

SPACE MAKER SELF STORAGE

Detailed Site Plan

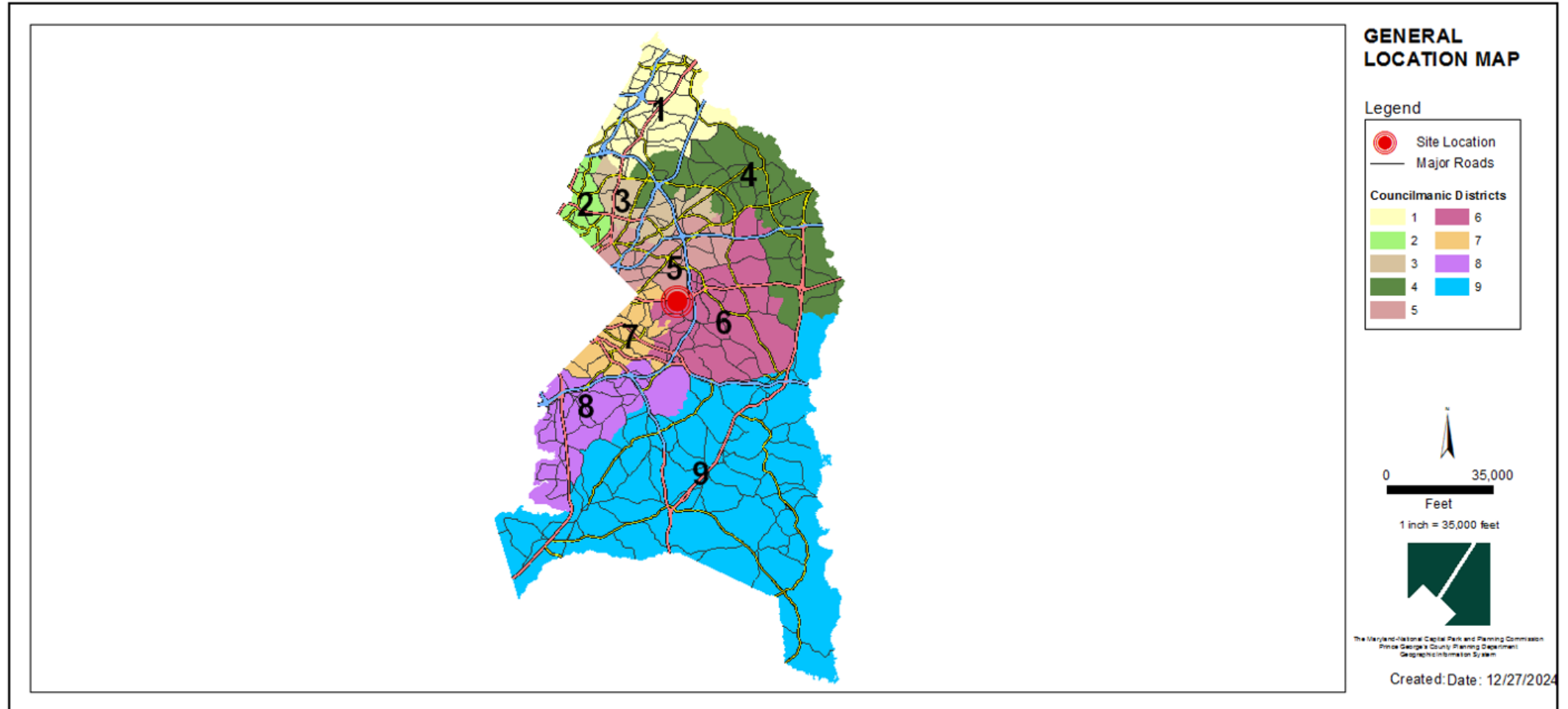
Staff Recommendation: APPROVAL with conditions



