

Luxe Locker Condominium Storage Facility

Special Use Permit



Location



SEC OF WEST EL SOL AND SOUTH BULLARD AVENUE

- Located within the Airport Commercenter Planned Area Development
- Zoned Planned Area Development (PAD) / I-2 General Industrial zoning



Location

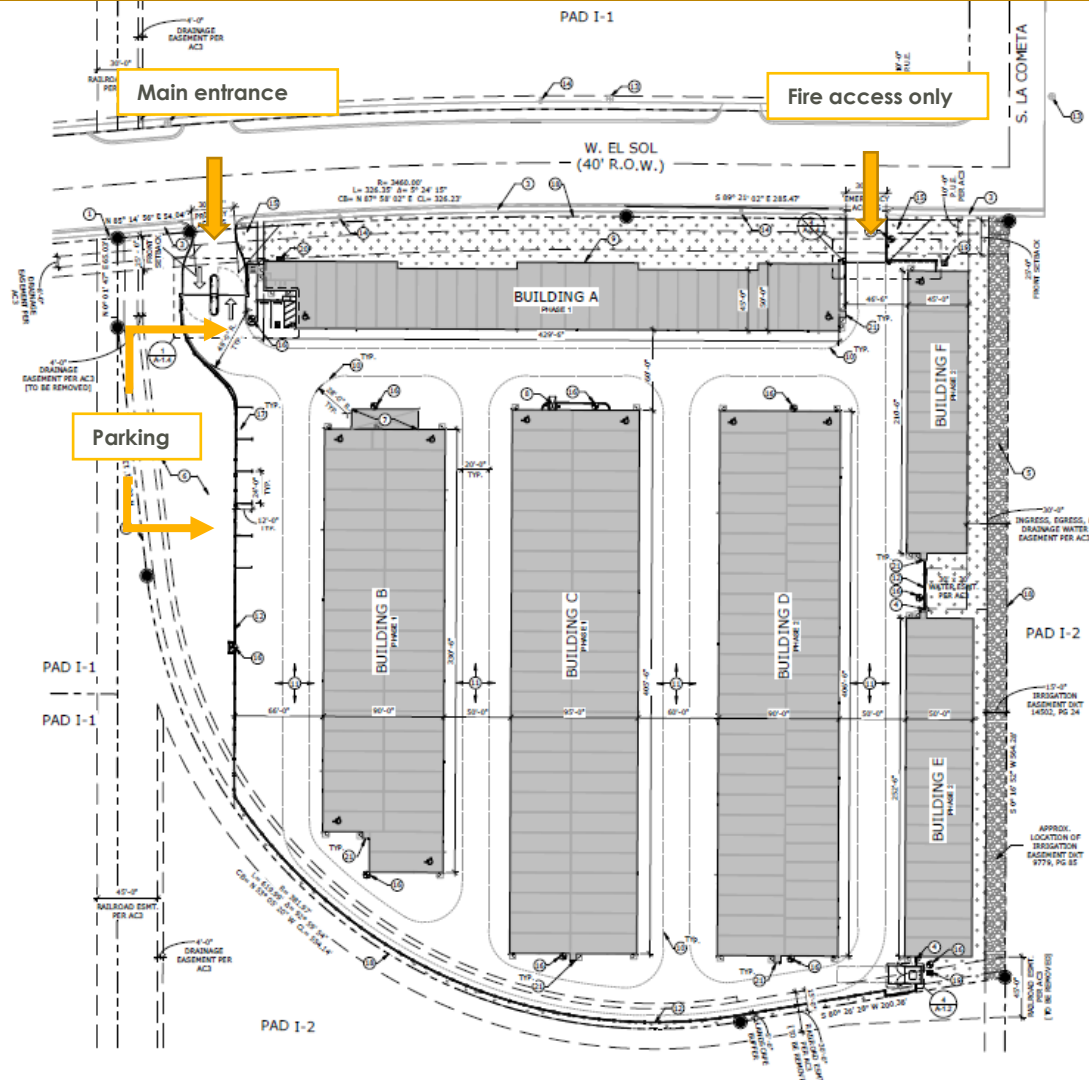


SEC OF WEST EL SOL AND SOUTH BULLARD AVENUE

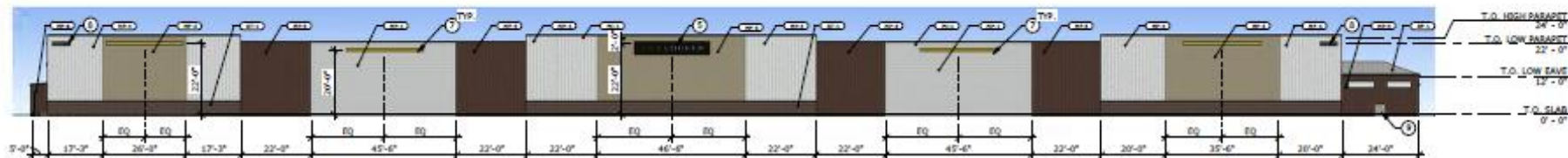
- Airport Commercenter PAD
 - West of Microsoft Datacenters
 - North of Del Monte Fresh Produce
 - East of Redeeming Grace Church
 - And South of Poore Brothers
- Approximately 8.17-acre site



