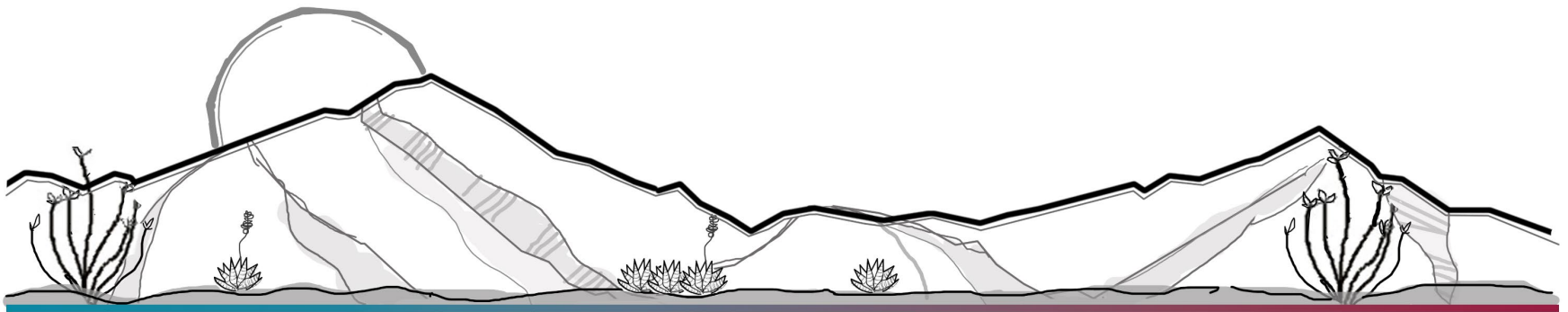


SU 23-12 (Ocotillo Storage)

Special Use Authorization for mini-warehouse facility (self-storage)
Planning & Zoning Commission
June 14, 2023



DEVELOPMENT SERVICES



Site Size: 15 Acres total, approximately 10 acres to be used for Special Use

APN: 123-09-010A

Zoning: R-36 (Residential, 36,000 square foot minimum parcel)

