

Abernathey Holdings Mini-Storage Facility

Special Use Permit

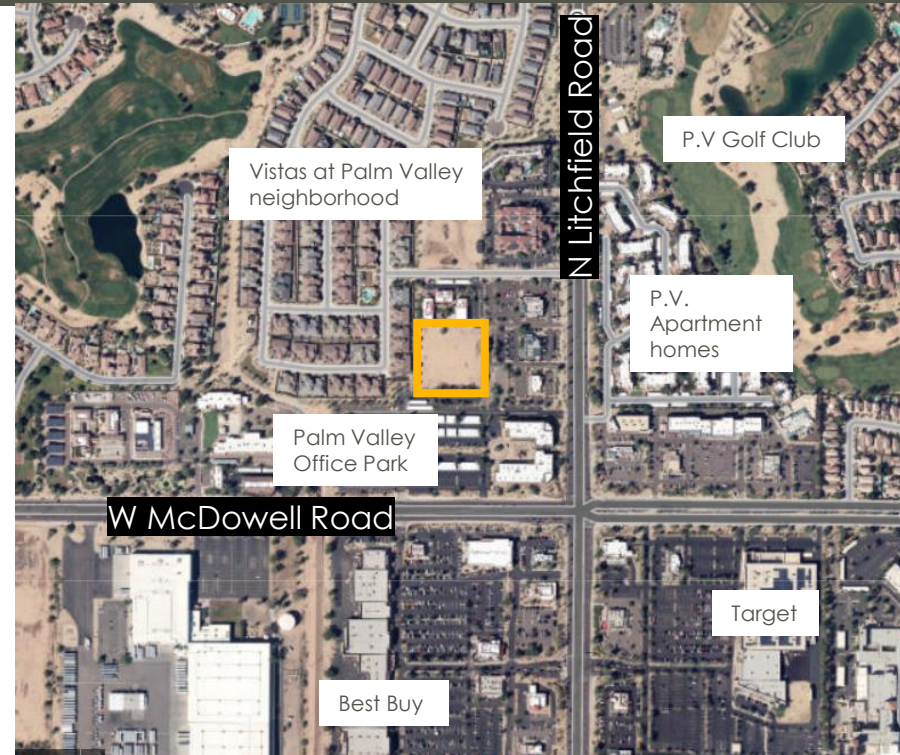


Location



NWC OF W MCDOWELL ROAD AND N LITCHFIELD ROAD

- Palm Valley Phase II
Planned Area
Development (PAD) / C-2
General Commercial
zoning



Location



NWC OF W MCDOWELL ROAD AND N LITCHFIELD ROAD

- Palm Valley Phase II PAD
- Appx. 2-acre site



C-2 General Commercial zoning



PERMITTED USES

- Adult bookstore
- Automotive repair
- Bank
- Bus terminal
- Business offices
- Carpet cleaning services
- Costume rentals
- Day care
- Entertainment establishments: athletic facilities, bowling alleys, game arcades, mini golf, theaters
- Funeral home
- Hotels and motels
- Plumbing shop
- Professional and trade schools
- Restaurants
- Retail stores
- Secondhand stores
- Taxidermist
- Veterinary offices
- Massage establishment, tattoo studio
- Microbrewery