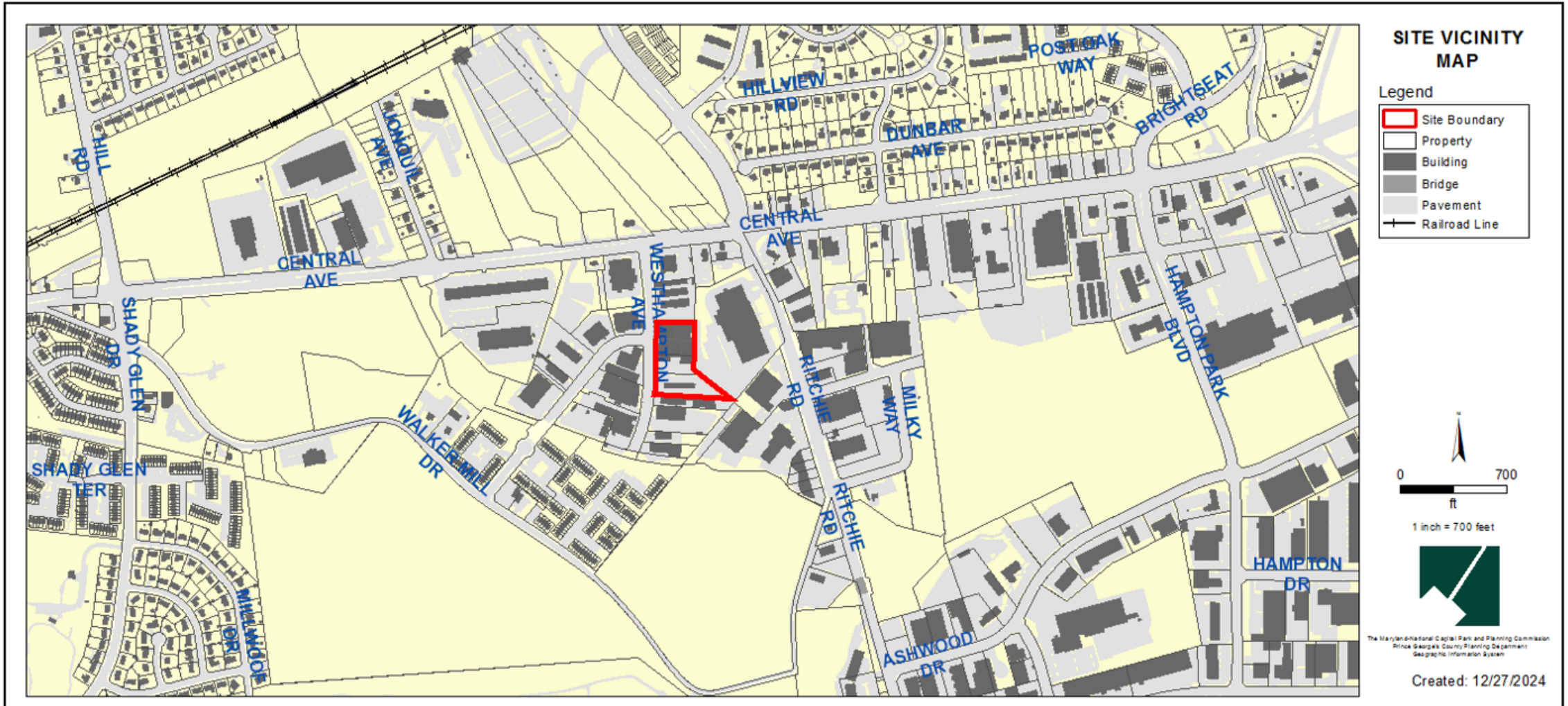
GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A

