

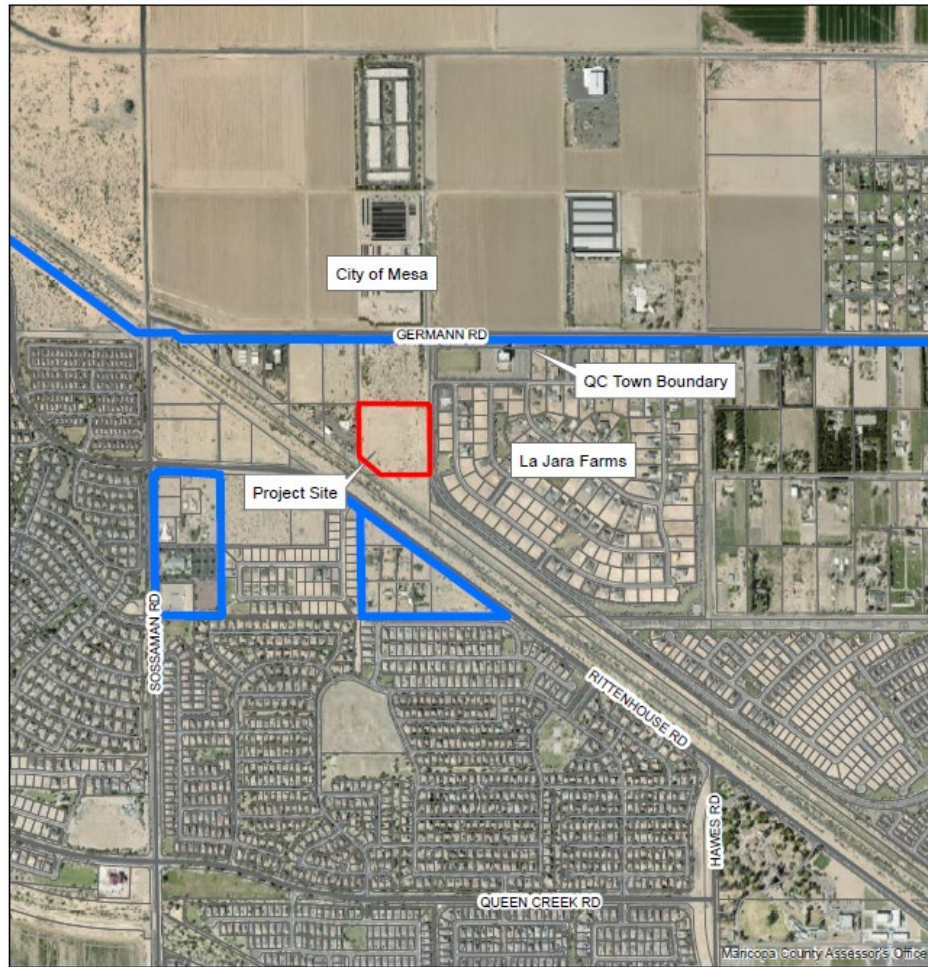
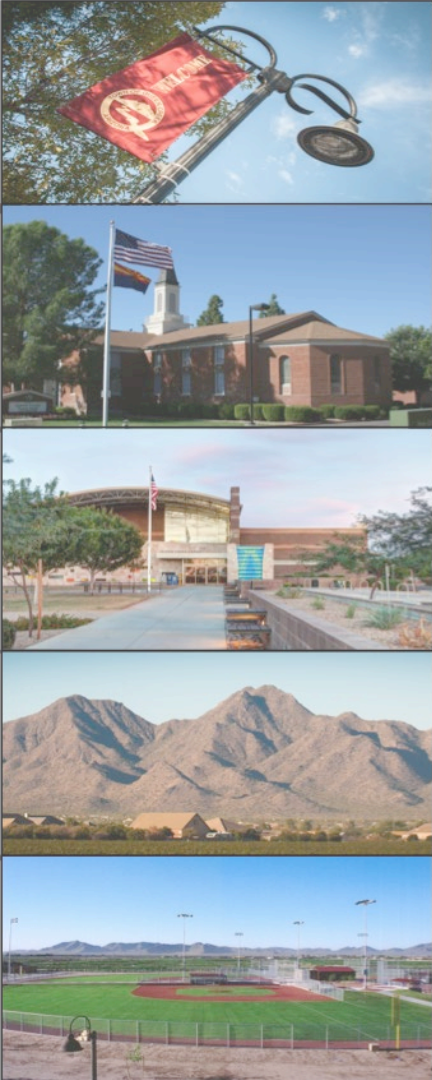