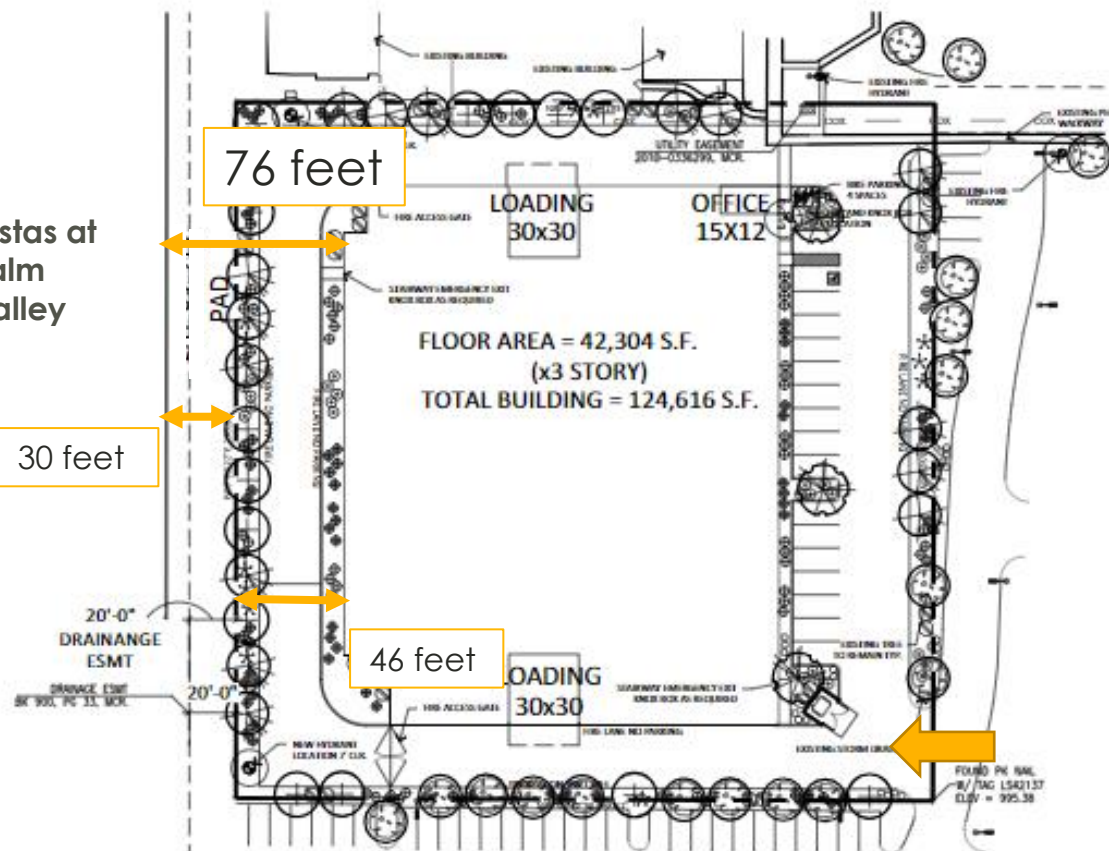
Vistas at
Palm
Valley

30 feet

76 feet

FLOOR AREA = 42,304 S.F.
(x3 STORY)
TOTAL BUILDING = 124,616 S.F.

46 feet





SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

C-2 General Commercial zoning



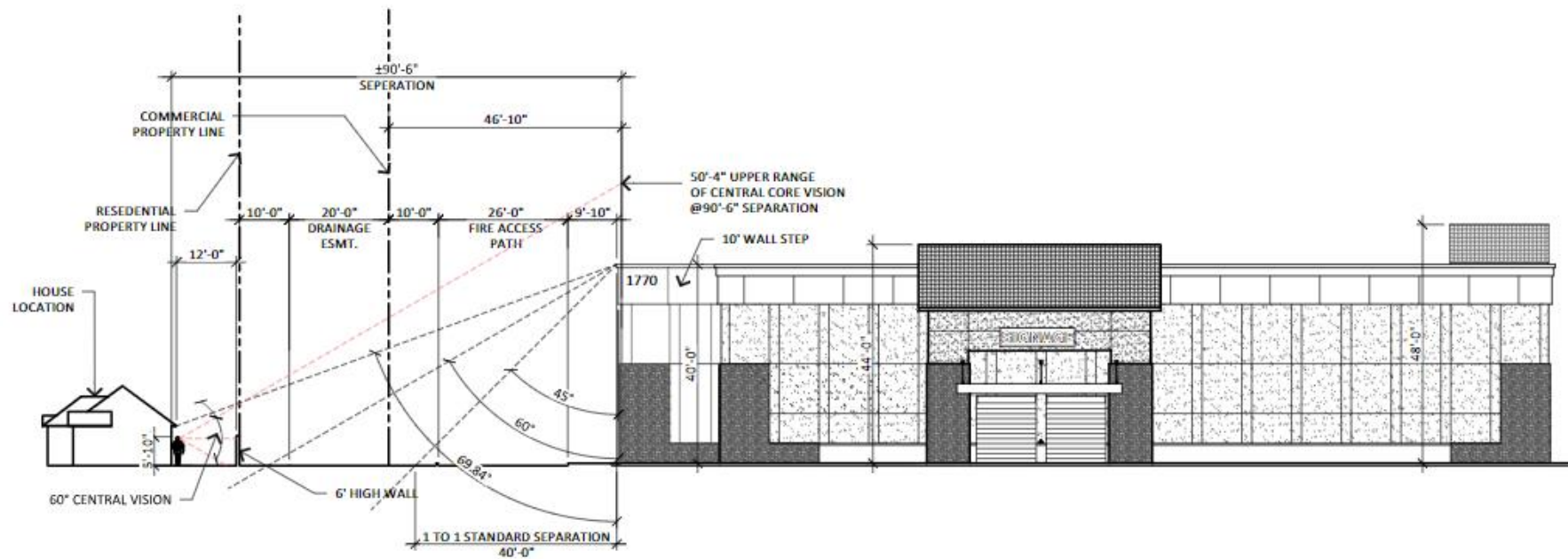
DEVELOPMENT STANDARDS

STANDARDS

- Maximum height: 56 feet
- Setbacks
 - Front – 30 feet
 - Sides – 0 feet
 - Rear – 0 feet

PROVIDED

- Height: 38 feet T.O.P.,
48 feet T.O.R.
- Setbacks
 - Front – 66 feet
 - Sides – 31–36 feet
 - Rear – 46 feet



SECTION @ WEST PROPERTY LINE FACING NORTH

SCALE: 1" = 20'-0"

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
- Neighborhood meeting held on May 25, 2023
 - Support – one resident

Recommendation

RECOMMEND APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with city requirements
- Planning and Zoning Commission recommended approval



