



MEMORANDUM

To: City Commission

From: Jason Chockley, Community Development Asst. Director

Date: December 9, 2025

Re: Monterra Self-storage – Rezoning (Design Guidelines)

PETITIONS: Monterra Self-storage
Rezoning for Design Guidelines (Z #6-2-25)

LOCATION: Monterra Commercial Parcel
SW Corner N. University Drive and Solano Avenue, Cooper City, Florida

OWNER/PETITIONER: Monterra Investments, LLC (Owner)/Craven Thompson (Agent)

LAND USE
DESIGNATION: C - Commercial

REQUEST: Rezoning for proposed changes to the current Monterra Commercial Design Guidelines.

Background: This item is a rezoning request for Parcel C-2B2 of the Monterra Master Plan in order to amend the Commercial Design Guidelines for the Parcel. Because the Design Guidelines are a function of the zoning district, the changes are technically considered a rezoning.

Consistency with Adopted Comprehensive Plan: This parcel has been designated as a commercial use since the creation on the Monterra master planned development. All of the infrastructure needed to support a B-3 District on this site has been completed and the site has been cleared and prepped for development compliant with plan standards. Policy 1.4.4 of the City’s Comprehensive Plan states that City zoning as to permitted uses and densities must be in compliance with, or be more restrictive than, the requirements of the City Land Use Plan. Accordingly, the request can be considered consistent with the Comprehensive Plan.

Overview of Changes: The exhibit entitled “MONTERRA Parcel C-2 Design Guidelines” in the backup material reflects narrative and graphic descriptions of the proposed changes associated with this request. The currently approved Monterra Master Plan reflects Commercial Parcel C-2 Block 3, at the SW corner of N. University Drive and Solano Avenue, Cooper City, Florida. Under this request and the accompanying Site Plan the Parcel is being developed for a 3 story/42ft tall building comprised of 114,735 s.f. self-storage facing N. University Drive.

The design guidelines proposed with this request include:

- 1) Update to the Plat Note restrictions on page 5 and the uses on pages 6 and 7 to account for the Plat Note Amendment application currently in review.
- 2) Update to Exhibit 2b-2 on page 8 to show the circulation in the site as it is proposed in the submitted site plan application.
- 3) Update Exhibit 4b on page 30 to show the C-1 sign type on the southern parcel.

Land Use Compatibility: The proposed B-3 Zoning District is consistent with the existing C - Commercial Land Use Plan designation and is compatible with surrounding zoning districts and land uses. The accompanying requested Site Plan and Plat applications would allow a maximum of 116,000 s.f. of self-storage uses with the approval of the conditional use request.

Living Conditions and Property Values: The surrounding area will have mixed impacts as a result of this rezoning request. The property is already zoned for non-residential use. The proposed self-storage use, other than the bulk and massing characteristics of a larger building, is generally considered a less intense use than more traditional commercial uses when considering traffic on surrounding properties. The site plan reflects that there will be no outside storage associated with the use but as of now no operation plan has been provided so business aspects such as hours of operation, security measures, facility maintenance, etc. is unknown. The height of 42feet is compliant with the previously established design guidelines and the project will have 20feet landscape buffer to help shield the building for the homeowners to the west.

Traffic Impacts: The rezoning and condition use request for the above-described uses would decrease the number of daily trips to and from the site compared to a possible 33,000 s.f. of shopping plaza use currently allowed by the Plat.

Staff Finding: Staff acknowledge that the applicant has addressed the review criteria for the application to be processed and has met the submittal requirements for the rezoning request to be considered. P&Z previously had a recommendation on denial last November but now support the project.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on December 16, 2024, the Planning and Zoning Board recommended approval with a 7-0 vote.