QC SELF STORAGE REZONE, CUP AND SITE PLAN

P19-0125, P19-0126, P19-0127

Town Council
February 5, 2020



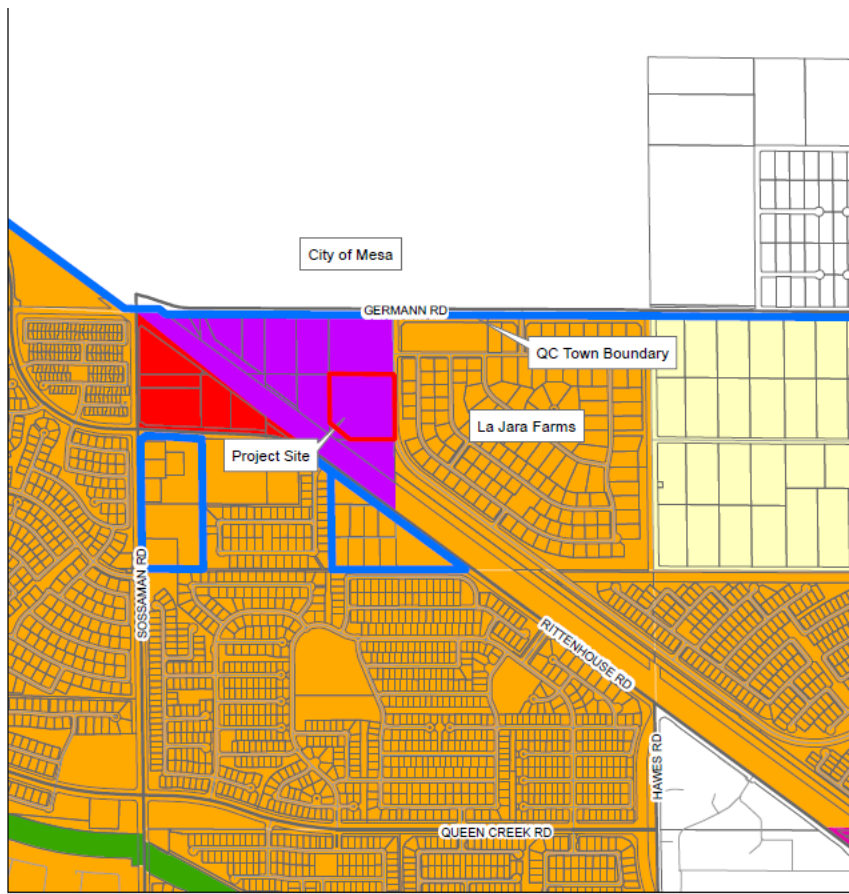


AERIAL EXHIBIT

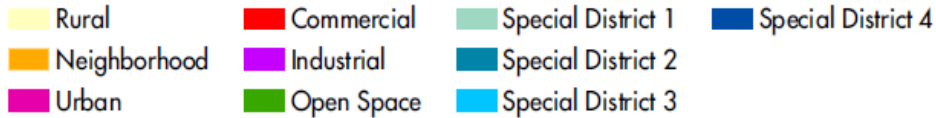
- 9.11 acres

GENERAL PLAN EXHIBIT

- Industrial