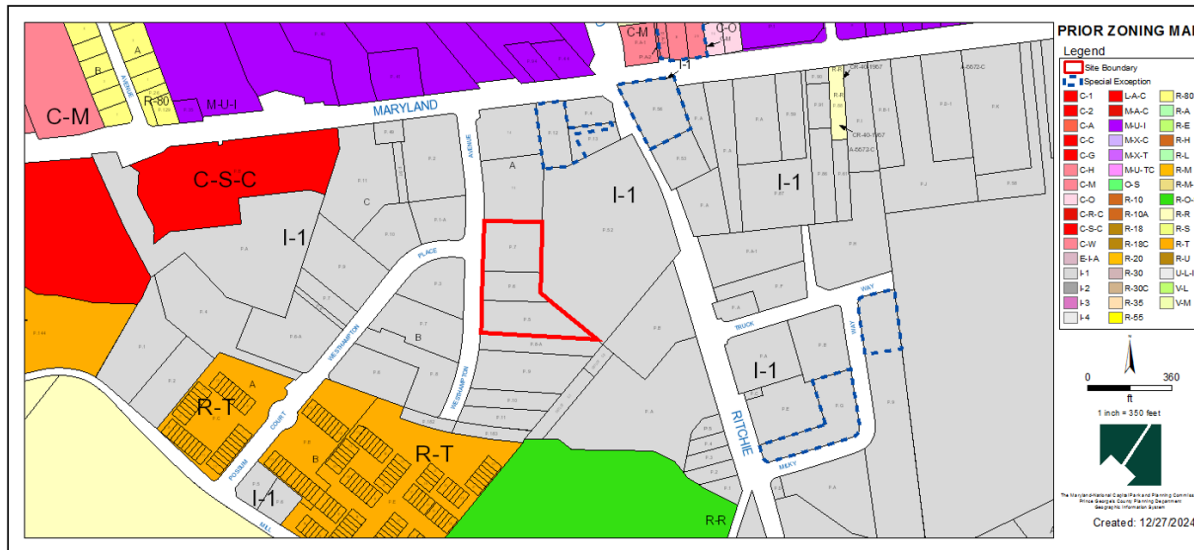


SITE VICINITY MAP

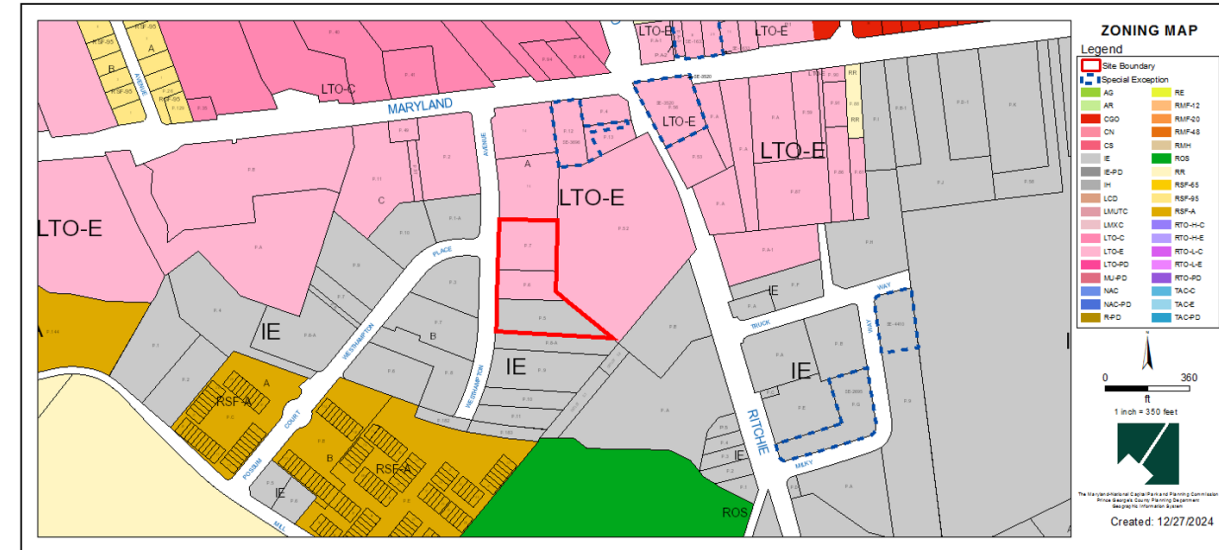


