



City Council Meeting

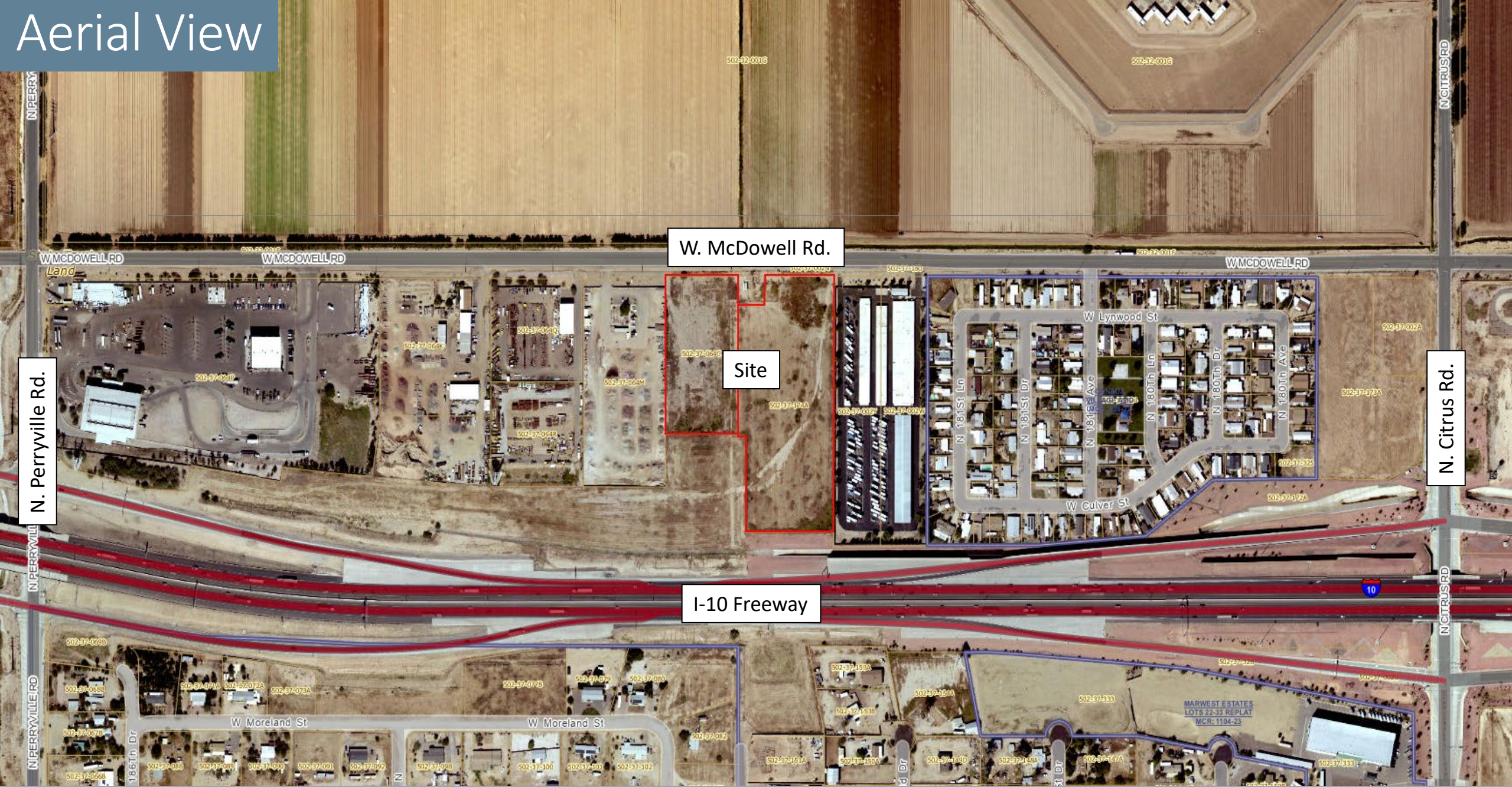
AUGUST 29, 2022



- Founded in 1969
- Leading transportation provider
- Specializes in transportation and logistic solutions
- Penske Values:
 - Progress
 - Partnership
 - Responsibility
 - Learning
 - Diversity



Aerial View



N. Perryville Rd.

W. McDowell Rd.

Site

I-10 Freeway

N. Citrus Rd.

N. Perryville Rd.

N. Citrus Rd.

MARWEST ESTATES
LOTS 22-33 REPLAT
MCR: 1104-23

Request

Request to **rezone** an approximate 10.71-gross-acre (9.98-net-acre) site from **Light Industrial Park (I-1)** and **General Industrial Park (I-2)** to **I-2** on the entire site.

