



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:

File number(s): Sup-18-11

Stor-It Self Storage

Project name: _____

Date filed: 8/8/18 Date complete: _____

Related files: _____

Subject Property Information

Address: 6805-09-13 Cleveland Blvd. Parcel Number(s): 20337000, 20337010, 20340000, 20335000,

Subdivision: Bensonhurst Block: 2 Lot: _____ Acreage: 2.5 Zoning: C3

Prior Use of the Property: Car Dealership Lot

Proposed Use of the Property: Indoor Self Storage

Applicant Information:

Applicant Name: Stor-It Self Storage Phone: 208-867-8579

Address: PO Box 140334 City: Boise State: Idaho Zip: 83705

Email: cw@stor-it.com Cell: 208-867-8579

Owner Name: CW Hurless Phone: 208-867-8579

Address: PO Box 140334 City: Boise State: Id Zip: 83714

Email: cw@stor-it.com Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) _____

Address: 1904 W Overland City: Boise State: Id Zip: 83705

Email: craig@quadrant.cc Cell: 208-861-9905

Authorization

Print applicant name: Craig Callahan

Applicant Signature: Craig Callahan Date: 8/7/18

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: Stor-It Self Storage	File #: SUP-18-11
Applicant/Agent: Craig Callaham	

Applicant (v)	Description	Staff (v)
x	Completed & signed Hearing Review Master Application	✓
x	Narrative fully describing the proposed use/request	✓
x	Recorded warranty deed for the subject property	✓
x	Signed Property Owner Acknowledgement (if applicable)	✓
x	Vicinity map, showing the location of the subject property	✓
x	Site Plan The following are suggested items that may be shown on the site plan:	✓
x	• Property boundaries of the site	
x	• Existing buildings on the site	
x	• Parking stalls and drive aisles	
x	• Sidewalks or pathways (proposed and existing)	
x	• Fencing (proposed and existing)	
x	Floor Plan	
x	Landscape Plan (if applicable)	
x	Neighborhood Meeting sign-in sheet	✓
x	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	✓
x	Fee	✓

STAFF USE ONLY:

Date Application Received: 8/8/2018

Received by: *ae*

Proposed Hearing Date: _____

Hearing Body: _____

AI



August 07, 2018

Jarom Wagoner, City Planner
City of McCall
621 Cleveland Blvd.
Caldwell, Idaho 83605

**RE: Stor-It Self-Storage
6813 Cleveland Blvd
Special Use Permit Application**

Dear Mr. Wagoner:

Please accept the attached application for your review and consideration for the Stor-It Self Storage located at 6813 Cleveland Blvd. in Caldwell. We are requesting approval for this Special Use Permit Application attached.

Stor-It Self Storage an existing self-storage facility at 6617 Cleveland Blvd are planning to expand their existing site on the 2.5-acre property they purchased along Cleveland Blvd. This proposed SUP will be for an expansion of those existing facilities on the site and utilize the existing entrance and office building. Market demand for the existing units has created a waiting list and the owners need to expand to meet this demand.

The site has served the city's residents since 2006 and is ideal for a self-storage facility being located in a C3 Zone

Thank you for your consideration of this proposed project, should you require additional information please feel free to contact me at 208-342-0091 or craig@quadrant.cc

Sincerely,

A handwritten signature in blue ink that reads "Craig Callaham".

Craig Callaham

Quadrant Consulting, Inc.

Handwritten initials "AD" in blue ink.

Stor-It Self Storage - Narrative

Stor-It Self Storage is an existing self-service storage facility located on a 8.63-acre property with access from the north side of Cleveland Blvd. This SUP would be for a 2.5-acre expansion of an existing site.

Located in a C3, Service Commercial Zone, the site is in an area designated for commercial services like this proposed application. This SUP would be to add 51,777 SF of enclosed storage buildings to the existing site with a targeted use to provide more storage for the adjacent Faith Landing residential development. The plan contemplates an entry at the end of Enoch Drive which will allow residents of Faith Landing to access their storage unit by traveling down local streets and not having to go around for access off of Cleveland Blvd. Along with receiving approval for the building expansion, landscape and drainage improvements would be provided. Exterior lighting would be minimal by adding a down facing lighting on the interior areas with motion detectors to enhance site security.