ZONING MAP

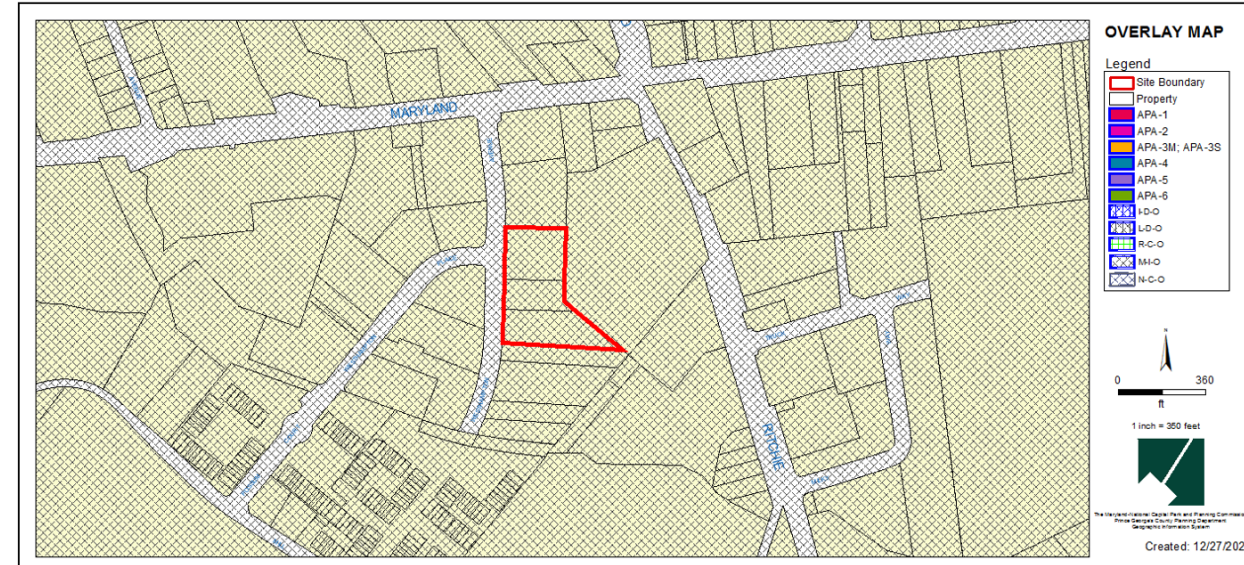
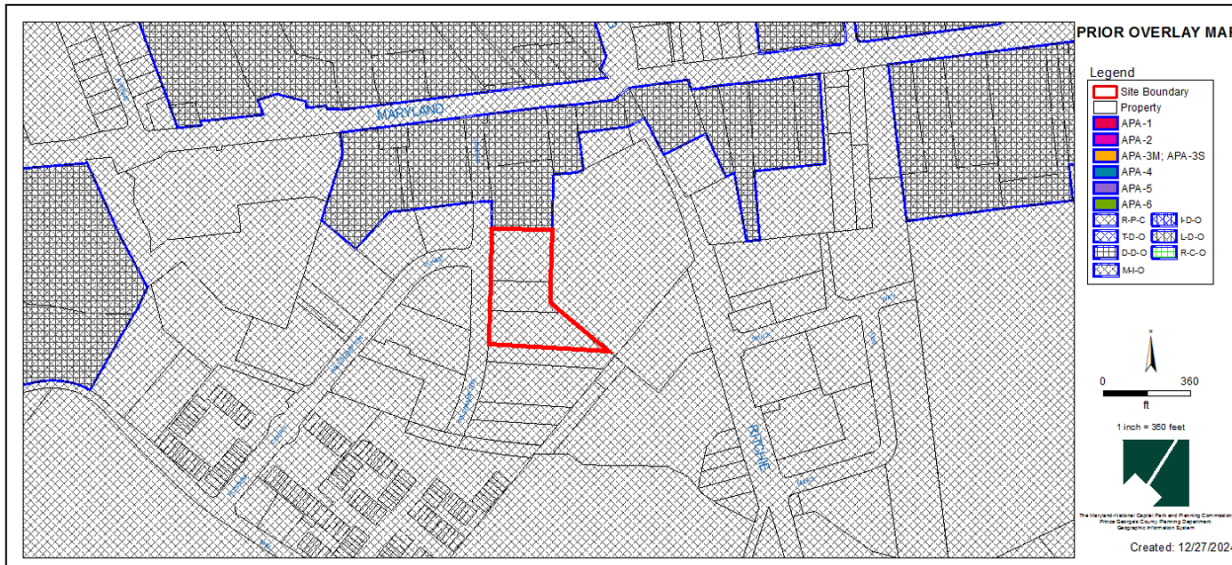
PRIOR ZONING: I-1