Existing Zoning

N. Perryville Rd.

W. McDowell Rd.

I-1

I-2

I-10 Freeway

N. Citrus Rd.

W. Moreland St.

W. Lynwood St.

W. Culver St.

N. 180th Ln.

N. 180th Dr.

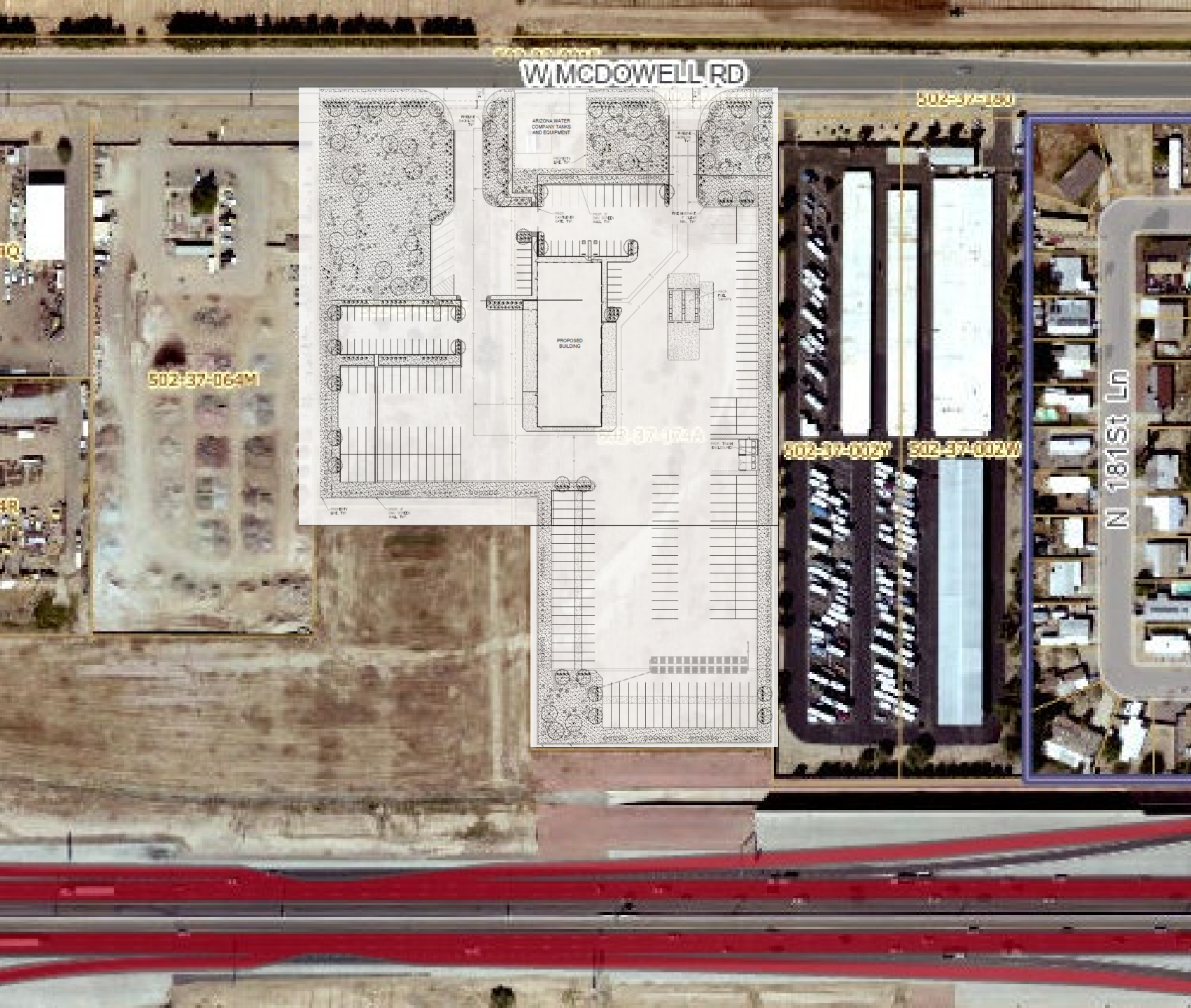
N. 181st Ln.