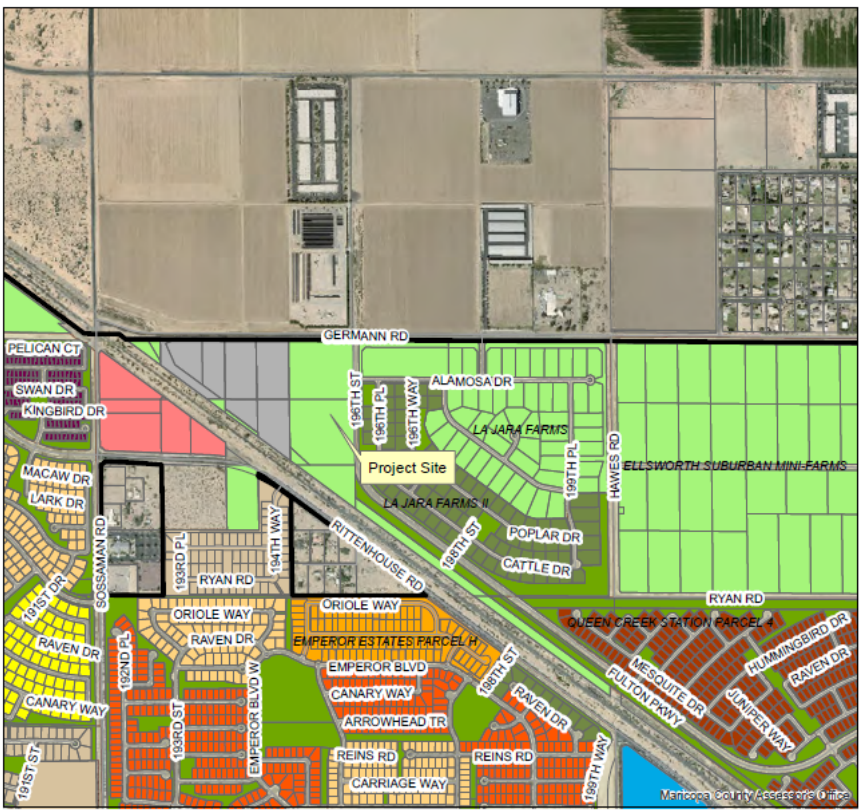


General Plan Land Use



CURRENT ZONING EXHIBIT

- R1-43

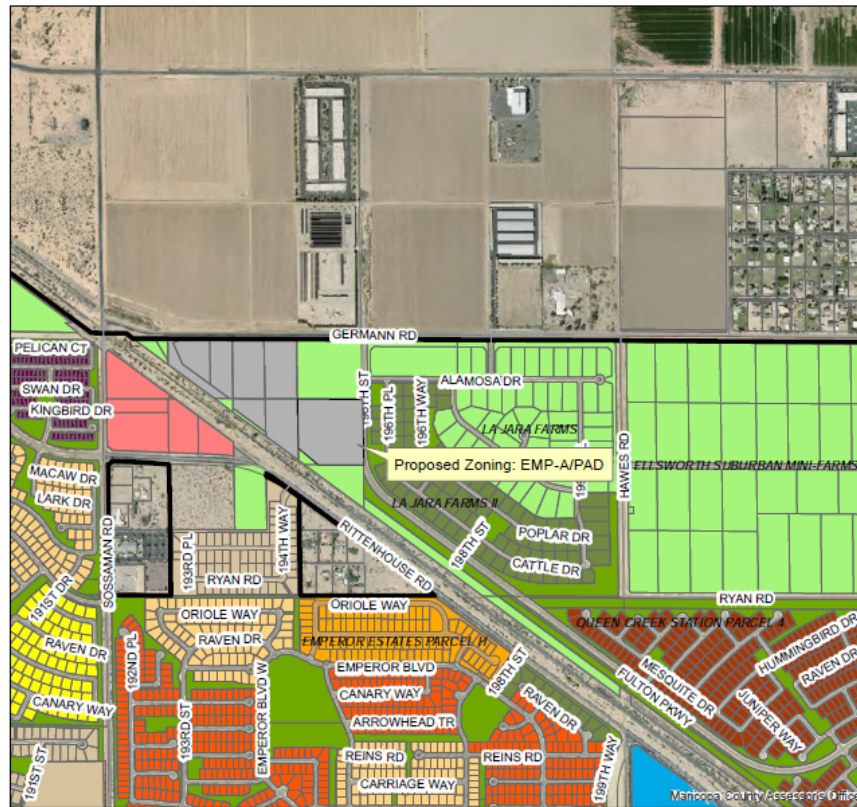


Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
DC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Comm