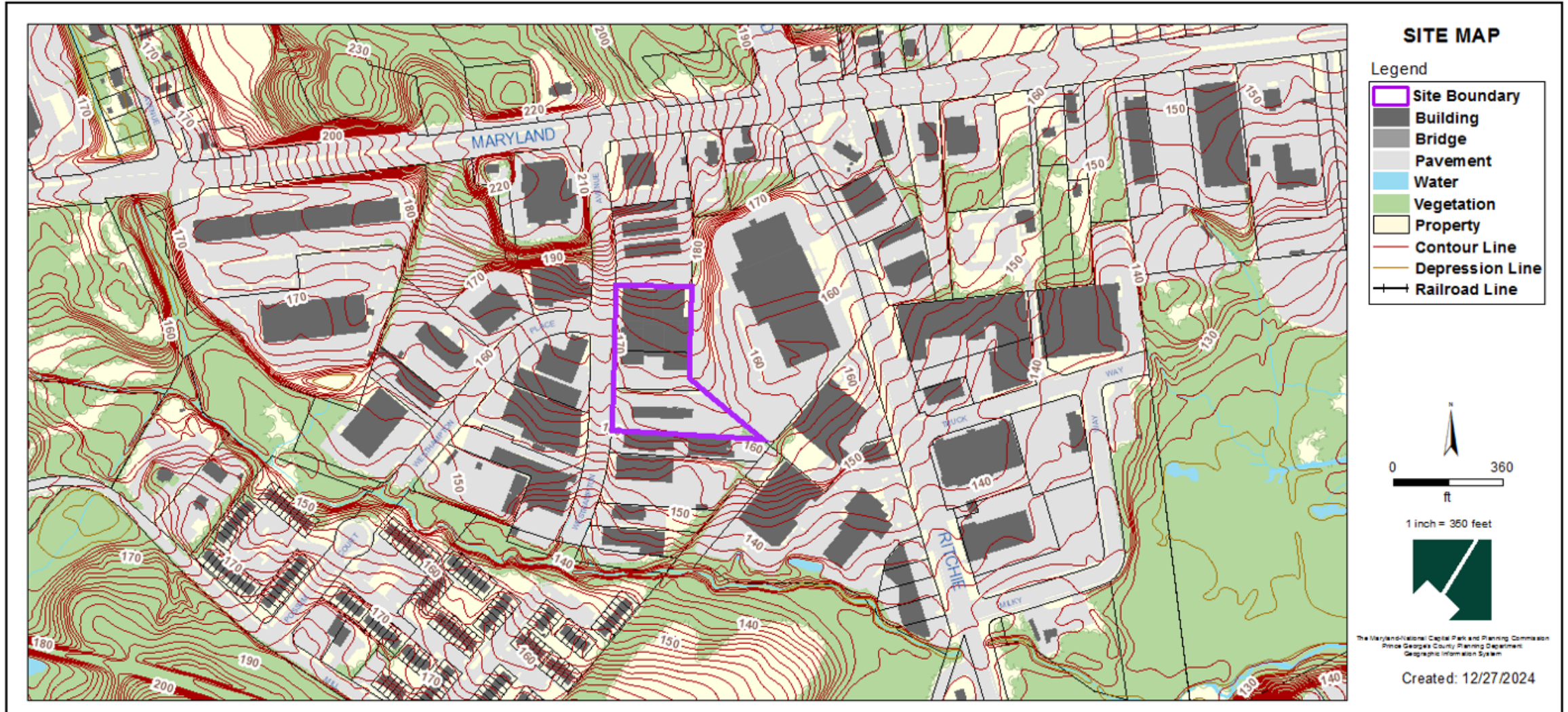
CURRENT ZONING: IE & LTO-e



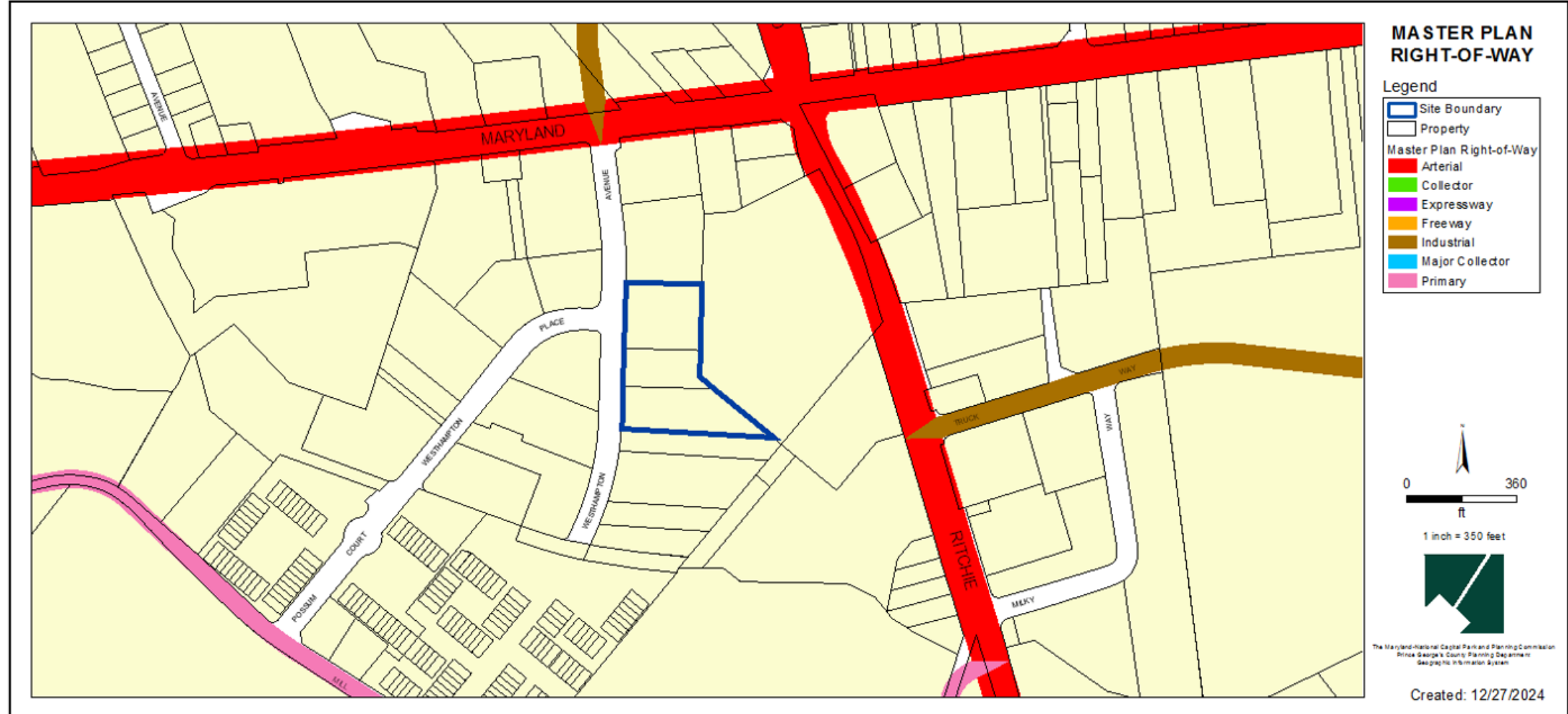