Growth Area: Category B- Community Growth Areas

Plan Designation: Developing

Area Plan: None

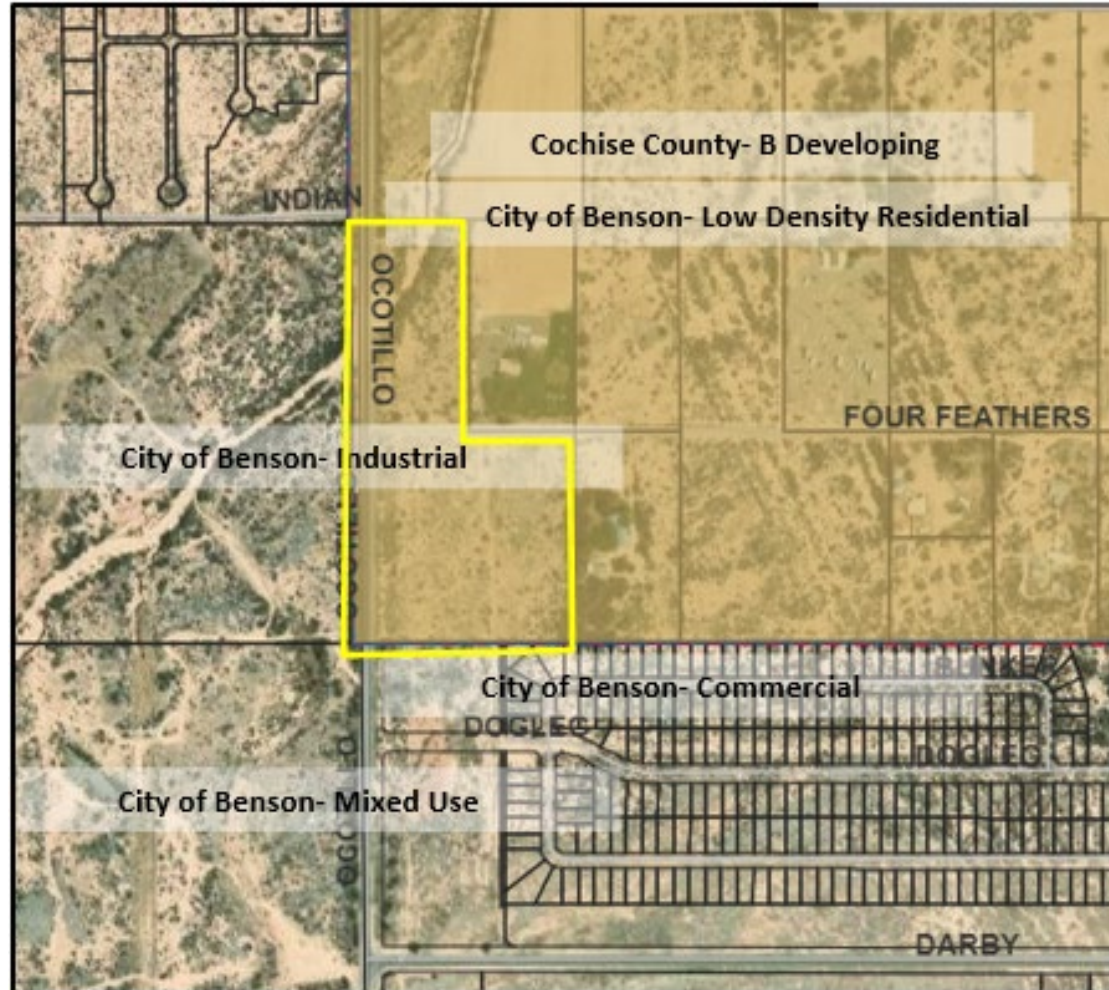
Existing Uses: Vacant Land

Proposed Uses: Phased self-storage facility



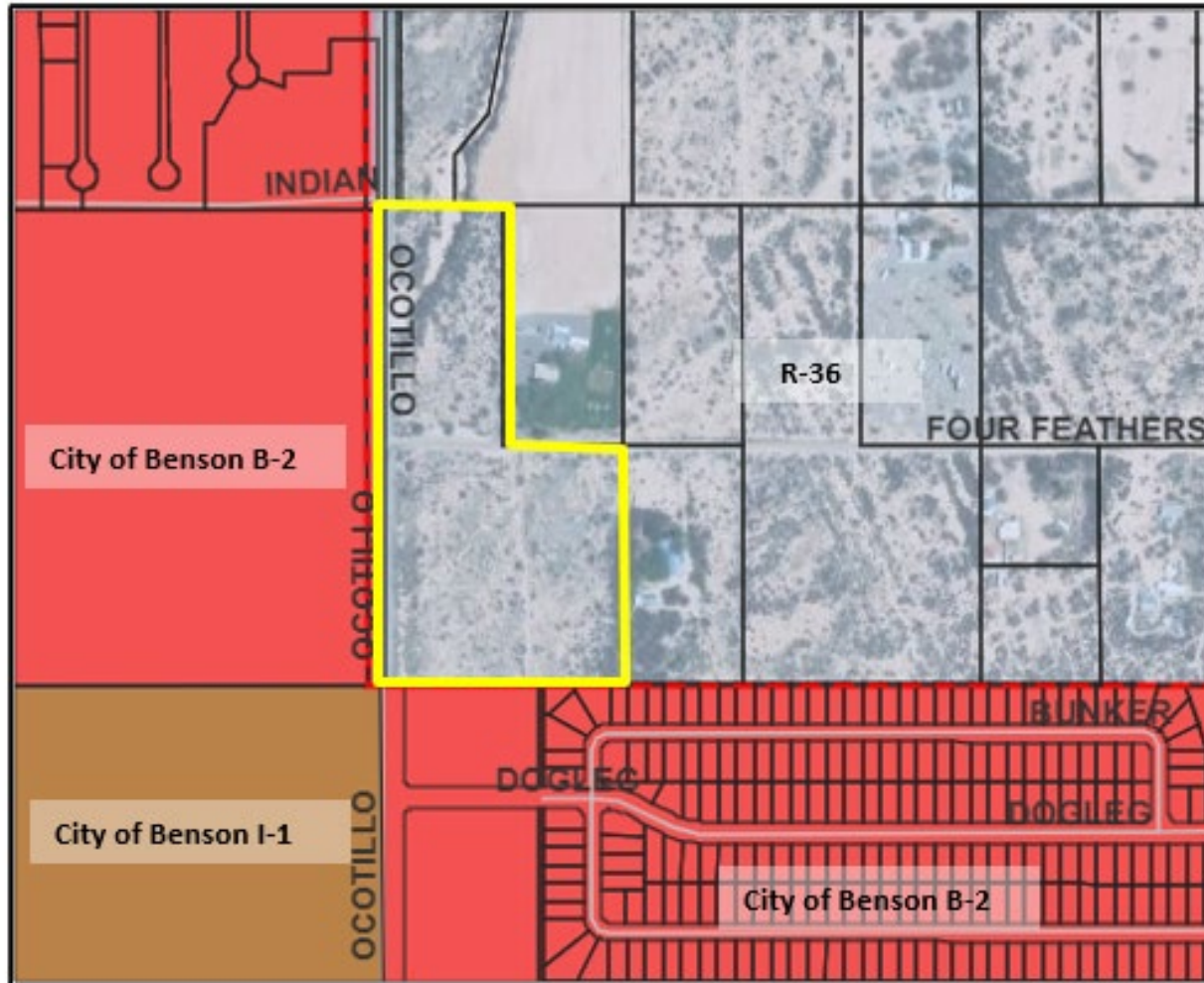
DEVELOPMENT SERVICES

- Comprehensive Plan

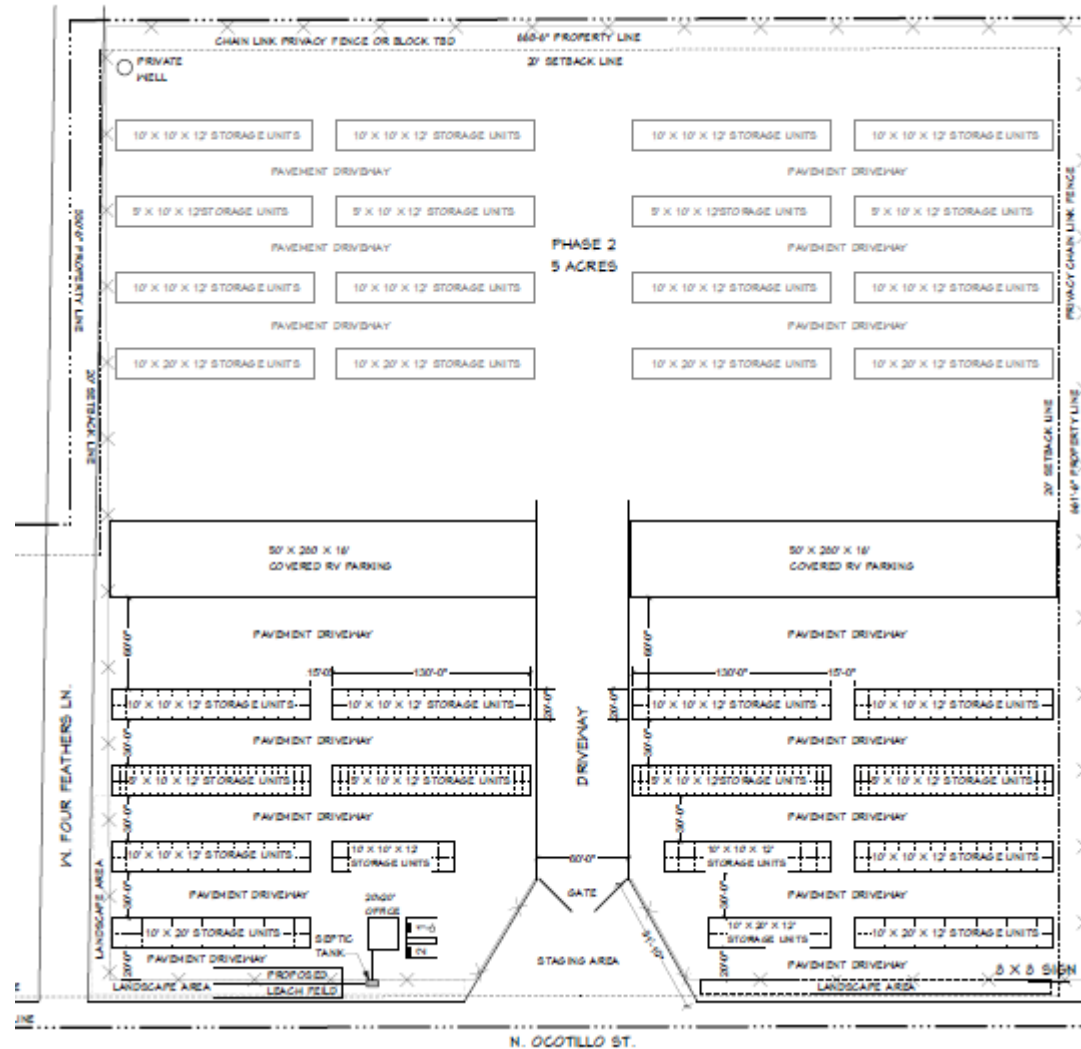


DEVELOPMENT SERVICES

- Zoning



Concept Plan



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

There are 10 factors used to evaluate all special use proposals. As submitted, the application:

Complies: 9 factors

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Traffic Circulation
- Adequate Services and Infrastructure
- Public Input (two letters in opposition)
- Offsite Impacts
- Hazardous Materials
- Water Conservation

Complies with Conditions: 2 factors

- Development Along Major Streets
- Significant Site Development Standards



DEVELOPMENT SERVICES

Factors in Favor of Request

