

The proposed rezoning and conditional use petitions for the Monterra Self-Storage is policy/vision design for City Commission. The owner of the property does not have any type of development rights for self-storage.

From a land use perspective, it is compliant as the property already has a C – Commercial use on our future land use map. This is the same Land Use as our other 3 storage facilities within the city.

From the **Zoning** and **Design Guidelines** perspective the use is **not permitted** and requires City Commission approval to amend each of these.

Zoning:

This is the only PMUD district in the City of Cooper City. This parcel did not inherit or have to adapt to uses that were already in code, the PMUD district was specifically written for the annexation of the Waldrep Dairy Farm/proposed Monterra development and the vision for what would be best for the City and the Monterra Community. Although the commercial parcel shape/acreage was amended multiple times over the years (diagrams provided below) the intent of this area was always to create a gathering place/destination for people to shop, dine, hang out in public and provide entertainment. At different points we had talks about a movie theatre and a bowling alley. Self-storage was not visioned and is not a permitted use within the PMUD, it is not even a by right use in our city, it requires a conditional use approval and that is only an option in one of our zoning districts; B-3.

Design Guidelines:

Similar to the PMUD zoning district, all of Monterra (both the residential and commercial areas) had design guidelines specifically created to establish a blueprint and guide for the development to follow. The PMUD district is the only district in the city that requires design guidelines to be established. These design guidelines mapped out visions for the development and ensured all of Monterra would have architectural elements in common, would function well related to both vehicular and pedestrian circulation and create a sense of place & destination for residents to gather.

Pros for the project:

- Significantly less traffic on Solano Road than more retail, restaurants or office.
- Potentially higher tax base. The total square foot and value of building is very high for self-storage.
- Loss of privacy for surrounding properties. The design guidelines allow for a 45ft. tall building on this parcel. This self-storage building is within that requirement; however, it does not have any windows on the south or the west elevations that would view into surrounding residential areas.

Cons of the project:

- Requires changes to the zoning district and design guidelines.
- Very low employment generation.
- Does not serve as a gathering place or destination for residents.
- Only offers one service or need for residents vs a retail or office use that could serve many needs.
- Self storage generally has a negative view in relation to crime and cleanliness of site/dumping.
- The project does not have a proposed operator/tenant or buyer who can make commitments on operational aspects of the facility.
- Although recently revised to look more like an office building it is still a large and very bulky building for the parcels overall size.

-There is no shortage of self-storage options in the “very near” vicinity. The attached map shows 8 facilities with 2 miles and numerous others just outside of 2 miles.

LEGEND

-  SINGLE FAMILY HOMES (65' / 50')
-  TOWNHOMES (CONVENTIONAL/NEO-TRADITIONAL)
-  MULTI-FAMILY HOMES
-  TOWN CENTER
-  COMMERCIAL PARCELS
-  OPEN AND GREEN SPACE (PARKS/BUFFER)
-  WETLAND MITIGATION
-  RETENTION LAKES
-  CANAL
-  PUBLIC FACILITIES PARCEL

