

SPACE MAKER SELF STORAGE

Detailed Site Plan

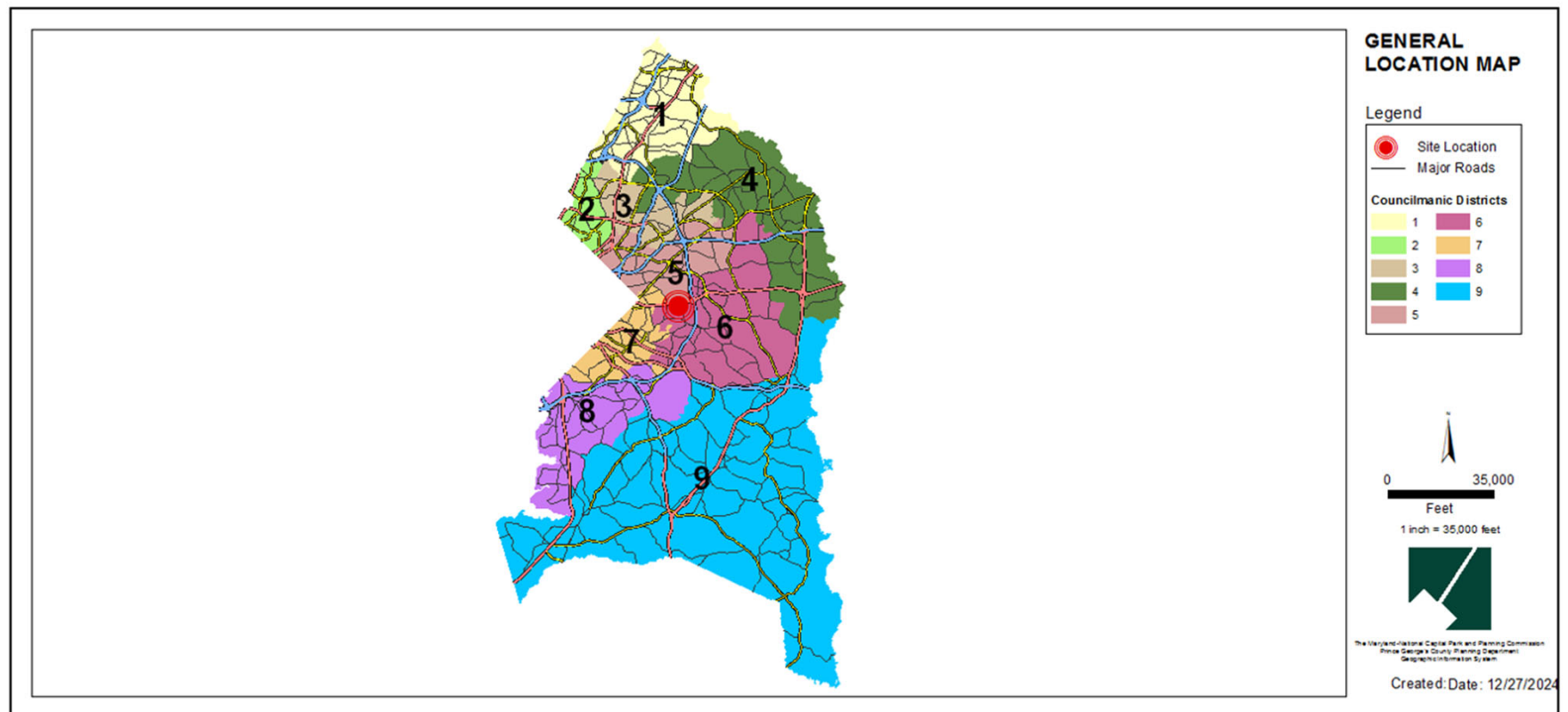
Staff Recommendation: APPROVAL with conditions



