



Legislation Details

File #: DC-O-0020-23 **Version:** 1

Type: Development Ordinance **Status:** Adopted

File created: 3/10/2023 **In control:** Development Committee

On agenda: 3/21/2023 **Final action:** 3/21/2023

Title: ZONING-23-000016 (Z21-085)– Stults Essentially in Accord: To revise the approve zoning relief Z21-085 Stults for the following:

- Essentially in Accord to extend the Conditional Use and all other entitlements for an additional 18 months beyond the current expiration date of June 14, 2023, to allow sufficient time to obtain building permits and commence development (Z21-085 Stults).
- Essentially in Accord to amend the site plan and design of Z21-085, including (1) removing the covered drive-through lane, reducing the north-south depth of the primary structure by 55 feet, (2) adding 1 detached one-story drive-up self-storage structure north of the primary structure, and (3) making the primary structure a three-story building. (None of these modifications will result in the building's exceeding the FAR as permitted by the ordinance or violating any setbacks and none require any variations.)
- Essentially in Accord to amend Condition 2 of the Z21-085 Ordinance be amended to allow a self-storage facility operator/manager other than ExtraSpace storage be permitted to operate the self-storage facility once erected. Extra Space does not, and never was, to have any ownership interest in the Property; it was only a potential operator. However, the market for managing and operating self-storage facilities is competitive and dynamic, and the Applicant believes he can command the best operation, service, and maintenance of the facility by opening the operation and management of the facility to competitive proposals from multiple self-storage operator/managers. Mr. Stults, through a limited liability company he and his son control, will continue to own the Property. (Wayne and Bloomingdale/ District 6) (Located at the northeast corner of North Avenue and Ethel Street)

Attachments: 1. Z-23-000016 Stults Essentially in Accord (03-21-2023)_Redacted

Date	Ver.	Action By	Action	Result
3/21/2023	1	Development Committee	Approved	Pass