N. 181st Dr.

N. 181st Ave.

N. 180th Ave.

LOT 22-33 REPLAT MCR: 1104-23



Preliminary Site Plan

- 10.71-gross-acre site (9.98 net acres)
- Essential Functions of the Property:
 - Local one-way rentals to the general public and commercial industry
 - Full-service leasing or maintenance for contractual customers
 - Maintenance, fueling, and washing of the supporting fleet
- 26' maximum building height
- Total Number of Parking Spaces: 237
 - 55 automobile spaces
 - 144 truck spaces
 - 38 trailer spaces

Conceptual Elevations

EXTERIOR MATERIALS & FINISH SCHEDULE				
MARK	MATERIAL	LOCATION	MANUFACTURERS	DESCRIPTION
A	GL-2 SPANDREL GLASS	ABOVE RPT WHERE NOTED AT EXTERIOR WINDOWS	—	1" INSULATED SPANDREL GLAZING, COLOR: BLACK OPAQUE - TEMPERED AS REQUIRED
B	GL-1 VISION GLASS	TYPICAL AT EXTERIOR DOORS AND WINDOWS AS NOTED	—	1" INSULATED GLAZING, COLOR: LIGHT GRAY/TINT WITH LOW 'E' COATING ON #3 SURFACE - TEMPERED AS REQUIRED
C	SF-1 STOREFRONT FRAMING	STOREFRONT DOOR & WINDOW LOCATIONS	KAWNEER OR EQUAL	CLEAR ANODIZED ALUMINUM STOREFRONT FRAMING
D	MP-1 METAL PANEL (YELLOW)	RENTAL SERVICE & OFFICE ARCHONS - BUILDING BANDING	BY PENSKE VENDOR	A.C.M. METAL BAND; ACM COLOR: YELLOW
E	MP-2 METAL PANEL (BROWN)	AVP METAL FACADE PANELS, DOWNSPOUTS & TRIM	METAL BUILDING VENDOR	AVP METAL BUILDING PANELS, DOWNSPOUTS AND TRIM COLOR: MEDIUM BRONZE
F	D-3 INSULATED OVERHEAD DOOR	SERVICE AND WASH BAYS	OVERHEAD DOOR: SERIES 592	EXTERIOR PAINT COLOR: ARCHITECTURAL BROWN
G	MU-2 MASONRY UNIT	BUILDING FACADE ABOVE 2'-8"	8" x 8" x16" STANDARD GRAY SPLIT FACE CMU	12"-8" UPPER WALL SPLIT FACE MASONRY WITH ELASTOMERIC PAINT COLOR EXP-11
H	MU-1 MASONRY UNIT	BUILDING BASE TO 2'-8"	8" x 8" x16" STANDARD GRAY SPLIT FACE CMU	UP TO 2'-8" A.F.F., SPLIT FACE MASONRY WITH ELASTOMERIC PAINT COLOR EXP-10
I	BC-1 BOLLARD COVER	SERVICE BUILDING EXTERIOR AT DOORS AND UTILITIES	BY IDEAL SHIELD	STEEL PIPE BOLLARDS WITH SLEEVE COVERS
J	PC-2 ALUMINUM BAND	ABOVE STOREFRONT ENTRANCES	KAWNEER OR EQUAL	POWDER COATED ALUMINUM BAND COLOR: ALDEAN BLUE (UPPER BAND)
K	PC-1 ALUMINUM BAND	ABOVE STOREFRONT ENTRANCES	KAWNEER OR EQUAL	POWDER COATED ALUMINUM BAND COLOR: ULTRAMARINE BLUE (UPPER BAND)
L	D-1 ALUMINUM STOREFRONT DOOR	ENTRY DOOR, RENTAL OFFICE & SERVICE ENTRANCE	KAWNEER OR EQUAL	FULL VISION DOOR
M	D-2 HOLLOW METAL DOOR	RENTAL STORAGE / SHOP ENTRY / WASH BAY	STEELCRAFT B-SERIES OR CECO MEDALLION SERIES	PRL-FINISHED ARCH BROWN COLOR EXP-3

- NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL DETAILS & SUPPLIER INFORMATION
2. CONCEALED CMU TO BE STANDARD GRAY AND SMOOTH FACE.
3. PAINT WITH ELASTOMERIC PAINT BEHIND METAL PANEL TO ACT AS SEALANT



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

Conceptual Renderings



Conceptual Renderings



Conceptual Renderings



Request for Approval

- No opposition has been received.
- No residents attended the neighborhood meeting.
- Requesting approval per the staff recommendation.

Thank you!