SUMMARY OF APPLICATION

Stor-It Self-Storage addition is 51,777 SF of storage unit buildings, located west of the existing storage unit site.

Property Information:

Parcels 2034000, 20335000, 20337000, 20337010
Address 6813 Cleveland Blvd. Caldwell, ID 83605
Current Zone C3 Service Commercial

Adjacent Property Information:

Area	Uses	Zone
North	Existing Stor-It	C3
South	Cleveland Blvd.	C3
East	Faith Landing/Undeveloped Commercial	C3
West	Hum Motors - Car Dealership	C3

Neighborhood Meeting

A neighborhood meeting was held at the property, located at 6617 Cleveland Blvd. Caldwell, on July 31, 2018, at 6:30 p.m. One person attended the neighborhood meeting via conference call and followed up with an email summarizing our conversation. This email has been included for the record.

SPECIAL USE PERMIT CRITERIA OF APPROVAL

1. The property is currently zoned C3 in which the proposed use is permitted by Special Use Permit.
2. The Caldwell City Comprehensive Plan and Future Land Use Map designate this area to continue as C3 Zoning.
3. This application meets the stated objectives of the Comprehensive Plan Chapter 8 in it: "...provides for a wide range of services and facilities. The demand for and the use of these facilities increase as the population grows. New facilities, and enlarged ... facilities to do a more effective job of meeting their growing needs." It will preserve and enhance the existing commercial site by allowing for an updated visual facade for the existing site and landscaping, while providing needed services.

128

4. The proposed use is in alignment and harmonious with the existing neighborhood as the existing storage units have been in operation since 2006.
5. The proposal will give the owner the opportunity to upgrade the existing facility to keep in character with other surrounding property improvements.
6. The proposed use is the same as the current use which historically has not been detrimental to the general welfare of the neighborhood.
7. The proposed expansion will allow the owner to make site improvements to bring the existing site up to current city standards including storm drainage facilities that will help protect the land and water of this property and adjacent properties.
8. The building addition will utilize all the existing public services already provided to the site with minor increase to the existing level of service. Any increase in the cost of services should be offset by the increase in the taxation this expansion will incur.
9. The proposed use will help consolidate uses that are now separated to other sites thus allowing for less traffic to commute to other sites. This will help reduce traffic, noise and other forms of pollution.
10. The proposed use will not change the current traffic patterns on surrounding streets but allow Faith Landing users a direct access without having to travel on Cleveland Blvd.
11. The proposed use will have positive economic impact on the surrounding area because it will provide space for additional public services.

DESIGN AND MATERIALS

Design: The new buildings in the expansion area of the site will be offset 25 feet from the Cleveland Blvd. right-of-way with a landscape buffer area. The buildings will be fully enclosed with appropriate exterior accents to meet design review standards.

Building Materials:

South end facing Cleveland Blvd. ; Architectural ribbed metal with Earth Tone Red facade detailing to provide articulating visual enhancement. (see attached)

East & West sides; Architectural ribbed metal detailed pattern

Interior: Architectural ribbed metal detailed pattern with metal rollup doors and metal man doors.

Roof: Metal Raised Rib, Earth Tone Red

Access into the new addition will be through the existing 6617 Cleveland Blvd and one new entry on Enoch Drive which will be for Faith Landing residents. The existing office is located at the main Cleveland Blvd entrance, and is open during daytime hours.