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

PROPOSED ZONING EXHIBIT

- EMP-A/PAD
- With CUP



Zoning Districts

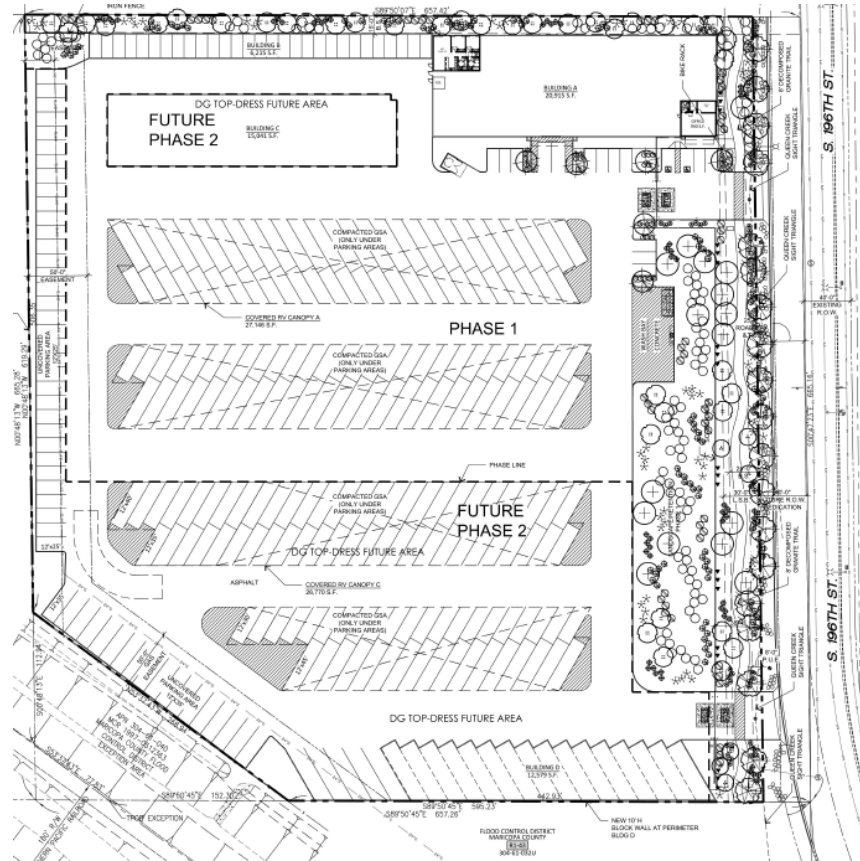
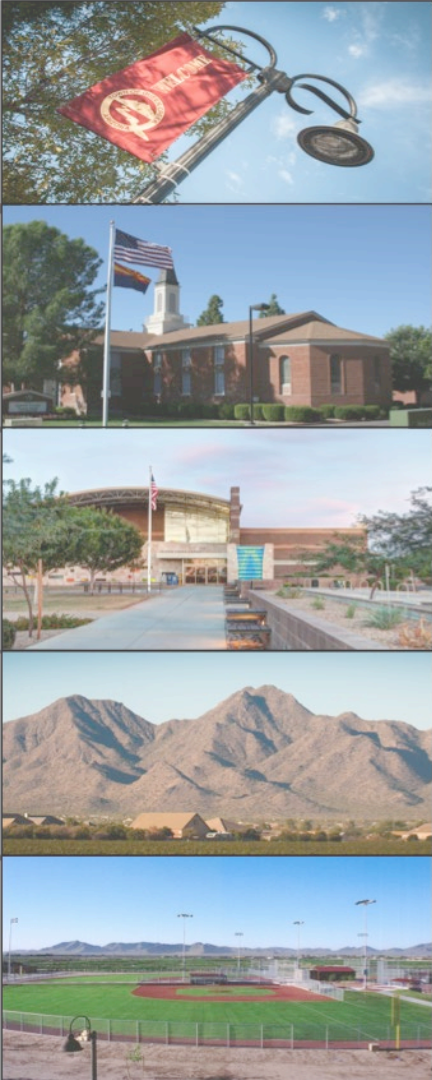
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PROPOSAL