1. The project, with the recommended conditions complies ten (10) of the ten (10) criteria used to evaluate special use requests;
2. The project is consistent with goals and policies of the Comprehensive Plan;
3. The project will be a locally owned business and provide a service to local citizens;
4. The request is consistent and compatible with the Zoning District purpose statement.

Factors Against Approval of Request:

Two letters in opposition



Applicant Presentation/Discussion



Staff Recommendation: Conditional Approval

1. The applicant shall dedicate the necessary right-of way Ocotillo Road;
2. The Applicant shall obtain a right-of-way permit the driveway and any required improvements;
3. A paved (to match Ocotillo) driveway, a minimum of 24- feet wide width, adequate turn radius and sight distance triangle taken into consideration is required;
4. Dimensions shall be added showing distance from edge of pavement to the property line and edge of pavement to the gate;
5. Dimensions for Four Feathers Lane needs to be added;
6. Plans need to show dedication of Ocotillo Road;
7. Change Ocotillo Street to Road;



Staff Recommendation: Conditional Approval

8. The 20-foot setback line shall be revised to show the distance as measured from the edge of road travel way or property line, whichever is greater;
9. The site plan submitted with each phase shall provide a table showing a cumulative square footage and percentage breakdown.
10. In conjunction with the commercial permit the applicant shall provide a landscape plan demonstrating that a minimum of a five-foot landscape strip is provided along both Ocotillo Road and Four Feathers Lane. A table shall also demonstrate that a minimum of 5% of the site is landscaped.



Sample Motion

I move to approve Docket SU 23-12 (Ocotillo Storage) on parcel 123-09-010A, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

