

Mini-Storage Facility

Use Permit

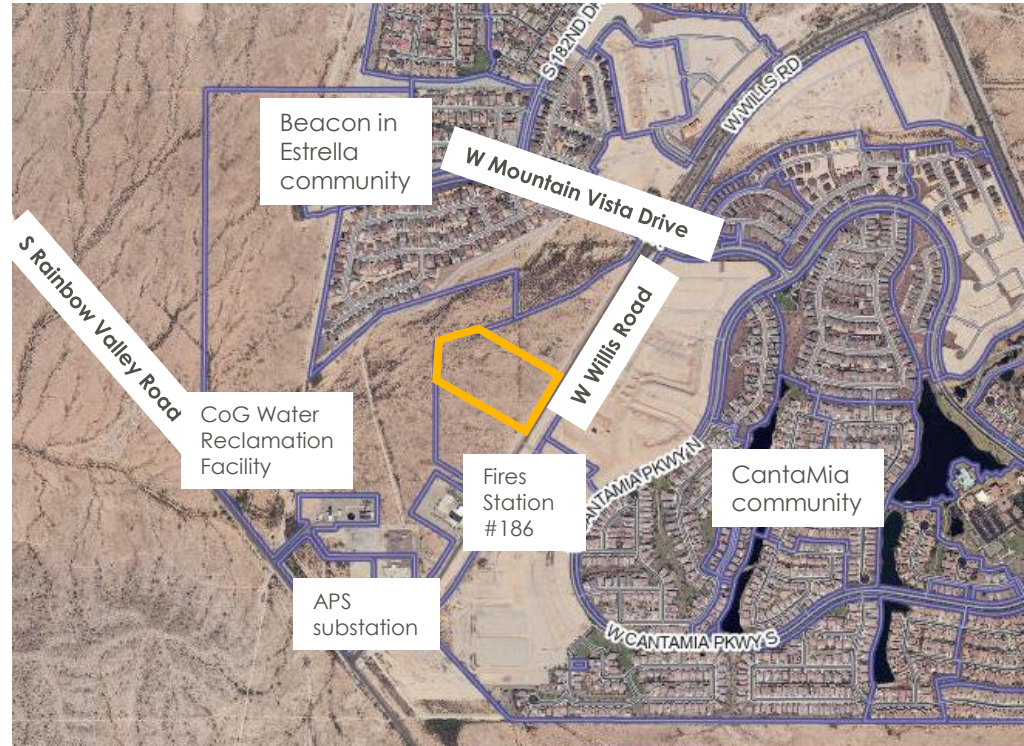


Location

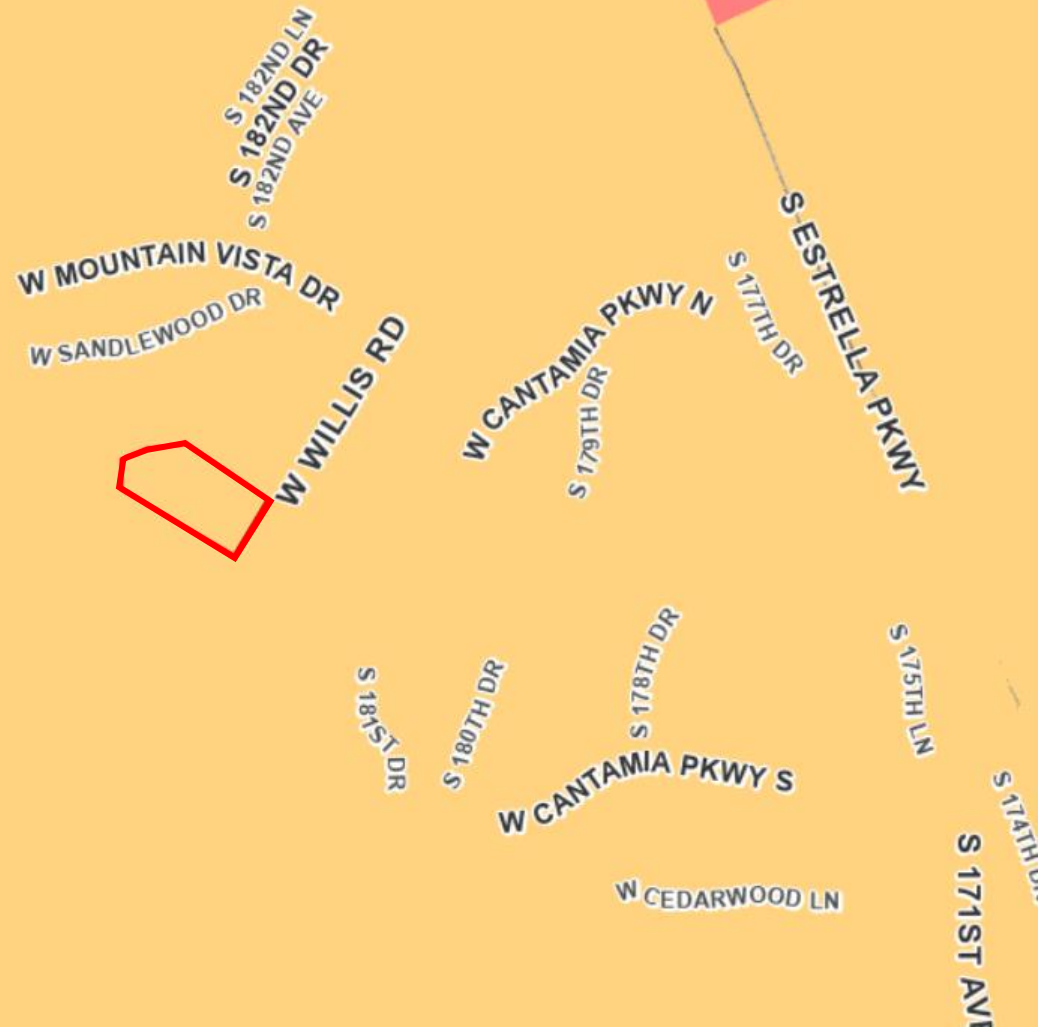


SWC OF W WILLIS ROAD AND W MOUNTAIN VISTA DRIVE

- Montecito Planned Area Development (PAD) / Business Park and Business Park-1



General Plan



Location



SWC OF W WILLIS ROAD AND W MOUNTAIN VISTA DRIVE

- Montecito PAD
- Appx. 9.12-acre site



Planned Area Development zones



PERMITTED USES

BUSINESS PARK (BP) ZONE

- Warehousing
- Detention facilities
- Maintenance Facilities
- Equestrian centers
- Plant nurseries
- Parking lots

BUSINESS PARK-1 (BP-1) ZONE

- Vocational and trade schools
- Manufacturing and warehousing
- Professional, administrative, clerical services
- Equipment Rental
- Veterinary offices and hospitals
- Plant nurseries
- Entertainment: bowling alley, arcade, mini-golf, pool hall