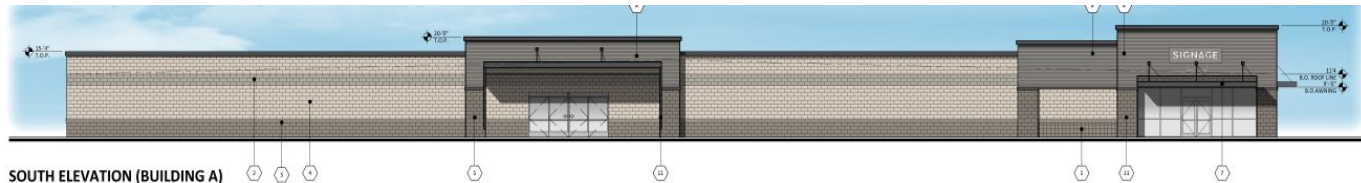
- Rezone from R1-43 to EMP-A/PAD with a CUP
- Proposed development of a self-storage facility
 - 20,915 sq. ft. climate controlled bldg.
 - 21,300 sq. ft. two roll up door bldgs. (2 total)
 - 12,579 sq. ft. RV garage bldg.
 - 99,600 sq. ft. of covered canopies space for RV storage
- Two development phases



SITE PLAN & LANDSCAPING

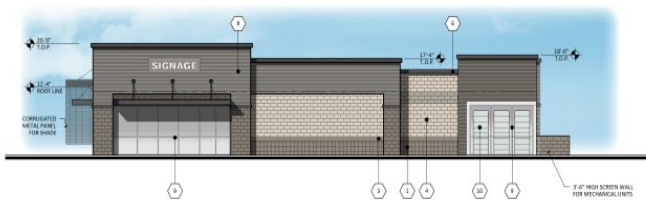


ELEVATIONS



SOUTH ELEVATION (BUILDING A)

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



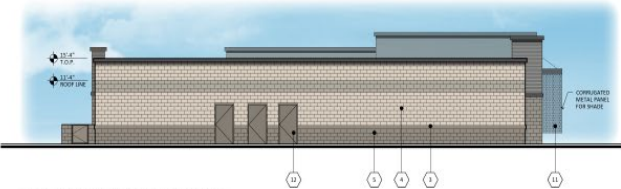
EAST ELEVATION (BUILDING A)

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



NORTH ELEVATION (BUILDING A)

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

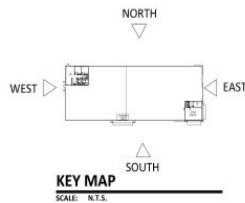


WEST ELEVATION (BUILDING A)