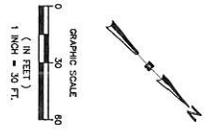
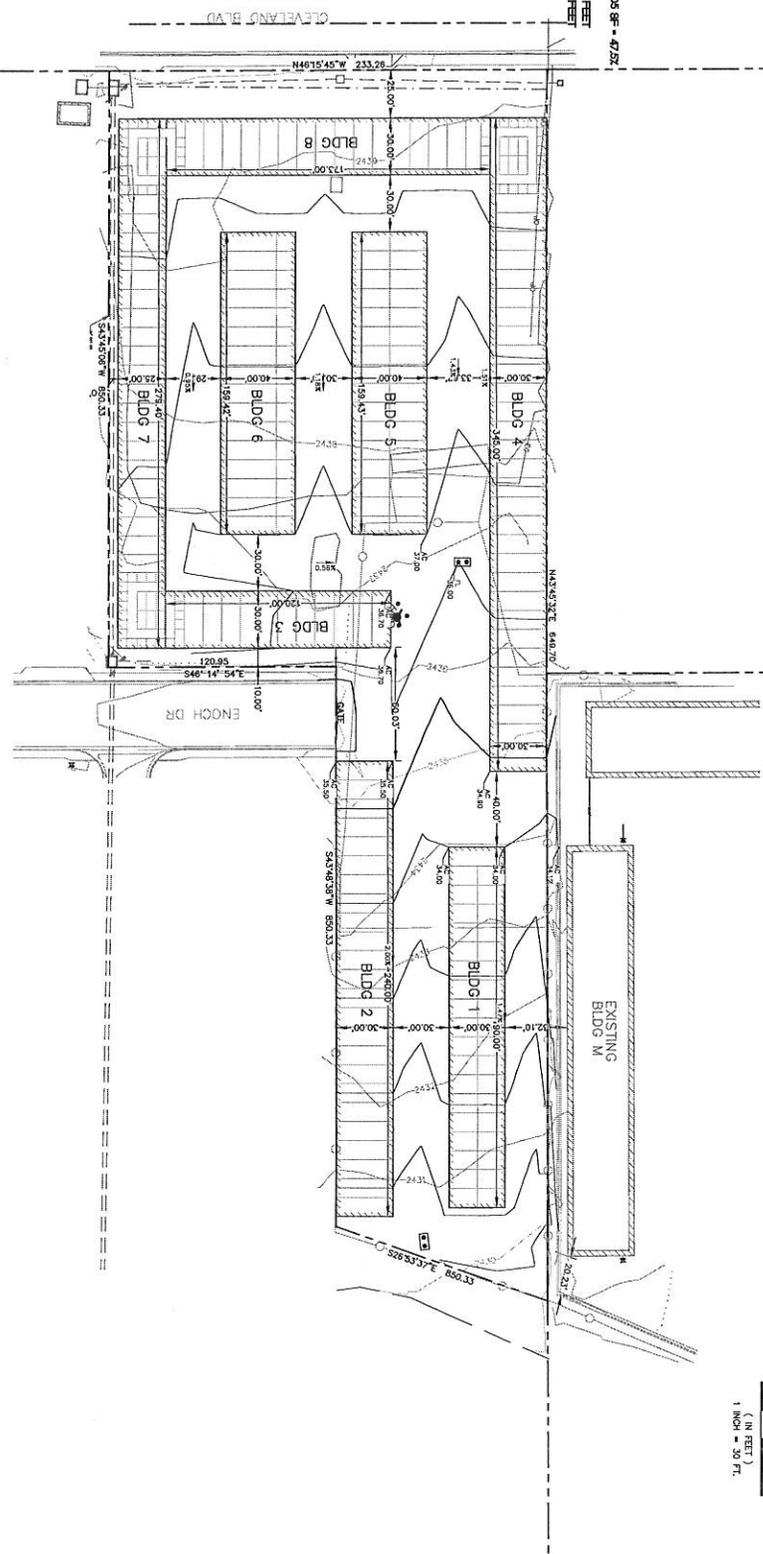
CONCLUSION

We respectfully request approval of the Special Use Application for this self-storage facility in Caldwell. This project will provide desirable and quality self-storage facilities to this growing area.