OVERLAY MAP



SITE MAP



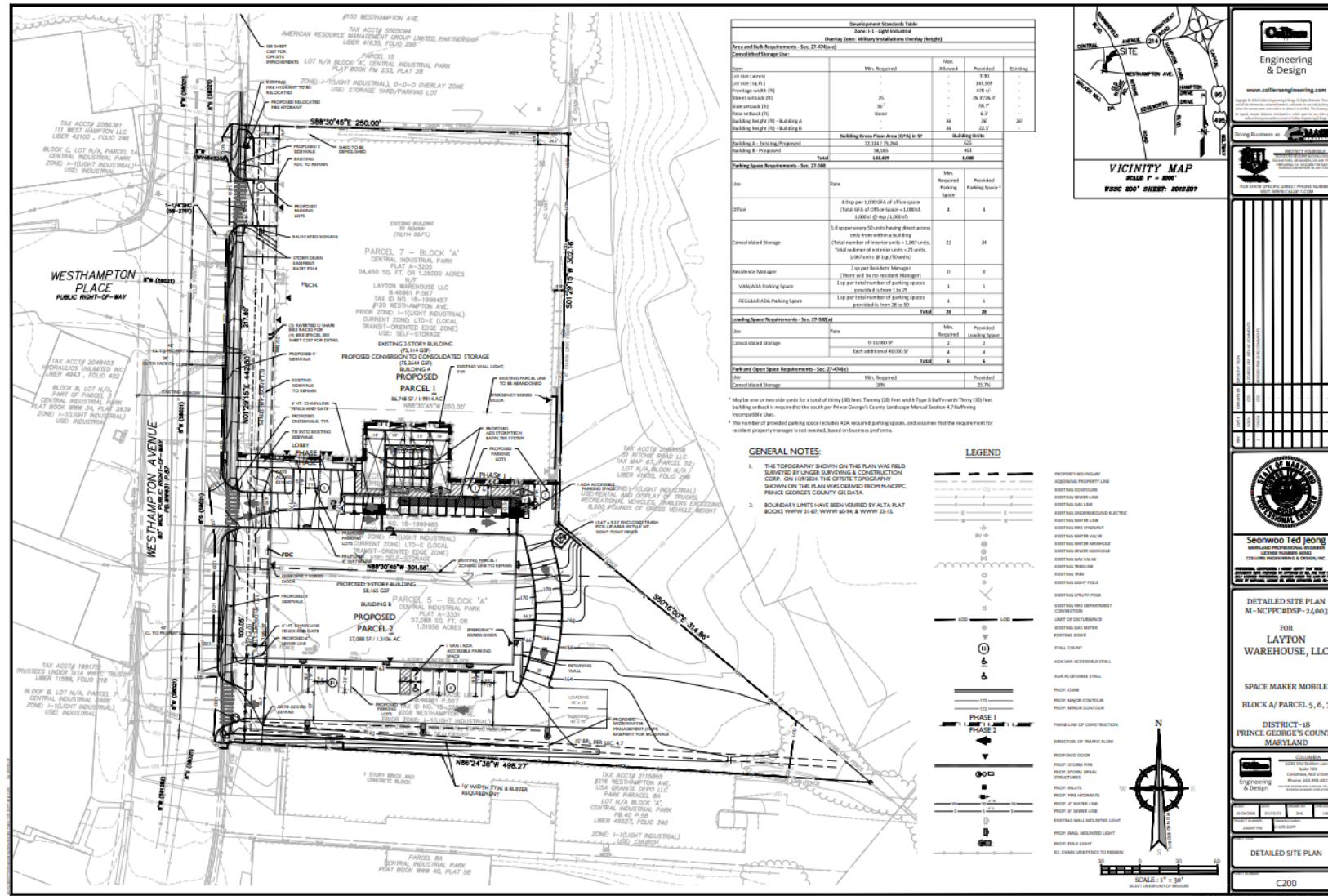
MASTER PLAN RIGHT-OF-WAY MAP



