



MEMORANDUM

To: City Commission

From: Jason Chockley, Community Development Asst. Director

Date: October 13, 2025

Re: Monterra Self-storage – Rezoning

PETITIONS: Monterra Self-storage
Rezoning to B-3 (Z #6-1-25)

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: Rezone to B-3 - General Business District from PMUD -
Planned mixed Use Development District.

Background and Property Description: The subject site is approximately 2.57 acres in size and is the last vacant parcel of the Monterra Commercial tract located at the SW corner of N. University Drive and Solano Avenue between the Brightstar Credit Union and the Monterra Apartments. The rezoning is necessary in order for the lot to be developed with the proposed building comprised of 114,735 s.f. self-storage facing N. University Drive.

The property is bound on the north by the Brightstar Credit Union, to the east by N. University Drive, to the south by the 3-story Monterra Apartments, and to the west side by single-family homes and a lake.

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. The applicant's full justification statement, which is included in the backup, references compatibility with other policies of the City's Comprehensive Plan. Accordingly, the request can be considered consistent with the Comprehensive Plan.

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 condition use request. The general area of the site along University Drive has a mix of residential and commercial uses. With a proposed height of 42 feet this building will blend in with the surrounding structures. The Brightstar Credit Union to the north has a building height of 45feet and the apartment building to the south has a height of 35feet to the peak of roof.

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. As of now we do not know what operator may run the facility but there's a general operation specifying hours and general security measures which are reasonable for this location. The height of 42 feet for the new proposed building is 3 feet under the Design Guidelines current limitation of 45 feet.

Traffic Impacts: The rezoning and conditional use request for the above-described self-storage use would significantly 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. The location of the proposed use has access to/from a primary arterial roadway at University Drive via Solano Avenue which also connects Sheridan Street to the south.

Staff Finding: Staff acknowledge that the applicant has addressed the review criteria and has met the submittal requirements for the rezoning request to be considered. DRC staff do not have any outstanding comments.

PLANNING AND ZONING BOARD RECOMMENDATION:

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