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

MATERIALS	
1	SUPERLITE SPLIT FACE SCORED CMU 800X16 INTEGRAL COLOR INDIGO BROWN
2	SUPERLITE SMOOTH FACE INTEGRAL COLOR STONE
3	CMU TRIM OFF SET CORE INTEGRAL COLOR INDIGO BROWN
4	SUPERLITE SMOOTH FACE CMU INTEGRAL COLOR GRAY NATURAL
5	SUPERLITE SMOOTH FACE CMU INTEGRAL COLOR INDIGO BROWN
6	CMU PARAPET METAL COPING TO MATCH DUNN EDWARDS DET1918 CELLULOID
7	AWNINGS PAINTED DUNN EDWARDS DET1918 CELLULOID

8	METAL PANELS FIRESTONE SLATE GRAY
9	STORE FRONT/AWNING KAWNEER ANODIZED CLEAR
10	DISPLAY DOORS JANUS SATIN WHITE
11	PERFORATED METAL PANEL FOR SHADE PAINTED DUNN EDWARDS DET1918 CELLULOID
12	HM DOORS PAINTED DUNN EDWARDS DET22 PORTOBELLO MUSHROOM





PROPOSED PAD DEVIATIONS

Zoning Ordinance Requirements

Table 5.3-1 Landscape Buffer Setbacks

	SFR	MFR	COM	EMP
SFR	0*	30	30	40
MFR	30	0	20	20
COM	30	20	0	20
EMP	40	20	20	0

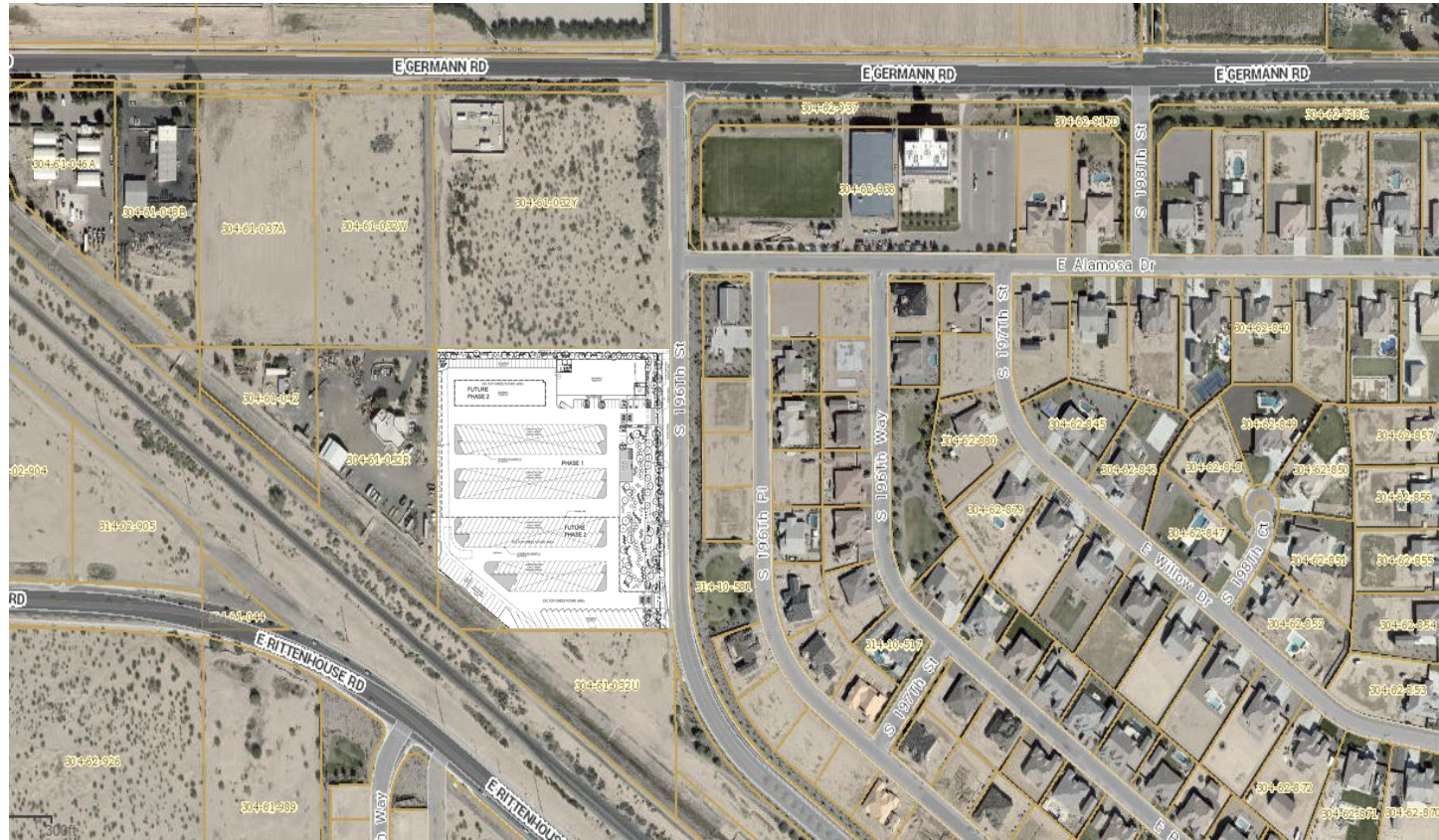
A 50% proportional share of the required landscape setback shall be installed along each property line by each development.

