

CITY COUNCIL
MARCH 23, 2021

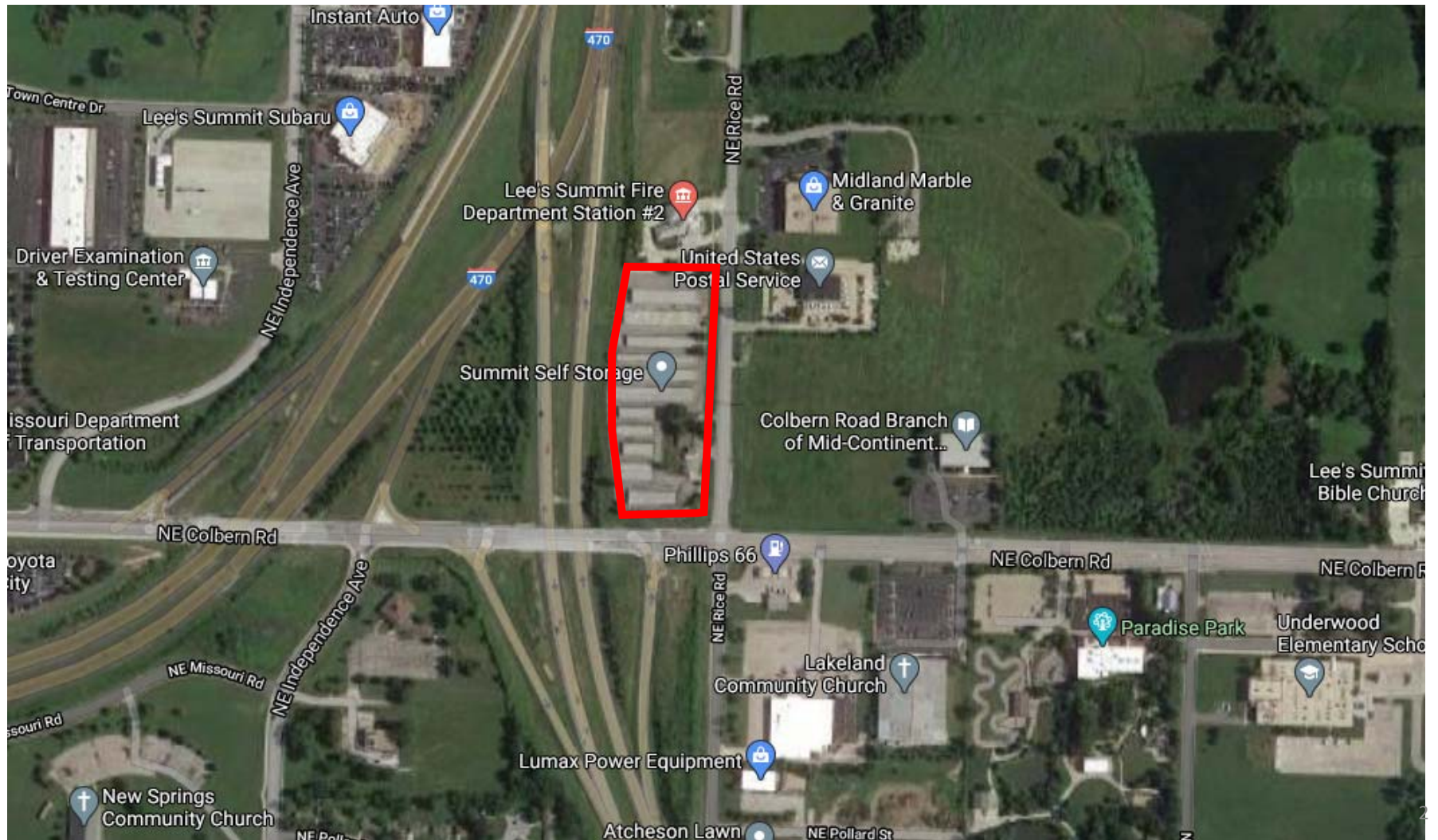
SUMMIT SELF STORAGE

1920 NE RICE ROAD
Terrydale Investments IV, LLC

Application #PL2020-371-Special Use Permit
Renewal for Mini-Warehouse Storage Facility

