



Agenda Item #: 8

Project Title: 4716 Verona Road - Major Amendment to an Existing Planned Development-General Development Plan (PD-GDP) for the Expansion of U-Haul Storage Facility. (District 10)

Legistar File ID #: 90065

Members Present: Shane Bernau, Chair; Rafeeq Asad, David McLean, Jessica Klehr, Davy Mayer

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of October 8, 2025, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a major amendment to an existing Planned Development-General Development Plan (PD-GDP) for the expansion of U-Haul Storage facility located at 4716 Verona Road. Registered and speaking in support was Sahithya Cheeruku. Registered in support and available to answer questions was Shawn Odden. Registered neither in support nor opposition, not wishing to speak was Julie Peterman.

Summary of Commission Discussion and Questions:

The Commission inquired as to what the corners made of; the applicant noted they are insulated metal panel, with a change in color, not material.

The Commission asked if the small mass located on the left side of the building could go inside. The applicant noted that the space was for bathrooms and fire riser and that the interior is employee use only, and for forklift traffic.

The Commission asked about the light banding on the corner, about 10 feet off the ground, if there is a change in material. The applicant replied it is meant to emulate the existing building, with a change in color, not material. The Commission asked why the north elevation has fewer vertical color panels. The applicant noted that side faces the existing building. The Commission thought that worthy of a second look.

The Commission noted it would be helpful on the front façade to have some sort of datum line above the doors or the lighter banding on the corners, where the wood panel comes down. It's disjointed and needs more pulling together, looking at the heights of things.

The Commission also noted that while the murals facing the bike path are subjective territory, U-Haul has some fantastic painted images. Those are beautiful, thought provoking and more appropriate than what you're showing.

The Commission thought the building should be closer to the road where it would get better visibility, and be a scale of urban design and it would pull the large warehouse building off the bike path and away from the neighboring properties to the west. The applicant noted this is not a customer use building, and customers start to think that's where your operations are if it's more prominent. The existing building is a reuse so they are somewhat pigeonholed there, the access isn't user friendly as it is, and they do plan to make a few small changes.

The Commission iterated that the question of the building location should be explored.

The Commission asked if it would be possible to add some plantings to help soften the mass of large blank walls, noting a lot of hardscape on the site, and that any foundation plantings along the edges of this building would be helpful. A landscape buffer could both aesthetically soften the scale of the building but also protect it in lieu of bollards.

The Commission talked about the wood panel located on the front elevation and its size, as well as that of the proposed sign, which is likely not code compliant, recommending a closer look at that.

Action

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.