SFR - Single Family Residential
MFR - Multi Family Residential
COM - Commercial
EMP - Employment

Proposed Landscape Buffer Deviations

Direction	Zoning Ordinance	Proposed
North	40'	15'
South	40'	0'

JUSTIFICATION OF PAD REQUEST





NEIGHBORHOOD MEETING

- September 16, 2019 with no attendees.
- No additional comments have been submitted to staff

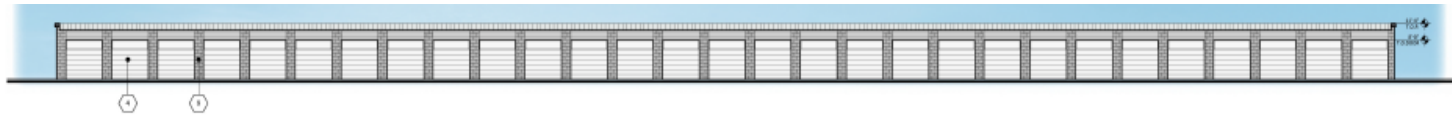
PZ COMMISSION RECOMMENDATION

- Recommended approval with a vote of 6-0 at the January, 8 2020 Regular Meeting



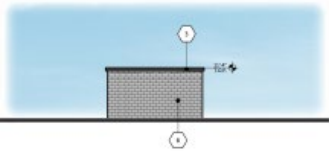
Questions?

Thank you.



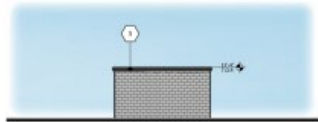
SOUTH ELEVATION (BLDG B)

SCALE: 3/32" = 1'-0"



EAST ELEVATION (BLDG B)

SCALE: 3/32" = 1'-0"



WEST ELEVATION (BLDG B)

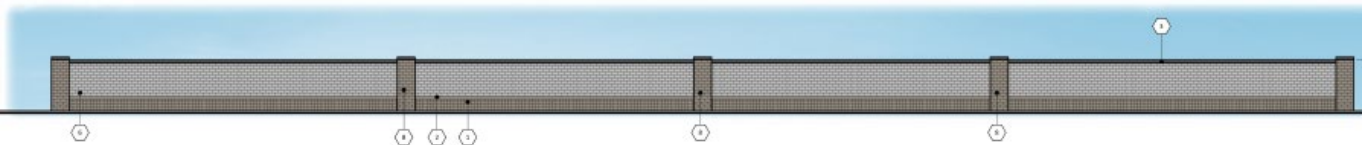
SCALE: 3/32" = 1'-0"