BS

SITE/BUILDING DATA

SITE ADDRESS: 6614 CLEVELAND BLVD.
 SITE PARCEL NO. R2304000000
 CURRENT ZONING COMMERCIAL (C3)
 SITE SIZE: 529 ACRES
 BUILDING SIZES:
 1 5,700
 2 7,200
 3 8,600
 4 10,350
 5 6,976
 6 6,976
 7 6,985
 8 6,985
 TOTAL: 67,777 SF
 LOT COVERAGE 8177 SF/108,905 SF = 47.5%
 BUILDING SETBACKS:
 CLEVELAND BLVD. 25 FEET
 ENOCH DR. 10 FEET
 SIDES 0 FEET
 BACK 0 FEET



SITE PLAN

DESIGNED BY: BOC	CHECKED BY: BOC	
DRAWN BY: BOC	PLOT DATE: 8/7/18	
DATE	BY	REVISION

**STOR-IT SELF STORAGE
CLEVELAND BLVD**

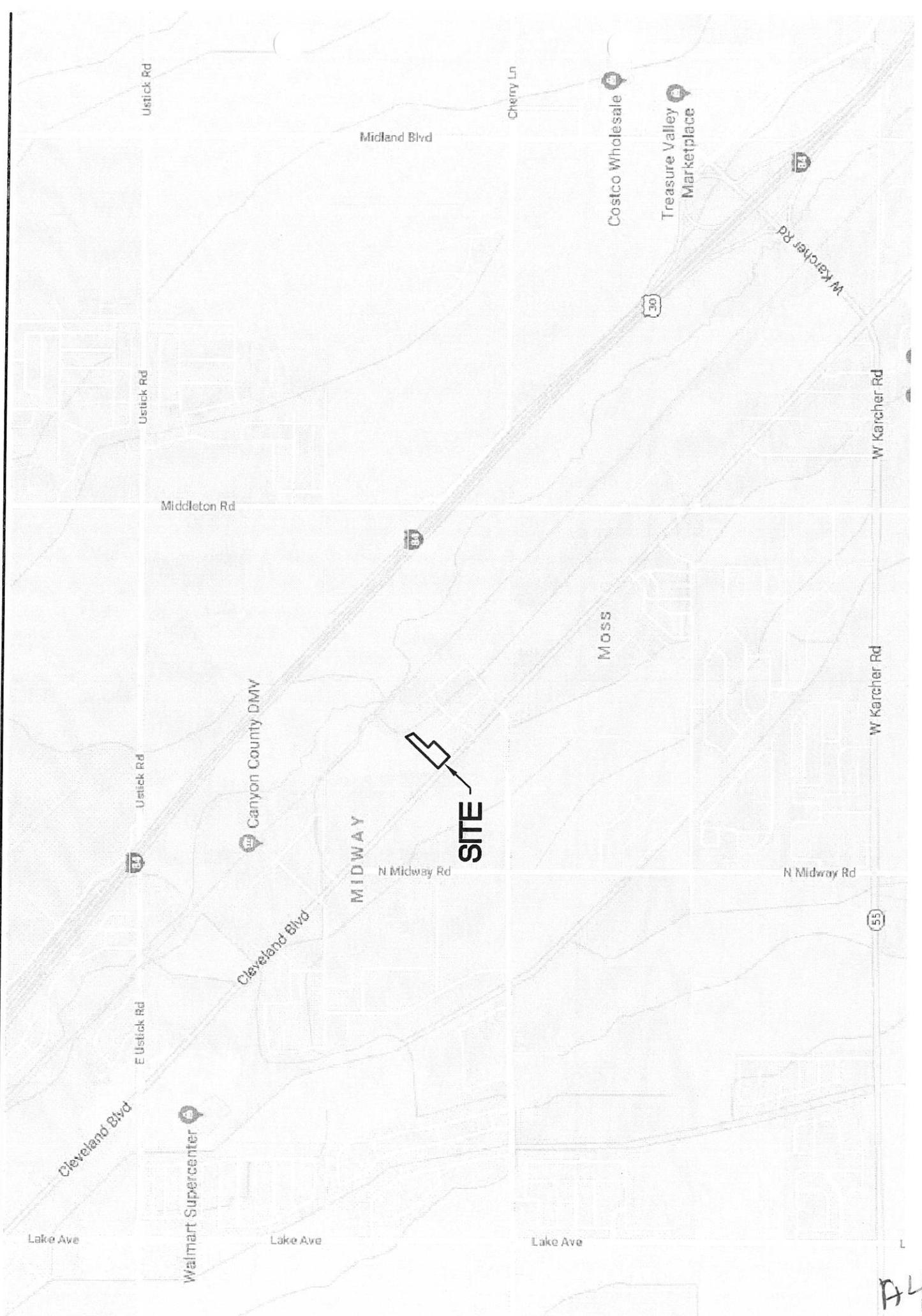
CALDWELL IDARO

SCALE: 1" = 30' PROJECT NO. 101-21

Quadrant Consulting, Inc.
 1904 W. Overland Rd.
 Suite 1000 83708
 (208) 342-0001 PHONE (208) 342-0092 FAX
 CIVIL ENGINEERING-SURVEYING

93

VICINITY MAP



23

A4.

EXISTING SITE PHOTOS

VIEW LOOKING NORTH WEST



EXAMPLE VIEW OF PROPOSED STREET FACADE



Color will be Earth Tone Red where the green is shown and Almond where gray is shown.
There will be 25 feet of landscaping behind the sidewalk vs. the 5 feet shown here.



ORIGINAL

1211 W Myrtle St, Plaza II Suite 100
Boise, ID 83702

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT
File No. 633457 JS/HH

2017-048448
RECORDED
11/06/2017 03:38 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 BJBROWN \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Bradley J. Gorringer and Tammera Gorringer, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Stor-It Self Storage LLC, an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is P.O. Box 140304 Boise, ID 83702

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: October 9, 2017

Bradley J. Gorringer

Tammera Gorringer

State of IDAHO, County of ADA

On this 6th day of November in the year of 2017, before me, Josh Stafford, a Notary Public in and for
said State, personally appeared Bradley J. Gorringer and Tammera Gorringer known or identified to me to
be the person whose name is subscribed to the within instrument, and acknowledged to me that they