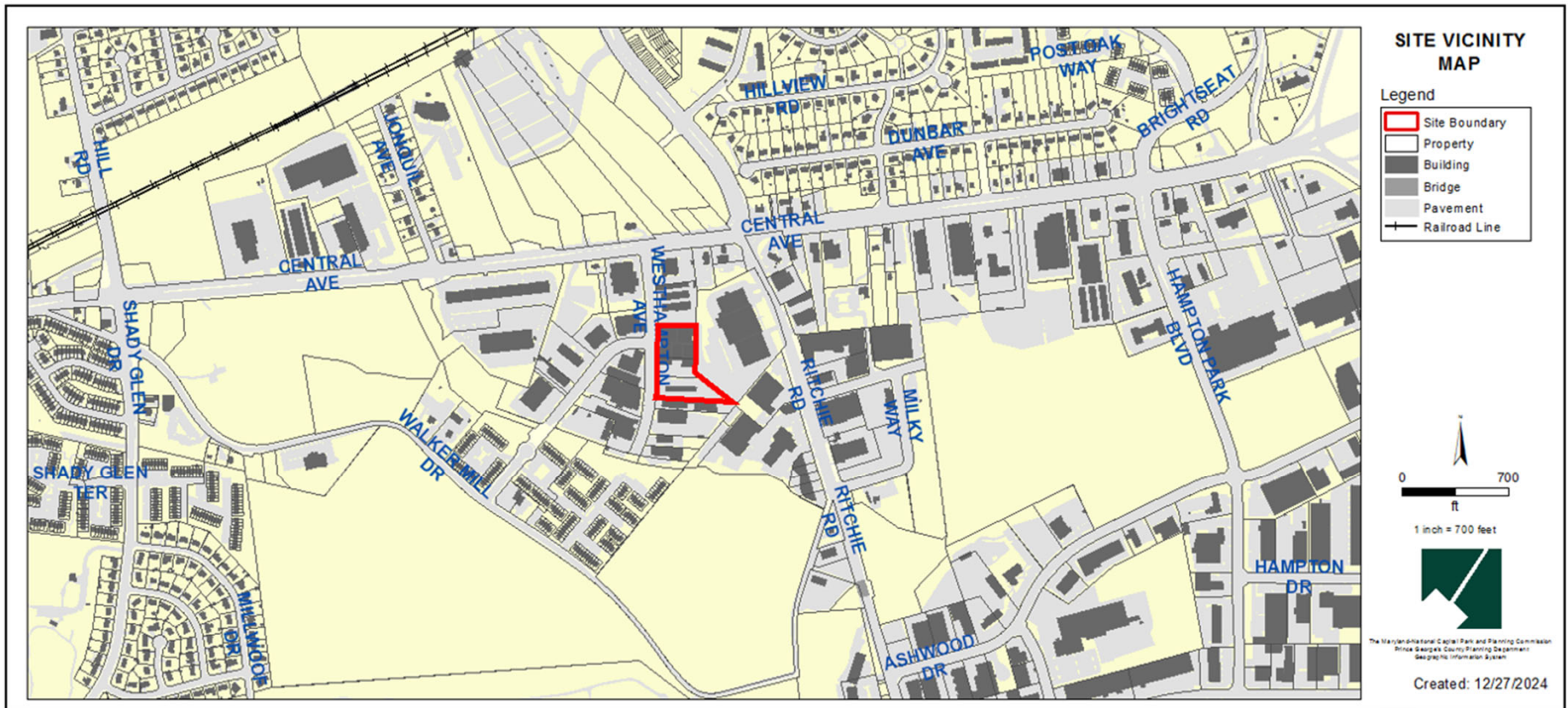
GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A