Site Plan

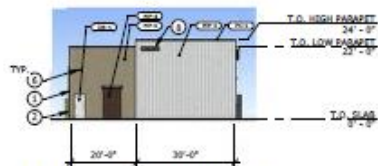


Conceptual Elevations



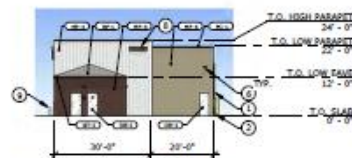
BUILDING A - NORTH ELEVATION

BUILDING
SCALES: 1" = 20'-0"



BUILDING A - EAST ELEVATION

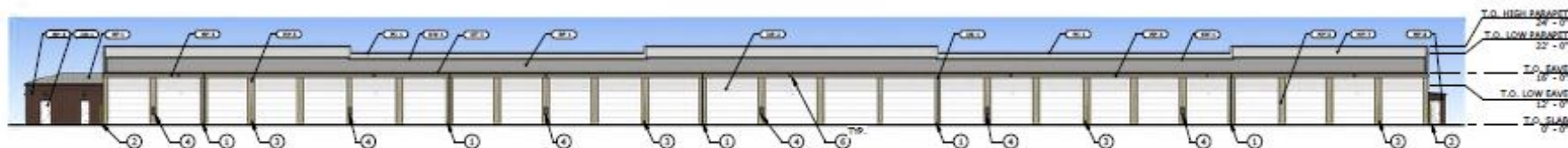
BUILDING
SCALE: 1" = 20'-0"



BUILDING A - WEST ELEVATION

SCALE 1 = 20-27

 DS-1, GT-1, PC-1, SW-1 Pre-Finished Metal Downspout, Gutter, Coping Cap, and Sidelight Flashing, MBCI "Burnished Slate"	 MP-2 Vertical, Pre-Finished Metal Wall Panel with Stucco Finish, MBCI "Desert Sand"	 MP-5 Vertical, Pre-Finished Metal Wall Panel, MBCI "Desert Sand"	 DR-1 Hollow Metal Exterior Door "High Glass White"
 RF-1 Pre-Finished Metal Roofing Panel, MBCI "Galvalume"	 MP-3 Vertical, Pre-Finished Metal Wall Panel with Stucco Finish, MBCI "Koko Brown"	 MP-4 Vertical, Pre-Finished Metal Wall Panel, MBCI "Koko Brown"	 DR-2 Metal Overhead Door Standard 14' High, C.H.I. Overhead Doors "High Glass White"
 MP-1 Horizontal, Pre-Finished Metal Wall Panel, MBCI "Polar White"	 MP-4 Vertical, Pre-Finished Metal Wall Panel with Stucco Finish, MBCI "Polar White"	 MP-7 Vertical, Pre-Finished Metal Wall Panel, MBCI "Polar White"	 ST-1 Stone Veneer, Eldorado Stone - Buftstone "Prescott"



BUILDING A - SOUTH ELEVATION

SCALE: 1" = 20'-0"

Renderings



Special Use Permit evaluation criteria



ZONING ORDINANCE SECTION 1-3-4

1. Will be desirable or necessary to the public convenience or welfare;
2. Will be harmonious and compatible with the other uses adjacent to and in the vicinity of the selected site or sites;
3. Is in conformance with the adopted General Plan and any adopted Area Plans;
4. Will not be detrimental to surrounding properties in the area due to;
 - a) Impact on the circulation system of the adjacent neighborhood:
 - b) Excessive noise or light generated from within the site:
 - c) Excessive scale or height in relationship to surrounding properties:
 - d) Hours of operation:
 - e) Inadequate parcel size to provide adequate buffers or mitigation to surrounding properties:
 - f) Inconsistency with the development character or architecture of the adjacent properties:



Public Participation

NOTICES AND CITIZEN REVIEW MEETING

- Citizen Review and Public Hearing processes were followed
 - Notices were mailed to surrounding property owners
 - Sign was posted on the property
 - Legal advertisement was published in the newspaper
- To date, staff has not received inquiries on the project

Recommendation

RECOMMEND APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with the city's Zoning Ordinance, Engineering Design Standards and all other city requirements.
- City Council Public Hearing – March 20th at 5pm