executed the same.

JOSH STAFFORD

Residing at: Boise, Idaho
Commission Expires: 06/15/2023



EXHIBIT A

PARCEL 1:

A portion of the Southeast Quarter of the Southwest Quarter, Section 6, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and is also a part of Lot 2 of the BENSONHURST SUBDIVISION as recorded in Book 4 of Plats at Page 34 in the Office of the County Recorder, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence
South 43° 11'00" West, a distance of 122.50 feet to the Northeasterly boundary of the right of way for the Caldwell-Nampa Boulevard; thence
South 46° 49'00" East, along the Northeasterly boundary of said right of way a distance of 604.15 feet to the TRUE POINT OF BEGINNING; thence
North 43° 11'00" East, a distance of 206.05 feet; thence
South 45° 49'00" East, parallel with the Northeasterly boundary of said right of way, a distance of 120.95 feet; thence
South 43° 11'00" West, a distance of 206.05 feet to the Northeasterly boundary of said right of way; thence
North 46° 49'00" West, along the Northeasterly boundary of said right of way, a distance of 120.95 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

COMMENCING at the Northwest corner of the southeast Quarter of the Southwest Quarter of said Section 6; thence
South 43° 11'00" West, a distance of 122.5 feet to a point in the Northeasterly boundary of the right of way for the Caldwell-Nampa Boulevard; thence
South 46° 49'00" East, along the Northeasterly boundary of said right of way, a distance of 492.0 feet to the TRUE POINT OF BEGINNING; thence
North 43° 11'00" East, perpendicular to the boundary of said right of way, a distance of 160.0 feet; thence
South 46° 49'00" East, a distance of 100.0 feet; thence
South 43° 11'00" West, a distance of 160.0 feet to a point on the Northeasterly boundary of said right of way; thence
North 46° 49'00" West, along the boundary of said right of way a distance of 100.0 feet to the TRUE POINT OF BEGINNING.