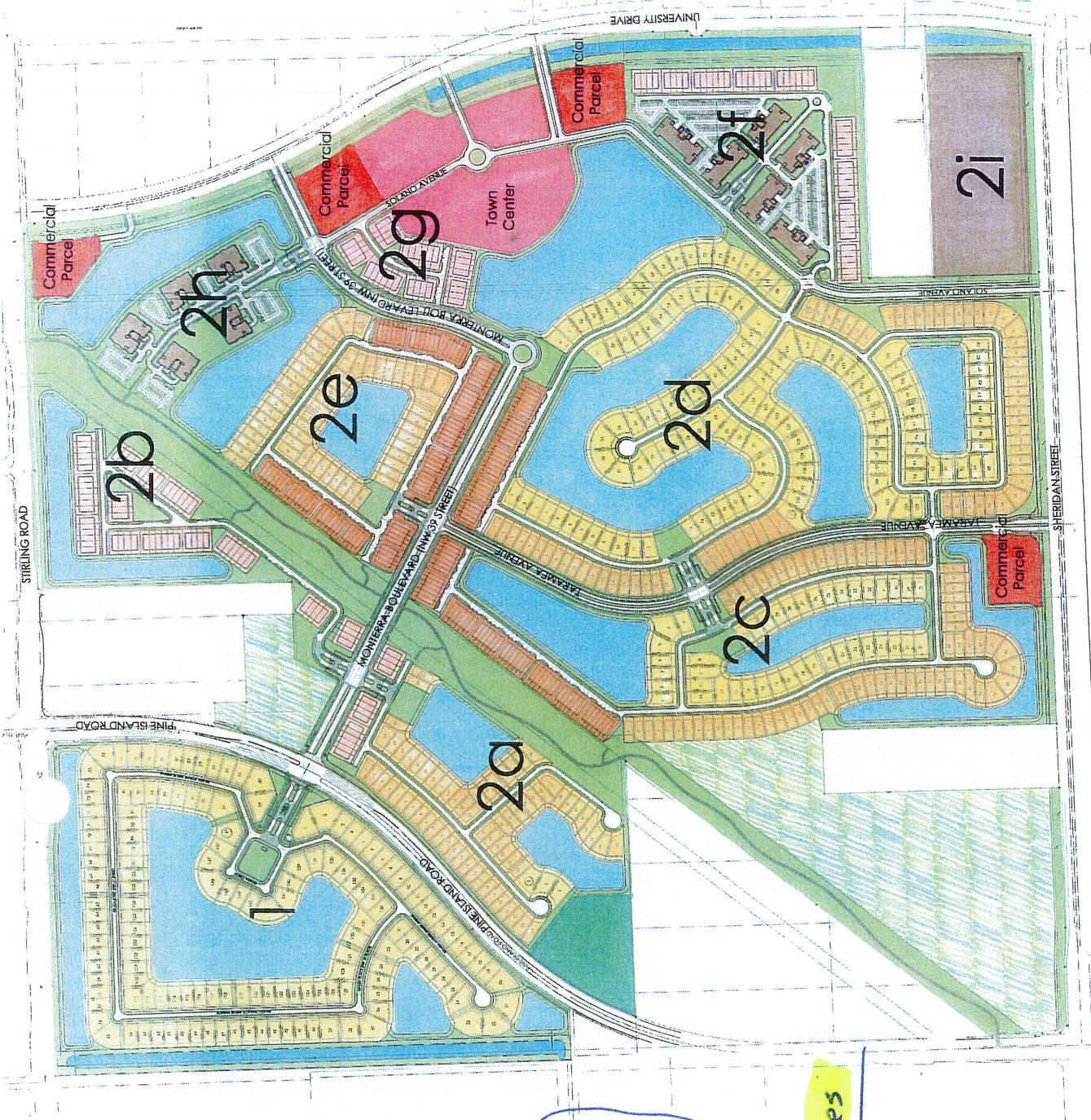
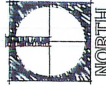
Original design and size of commercial / town center.

2006 Design Guidelines



exhibit 2b: land use plan

Monterra
EDSA



LEGEND

PARCEL

- 1 (Estada)
- 2a (Bella Terra)
- 2b (Corta Bella)
- 2c (La Costa)
- 2d (Vista Del Sol)
- 2e (Capistrano)
- 2f-1 (Cascada Isle)
- 2f-2 (Jefferson at Monterra)
- 2g (Vista Del Prado)
- 2h (Cascada)
- 2i (Monterra Apartments)

COMMERCIAL PARCEL (C)

WETLAND

RECREATIONAL /
UTILITY CORRIDOR

PROJECT TOTAL (ACRES)

75,120 acres

424,370 acres

499,490 acres

NEIGHBORHOOD	TOWNHOMES	Single Family	50' Lots	65' Lots	MULTIFAMILY	Total Units	ACRES	DENSITY (du/acre)
1 - Estada						149	75.12	2.0
2A - Bella Terra						91	25.72	3.0
2B - Corta Bella						154	54.22	2.4
2C - La Costa						236	58.46	2.0
2D - Vista Del Sol						108	26.83	4.0
2E - Capistrano						146	11.23	13.0
2F-1 - Cascada Isle						252	10.59	23.8
2F-2 - Jefferson at Monterra						31	9.95	3.1
2G - Vista Del Prado						149	26.30	5.6
2H - Cascada						300	12.00	23.8
2I - Monterra Apartments						1,452		
SUB								
TOTAL								

COMMERCIAL P

C-1 (Univer

C-2 (Univer

C-3 (Shirley

26,185 acres

NOTE:

- INDIVIDUAL SQUARE FOOTAGE OF USE PER PARCEL TO BE DECIDED UPON DURING THE SITE PLAN APPROVAL PROCESS.
- ACCESS TO PARCELS SUBJECT TO ADJUSTMENTS DURING THE SITE PLAN APPROVAL PROCESS

Monterra



2012 Design Guidelines

Exhibit 2a: Conceptual Site Diagram and Data

b-1. EXHIBIT 2b-1 - Block Designation Diagram

The Block Designation Diagram conceptually demonstrates the blocks which may be attributed to specific development standards. See page seven (7) for further information on block development standards.



Exhibit 2b-1 : Block Designation Diagram