totaling 14,750sf of single story row mini storage units broken up into three separate structures. These buildings will be located along the south and east property lines of this site. All rear walls facing the property lines and all end walls will be constructed out of painted concrete block and will have a standing seam metal roof with a clear galvalume finish. Lighting will

be confined to every second door of these proposed storage structures. The fixtures are fully shielded LED wall packs that will be mounted 7' above finish asphalt.

Staff comment:

Staff recommends that the exterior masonry walls of the new storage buildings feature an integral color split faced block or similar accent vs. painted masonry block.

Exterior color details of exterior doors and framing

Signage

The site is under an approved plan from 2016, which approved a monument sign and a wall sign. The total allowable area for signage on this property (apportioned between wall and monument signage is a maximum total of 200-sf. New signage will be proposed given the change in ownership, and staff recommends conformance with the signage ordinance.

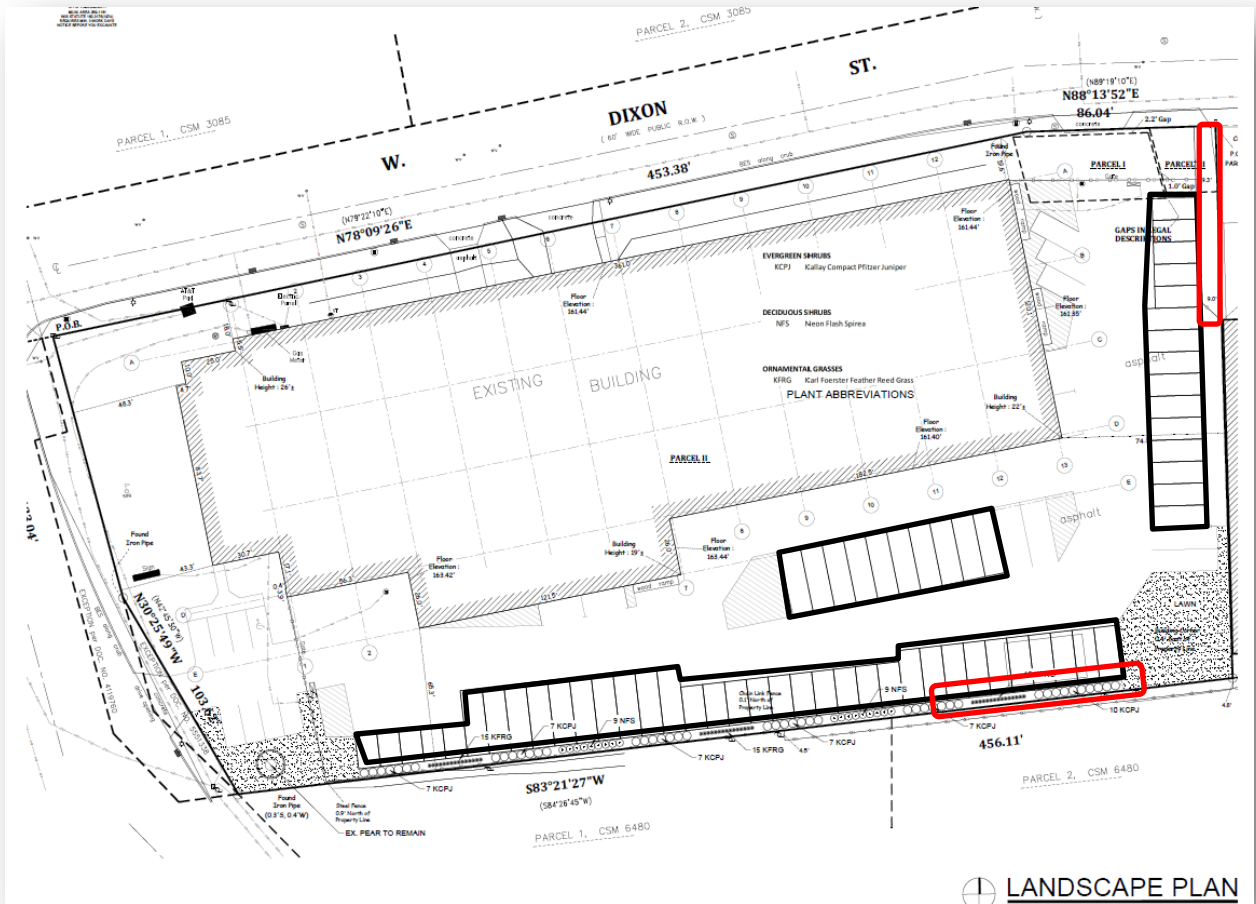
Site and Landscaping

As part of the new storage buildings, the existing black coated chain-link fencing along the south property line will be removed at the location of the new buildings only, and foundation landscaping will be installed per the landscape plan along the south property line at the building. New landscaping will be installed along the south building's foundation wall and transition to grass toward the southeast side of the site.

Staff comment Areas of staff recommendation highlighted below (in red):

Revise the plan to relocate a portion of the proposed landscaping near the southeast corner (south side of building) with grass and replace landscaping in front of the main building area. The existing conditions on the south east side of the property with adjacent tree line will not be ideal for foundation plantings. Replacement in front of the building would offer more impact.

On the northeast side of the site, staff recommends that an existing asphalt slope be replaced with grass. This area is currently located outside the existing fenced area and visible from W. Dixon St.



Parking

Sec. 12.19 of the Revised Municipal Code indicates the following criteria to calculate parking requirements for public self-storage uses: Spaces equal in number to one percent (1%) of the number of enclosed storage units, plus additional spaces for office uses.

Phase 1 - Completed Storage units 415 x .01 = 4 parking spaces

Phase 2 – New Storage units 60 x .01 = 1

Office (1,000-sf @ 1/300) = 3

Required = 8 parking spaces

Provided (off-street) = 8 spaces (includes and ADA space)

The recommendation has been prepared in two parts to address the roofline extension and the proposed additional detached storage buildings:

Recommendation A (roofline extension): Recommend denial of the proposed two sided and 10-ft high roofline extension, as it isn't consistent with the rest of the building and doesn't conform to the architectural guidelines as follows: (a) The proposed roof design should be consistent and integrated with the architectural style of the building; (b) Buildings and additions should continue the same building materials on all sides visible or partly visible from the public right of way.

Recommendation B (new storage buildings and site improvements): Recommend approval of the Site, Landscaping and Architectural Plan amendment to construct an additional self-storage building (Phase II), for Extra Space Self Storage, an existing public self-storage use at 232 S. Curtis Rd., submitted by Adam Hird, Highland Development Ventures and Brian Fischer of Anderson Ashton, Inc. (Tax Key No. 413-9999-035), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A Revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) note on the architectural plan to indicate integral color materials; (b) color details being provided for staff approval; (c) modifications to proposed foundation planting along a portion of the south building (replacement to front of site); (d) On the northeast side of the site, removal of existing asphalt slope to be replaced with grass; (e) removal of temporary signage until such time that a signage permit has been obtained through Building Inspections and Neighborhood Services; and, (f) a bicycle rack being incorporated into the plan near the front office area. Contact Steve Schaer, City Planner at (414) 302-8466.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Acceptance of the post construction storm water management plan as previously submitted to the Engineering Department. Contact Ed Lisinski at (414) 302-8414 with questions.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Signage plan being submitted for permit review and approved by the Department of Development.