PARCEL 3:

This parcel is situated in the Southwest Quarter of Section 6, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter of the Southwest Quarter; thence
South 43° 11'00" West, a distance of 122.50 feet to a point on the Northeasterly boundary of the right of way of U.S. Highway 30 (Caldwell-Nampa Boulevard); thence
South 46° 49'00" East, along said Highway boundary, a distance of 592.00 feet to the TRUE POINT OF BEGINNING; thence
North 43° 11'00" East, a distance of 160.00 feet; thence
North 46° 49'00" West, a distance of 100.00 feet; thence
North 43° 11'00" East, a distance of 501.05; thence
South 27° 31'00" East, a distance of 118.83 feet; thence
South 43° 11'00" West, a distance of 621.77 feet to a point on said Highway boundary; thence
North 46° 49'00" West, along said Highway boundary, a distance of 12.15 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM from the above Parcel 1, 2 and 3 the following described tract of land, as follows:

A parcel of land being on the Northeasterly (Left) Side of the centerline of Interstate 84, Business Loop, (Nampa-Caldwell Boulevard), Project No. NH-F-M-7963 (021), Highway Survey, as shown on the plans thereof now on file in the office of the Idaho Transportation Department and being a portion of the Southeast Quarter of the Southwest Quarter of Section 6, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Said parcel is a

portion of Lots 1 and 2 of BENSONHURST SUBDIVISION, Book 4 of Plats at Page 34, a portion of that certain tract described in Instrument No. 666939 dated November 28, 1967 and recorded August 20, 1971, No. 651112 dated November 12, 1970 and No. 9227832 dated October 13, 1992 and recorded December 9, 1992 and is more particularly described as follows to-wit:

COMMENCING at the South Quarter corner of said Section 6; thence

North 89° 37'37" West a distance of 140.15 feet on the South line of said Section 6 to a point on the centerline of said project NH-F-M-7963(021) at Station 240+96.97; thence

North 46° 15'35" West a distance of 1042.40 feet on said centerline to Station 230+54.57 of said Highway survey; thence

North 43° 44'25" East a distance of 33.60 feet to the REAL POINT OF BEGINNING; thence

North 46° 14'56" West a distance of 233.10 feet to a point on a line 33.65 feet Northeasterly from and perpendicular to said centerline at Station 228+21.47 of said Highway Survey; thence

North 43° 45'05" East a distance of 11.35 feet to a point on a line 45.00 feet Northeasterly from and perpendicular to said centerline at Station 228+21.47; thence on a line 45 feet Northeasterly from and parallel with said centerline

South 46° 15'35" East a distance of 233.10 feet to a point opposite Station 230+54.57; thence

South 43° 45'05" West a distance of 11.40 feet to the REAL POINT OF BEGINNING.

Highway Station Reference: 228+21.47 to 230+54.57.

PARCEL 4:

This parcel is a portion of the Southeast Quarter of the Southwest Quarter, Section 6, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and is also a part of Lot 2 of the BENSONHURST SUBDIVISION as recorded in Book 4 of Plats at Page 34 in the Office of the County Recorder, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence

South 43° 11'00" West, a distance of 122.50 feet to the Northeasterly boundary of the right of way for the Caldwell-Nampa Boulevard; thence

South 46° 49'00" East, along the Northeasterly boundary of said right of way a distance of 604.15 feet; thence

North 43° 11'00" East, a distance of 206.05 feet to the TRUE POINT OF BEGINNING; thence continuing

North 43° 11'00" East, a distance of 120.05 feet; thence

South 46° 49'00" East, parallel with the Northeasterly boundary of said right of way, a distance of 120.95 feet; thence

South 43° 11'00" West, a distance of 120.05 feet; thence

North 46° 49'00" West parallel with the Northeasterly boundary of said right of way, a distance of 120.95 feet to the TRUE POINT OF BEGINNING.