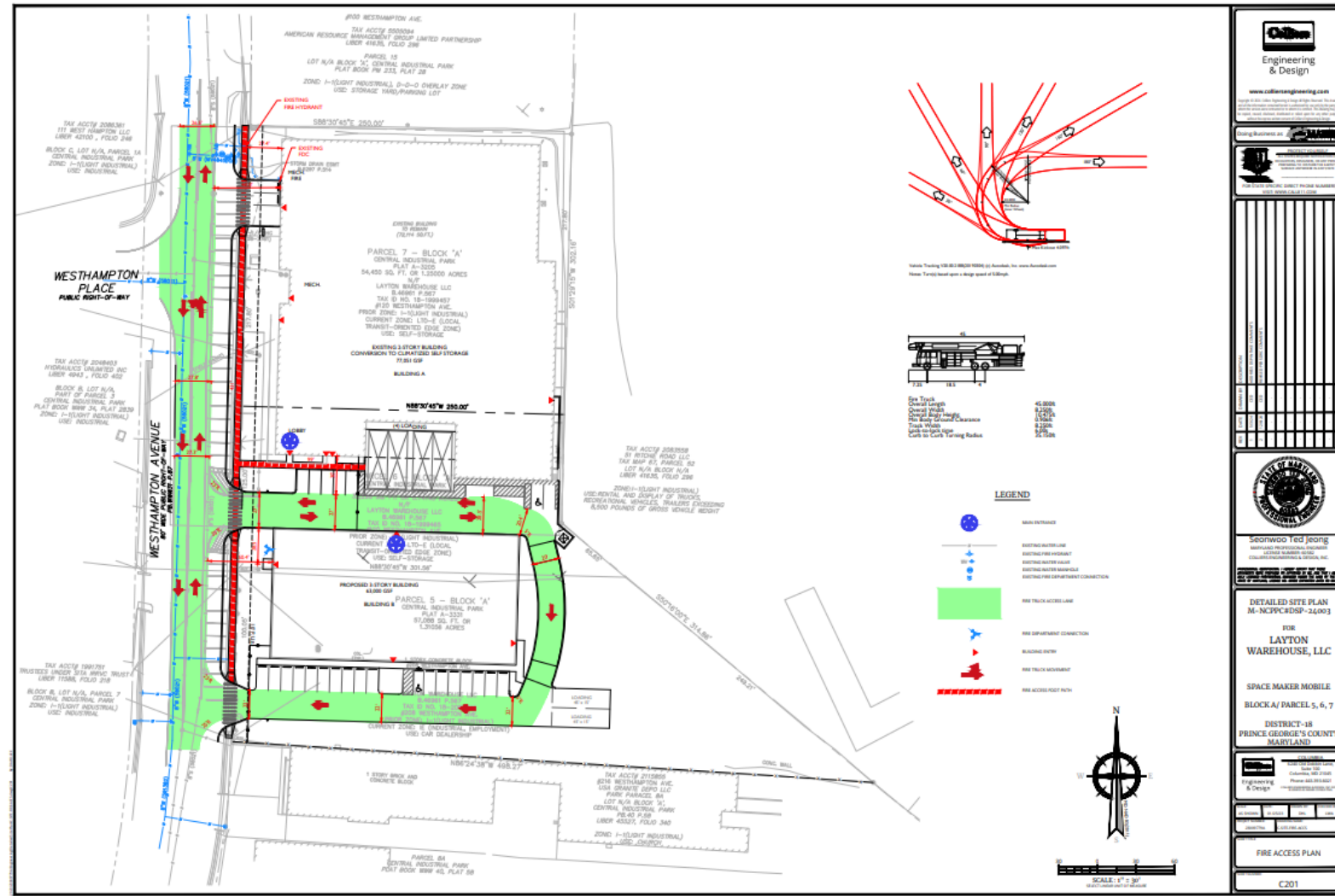
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