Planned Area Development zones



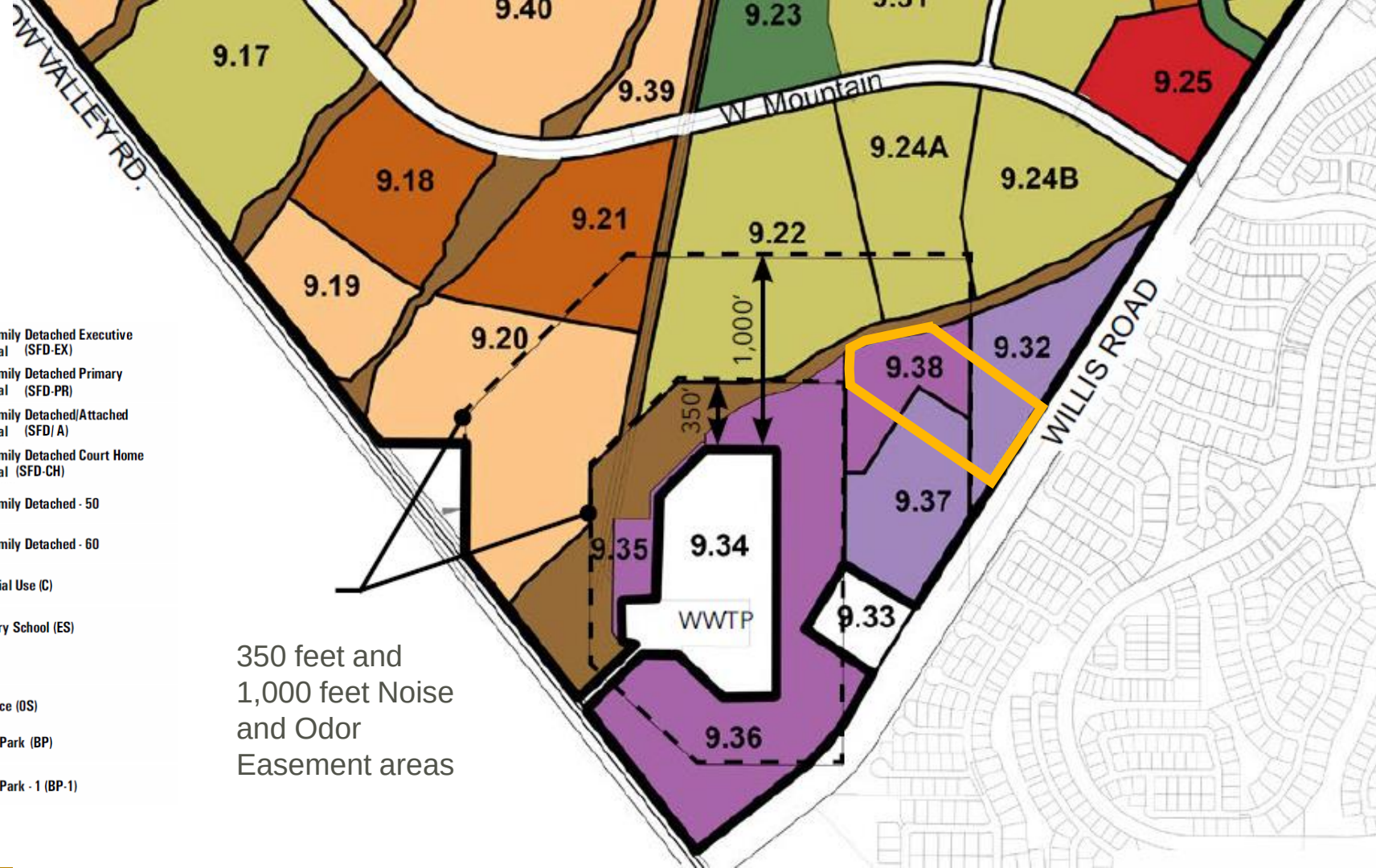
DEVELOPMENT STANDARDS

ZONE	Business Park (BP)	Business Park (BP-1)
Maximum Building Coverage	50%	50%
Minimum Front Setback	25 ft.	25 ft.
Minimum Side Setback	10 ft.	10 ft.
Minimum Rear Setback	15 feet	15 feet
Maximum Building Height	40 feet/ 3 stories	40 feet/ 3 stories
Parking	2 spaces per every 3 employees on the shift with the greatest number of employees	Per Zoning Ordinance