KEY MAP

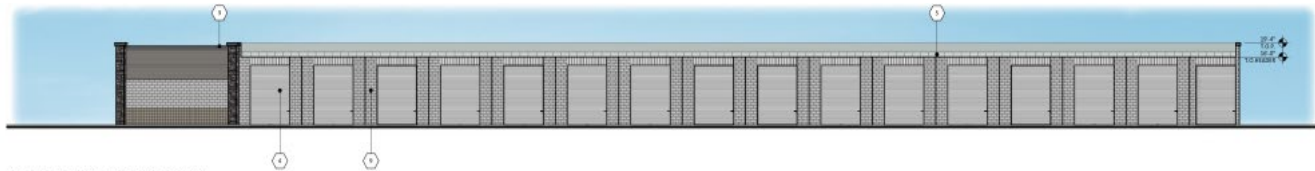
SCALE: N.T.S.

- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9



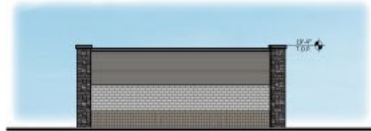
NORTH ELEVATION (BLDG B)

SCALE: 3/32" = 1'-0"



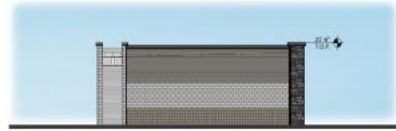
NORTH ELEVATION (BLDG D)

SCALE: 3/32" = 1'-0"



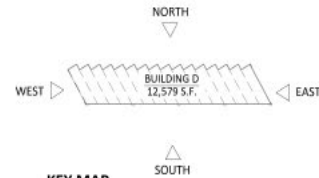
EAST ELEVATION (BLDG D)

SCALE: 3/32" = 1'-0"



WEST ELEVATION (BLDG D)

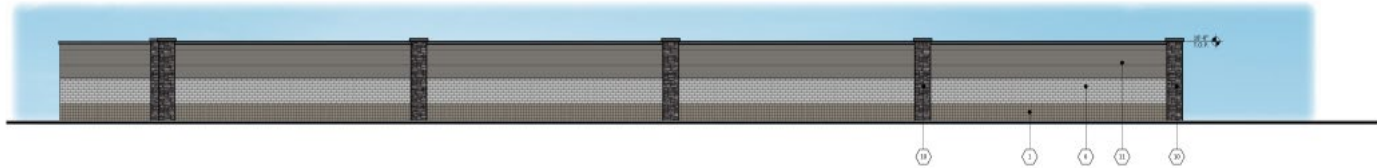
SCALE: 3/32" = 1'-0"



KEY MAP

SCALE: N.T.S.

①	MATERIALS
1	SUPERLITE SPLIT FACE SCORED CMU BRICKS
	INTEGRAL COLOR
	MOLAVE BROWN
2	CMU GRIP SET CORE TRIM
	INTEGRAL COLOR
	MOLAVE BROWN
3	CMU PARAPET TO MATCH
	DURRI EDWARDS
	CELLULOID (DCT101)
4	ROLL UP DOORS
	JANUS
	SATIN WHITE
5	STANDING SEAM METAL ROOF
	ASP SPAN
	WINTER WHITE
6	SUPERLITE SMOOTH FACE CMU
	INTEGRAL COLOR
	GRAY NATURAL
	HEADERS
7	JANUS
	SATIN WHITE
8	SUPERLITE SMOOTH FACE CMU
	INTEGRAL COLOR
	MOLAVE BROWN
9	SUPERLITE SPLIT FACE CMU
	INTEGRAL COLOR
	GRAY NATURAL
10	CORCANDO STONE VENEER
	BELGIAN CASTLE
	BLACK FOREST
	METAL PANELS
	FIRESTONE
	SLATE GRAY



SOUTH ELEVATION (BLDG D)

SCALE: 3/32" = 1'-0"