FIRE ACCESS PLAN



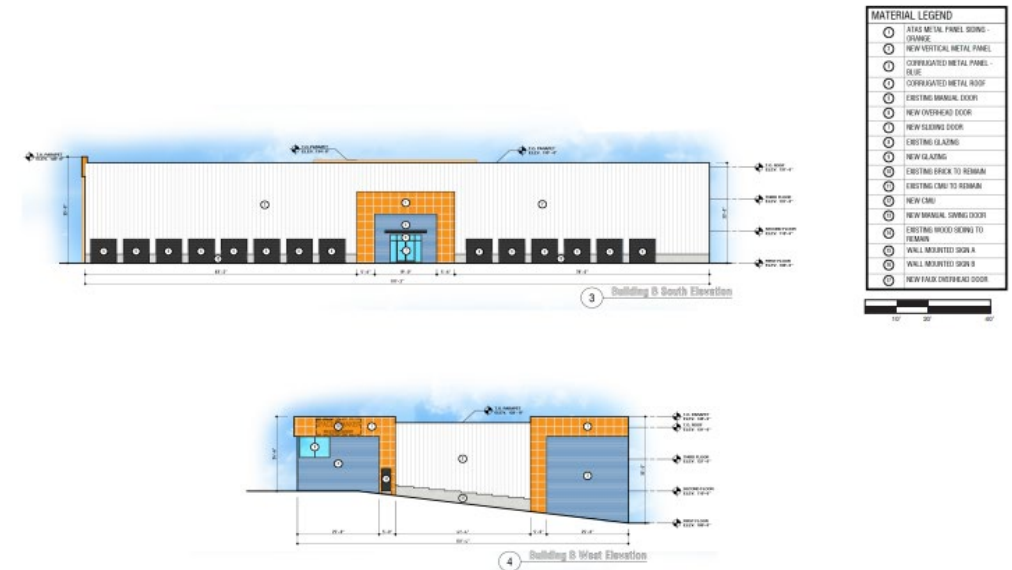
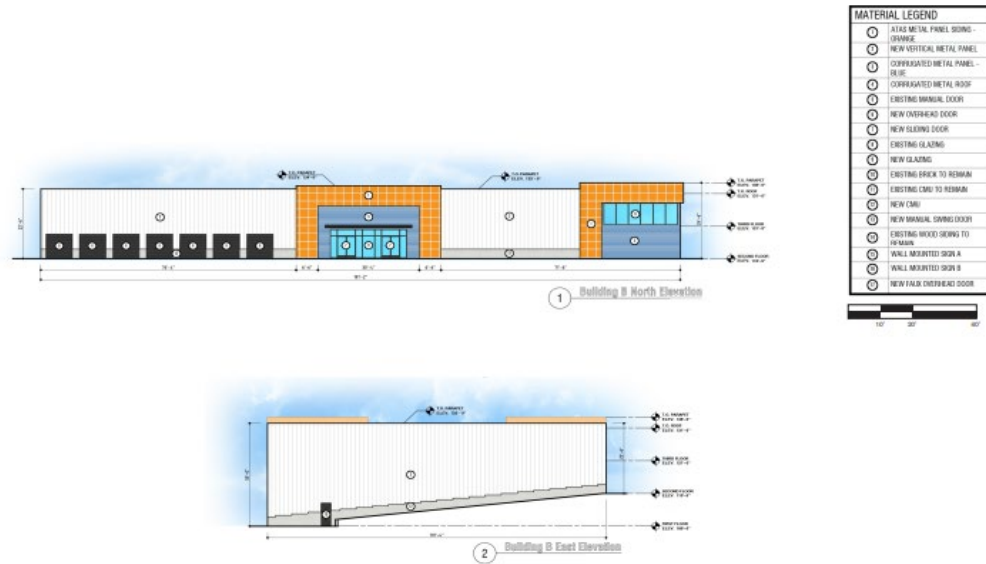
EXTERIOR EXHIBITS



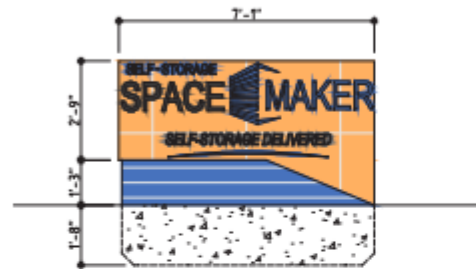
EXTERIOR ELEVATIONS



EXTERIOR EXHIBITS



SIGNAGE DETAILS



③ Freestanding Sign - 28.2 SF



② Wall Mounted Sign B - 69.5 SF



Sign	Type	Location	Height	Width	Area	Notes
A	1	WALL MOUNTED	21'-0"	7'-0"	147.0 SF	INTERNALLY
B	4	WALL MOUNTED	13'-8"	5'-1"	69.5 SF	INTERNALLY
C	1	FREESTANDING SIGN	7'-9"	7'-1"	28.2 SF	INTERNALLY
TOTAL PROPOSED SIGN AREA						244.7 SF
PER 21-ALB0000 TOTAL ALLOWED WALL-MOUNTED SIGN AREA						
BLDG A = (1446.7 / 2) = 723.35 SF						
BLDG B = (1000.7 / 2) = 500.35 SF						
TOTAL = 1223.7 SF						
PER 21-0004 SIGN AREA REDUCTION TOTAL						
ENCLOSURE WALL-MOUNTED SIGN AREA						
4425 SF / 3 = 1475 SF						
TOTAL ALLOWED PERMITTED SIGN AREA						
ONE (1) SIGN FOR EACH TWO (2) LINEAL FT. OF STREET FRONTAGE						
TO A MAX. OF TWO HUNDRED (200) SQ. FT. FOR EACH SIGN						
WESTMINSTER AVE. = 1400 FT / 2 = 700 SF						
ALLOWED SIGN HEIGHT = 30'						
ALLOWED FREESTANDING SIGN = 1						
NOTE: ALL FREESTANDING SIGNS TO BE SET BACK A MINIMUM OF 10' FROM PROPERTY LINE BY PROVIDER						

STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 4-10-2024
- Acceptance Mailing: 6-17-2024