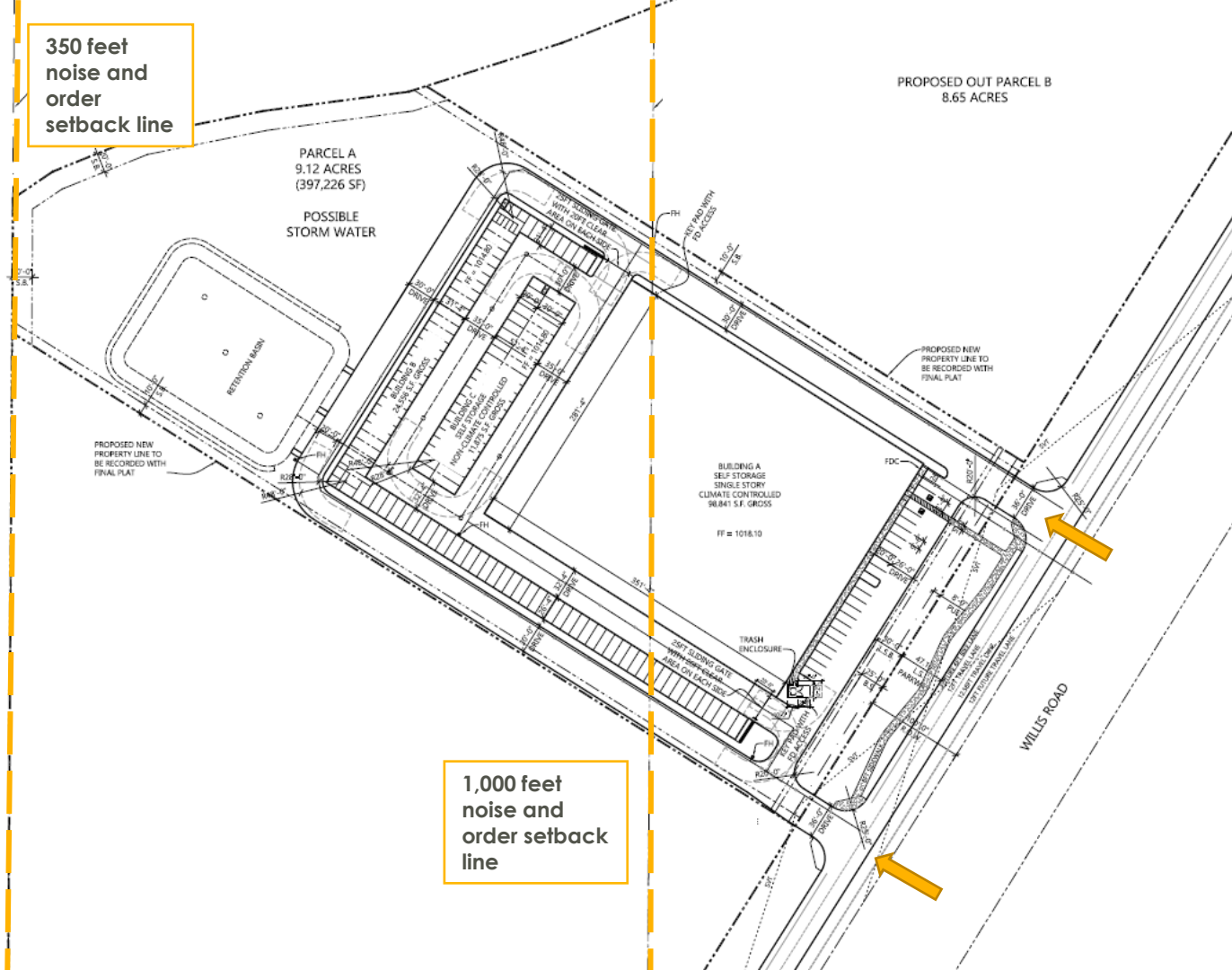
Legend

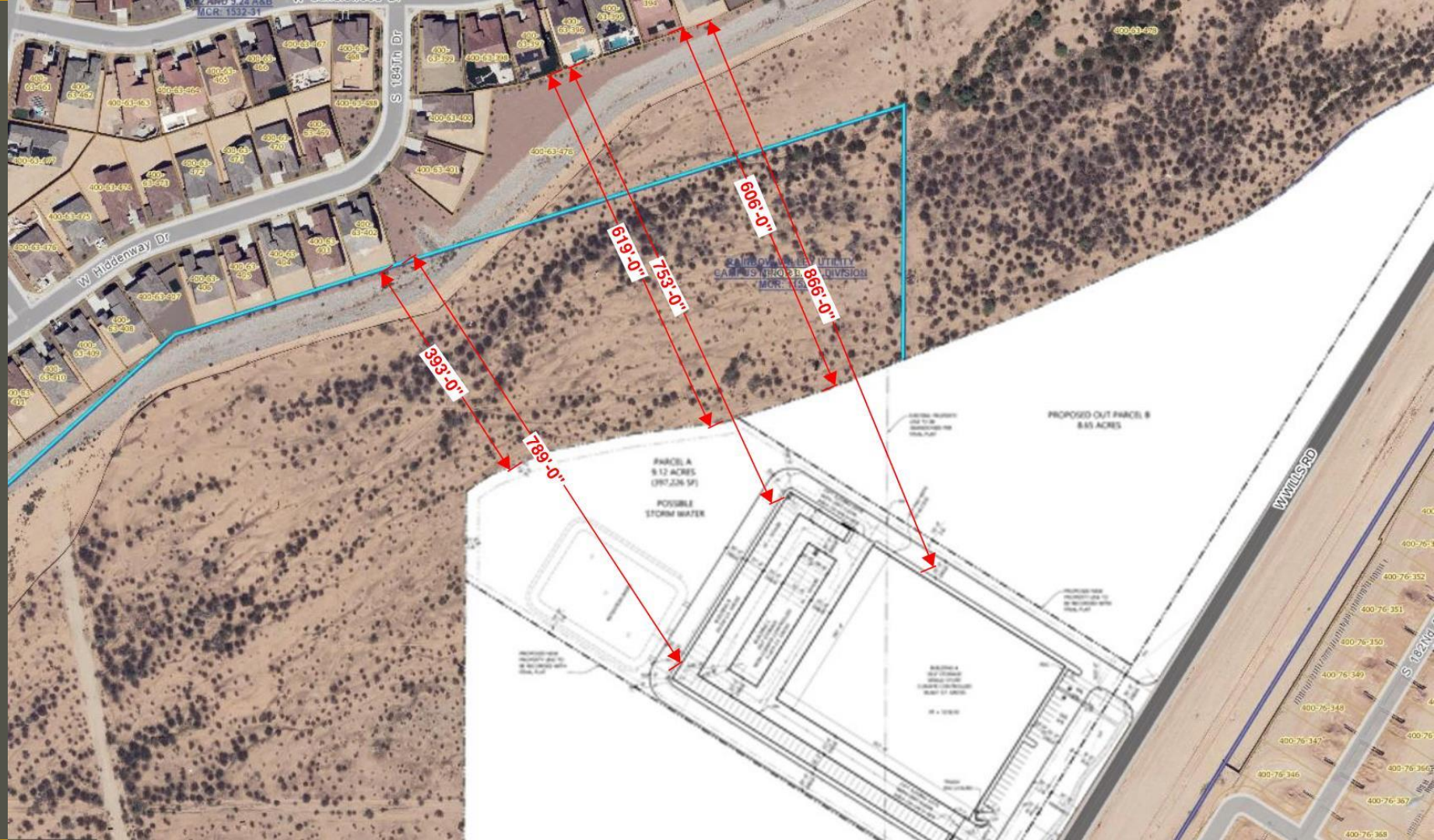
	Single-Family Detached Executive Residential (SFD-EX)
	Single-Family Detached Primary Residential (SFD-PR)
	Single-Family Detached/Attached Residential (SFD/A)
	Single-Family Detached Court Home Residential (SFD-CH)
	Single-Family Detached - 50
	Single-Family Detached - 60
	Commercial Use (C)
	Elementary School (ES)
	Park
	Open Space (OS)
	Business Park (BP)
	Business Park - 1 (BP-1)