Bill No. 21-41

AERIAL CONTEXT



Summit Self Storage

- Has been a great corporate citizen:
 - No complaints regarding property maintenance
 - Voluntarily enhanced and improved landscaping
 - Added 34 new trees
 - Added 128 new shrubs
 - Has paid over \$1.6 million in taxes









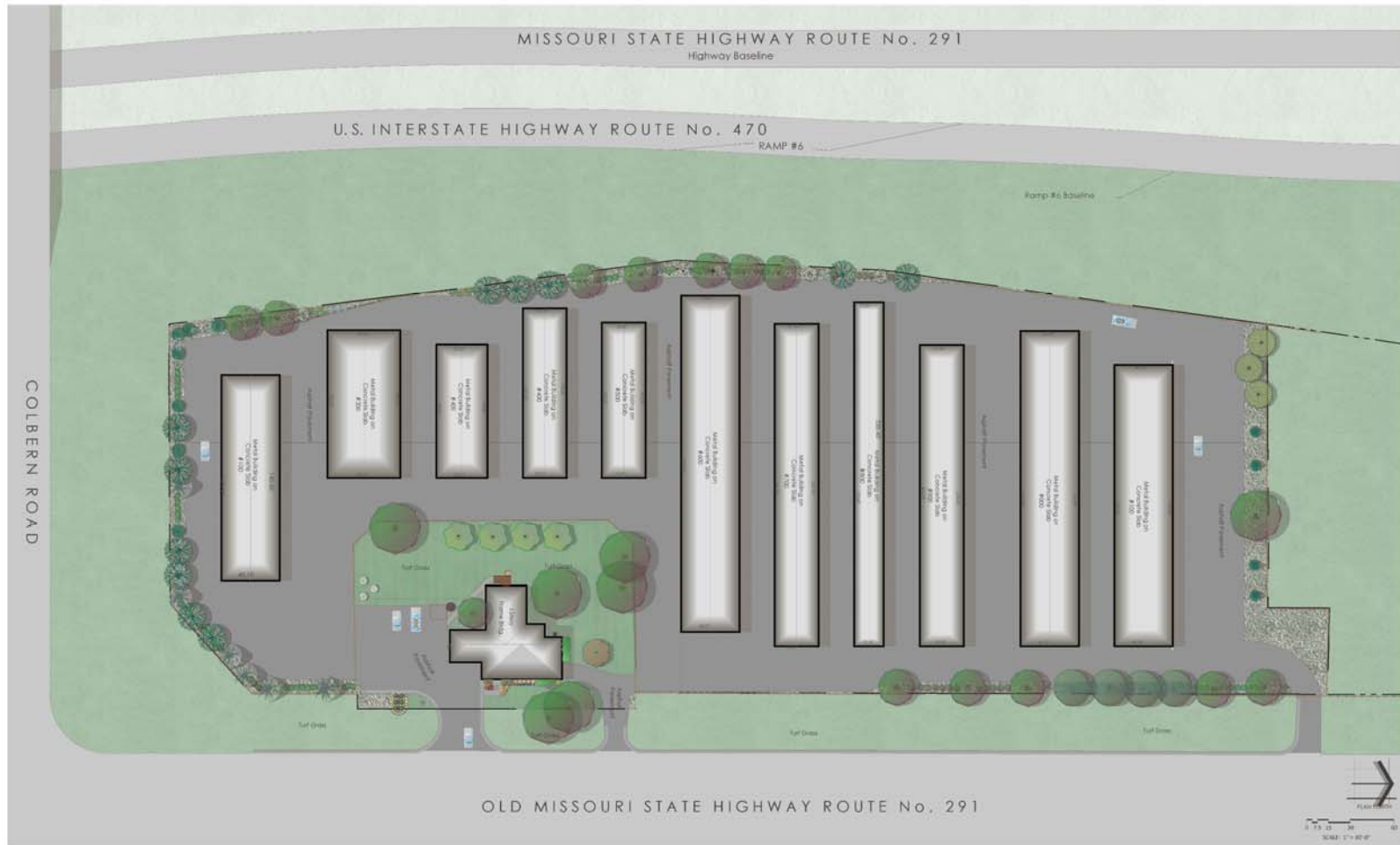


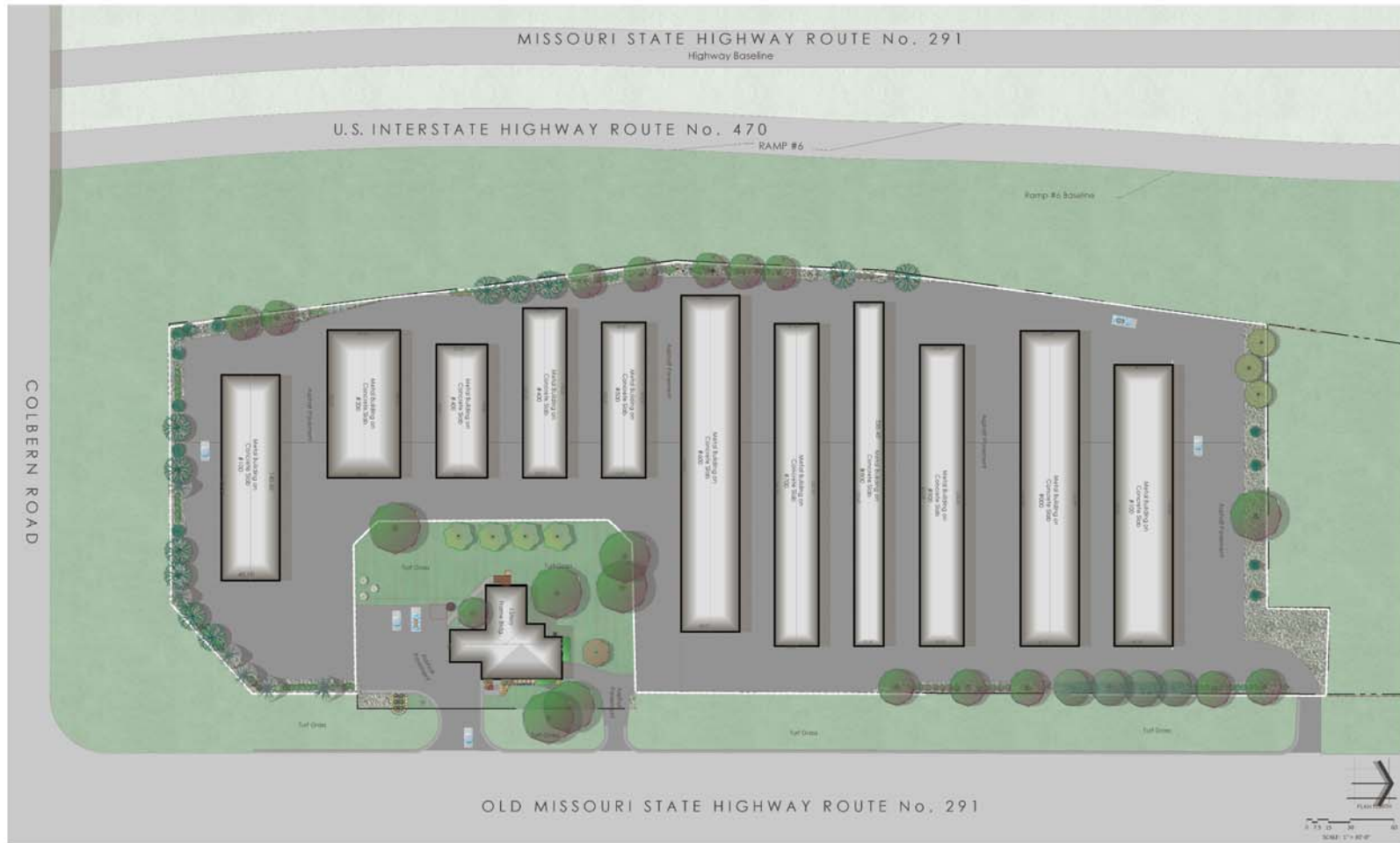














Installation of a New Fence

- Is expensive: \$80,000 - \$100,000
- Will destroy new landscaping: \$70,000 expense
- Will NOT effectively screen site from most directions
- Will likely be more visually and environmentally impactful than existing fencing and landscaping

Amended Request - 10 Year Renewal

- Will allow Master Planning process to take its course
- Will allow City to evaluate future renewal in 10 years vs. 20 years
- Will allow reasonable period of time for existing loan repayment and long-term financial planning

THANK YOU