350 feet and
1,000 feet Noise
and Odor
Easement areas



Site Plan

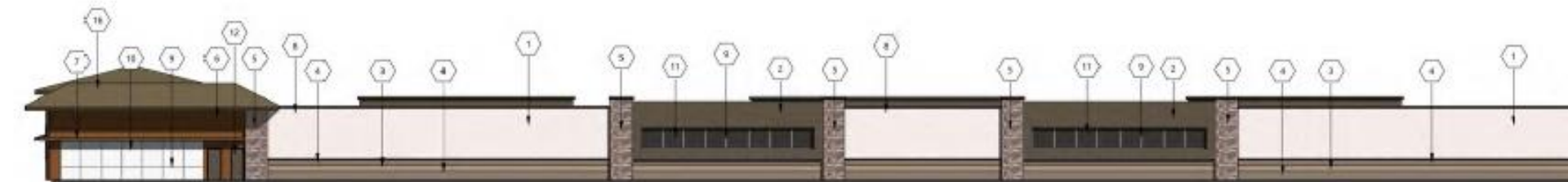




Conceptual Elevations

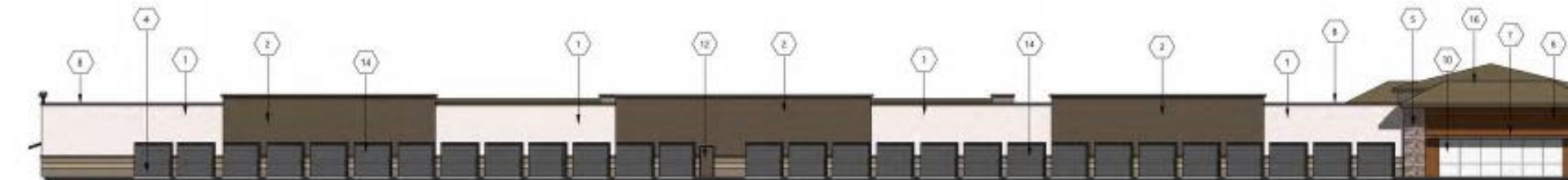


Conceptual Elevations



NORTH COLOR ELEVATION

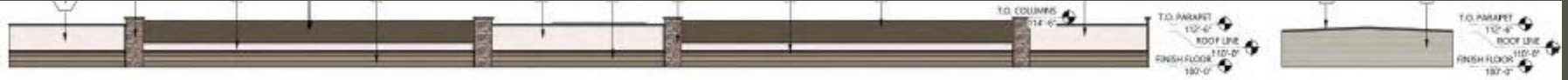
1/16" = 1'-0"



SOUTH COLOR ELEVATION

1/16" = 1'-0"

Conceptual Elevations



3 BLDG. B WEST COLOR ELEVATION
AREA
T' = 25'-0"

4 BLDG. C SOUTH COLOR ELEVATION
AREA
T' = 20'-0"



6 BLDG. B SOUTH COLOR ELEVATION
AREA
T' = 25'-0"

Renderings





Use Permit evaluation criteria

ZONING ORDINANCE SECTION 1-3-2

1. The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare
2. The proposed use is reasonably compatible with uses permitted in the surrounding area



Public Participation

NOTICES AND CITIZEN REVIEW MEETING

- Citizen Review and Public Hearing processes were followed
 - Neighborhood meeting held May 17, 2023
 - Approx. 31 attendees
- Emails
 - Opposition – 6 emails
 - Support – 2 emails
- Planning and Zoning Commission
 - Opposition – 7 residents
 - Support – 2 residents

Recommendation



RECOMMEND APPROVAL SUBJECT TO STAFF STIPULATIONS

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