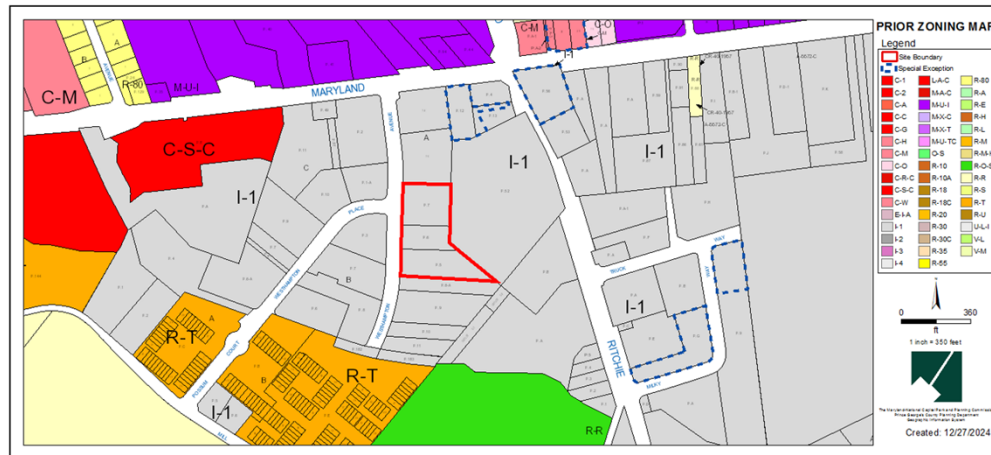


SITE VICINITY MAP

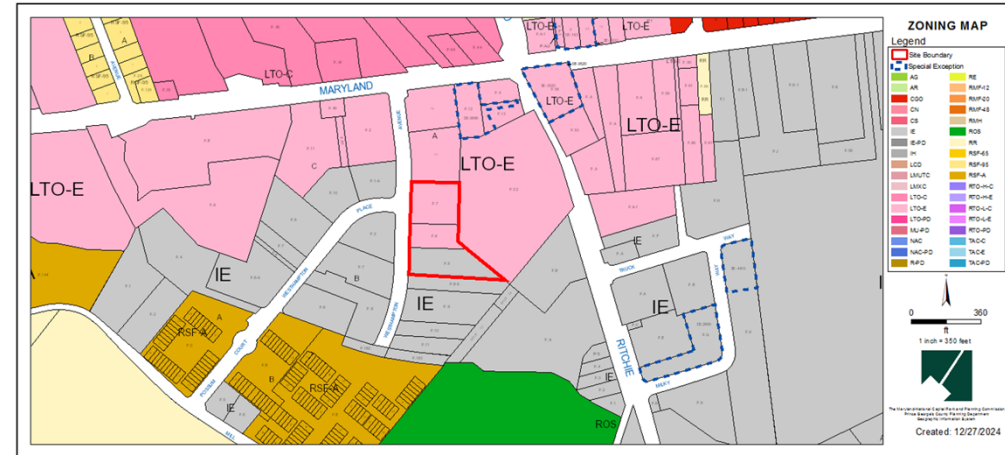


ZONING MAP

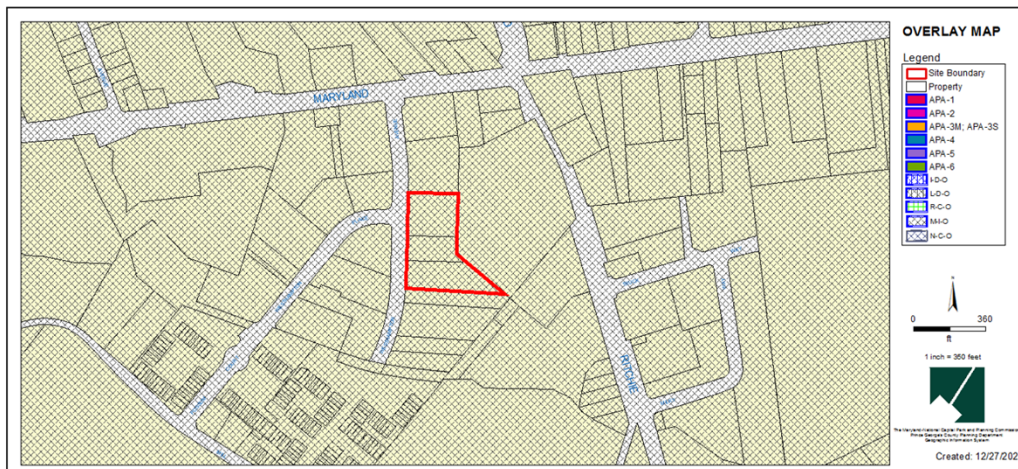
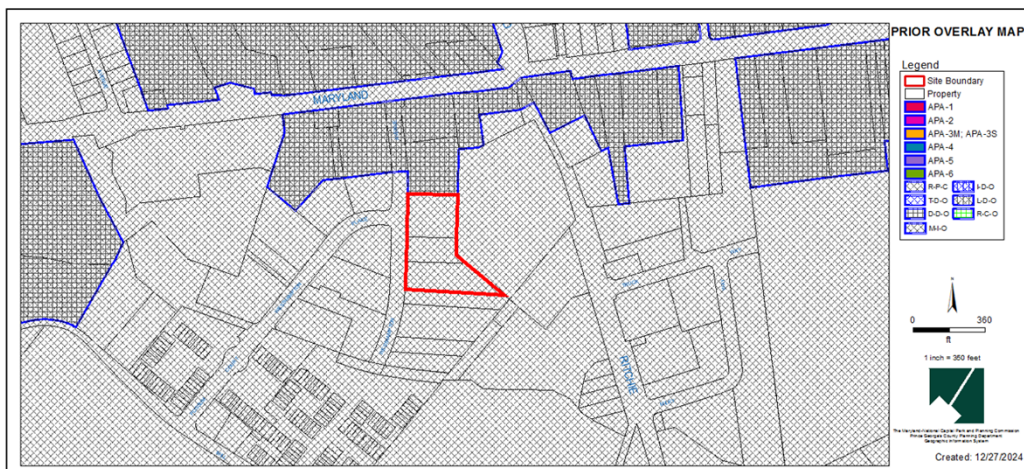
PRIOR ZONING: I-1



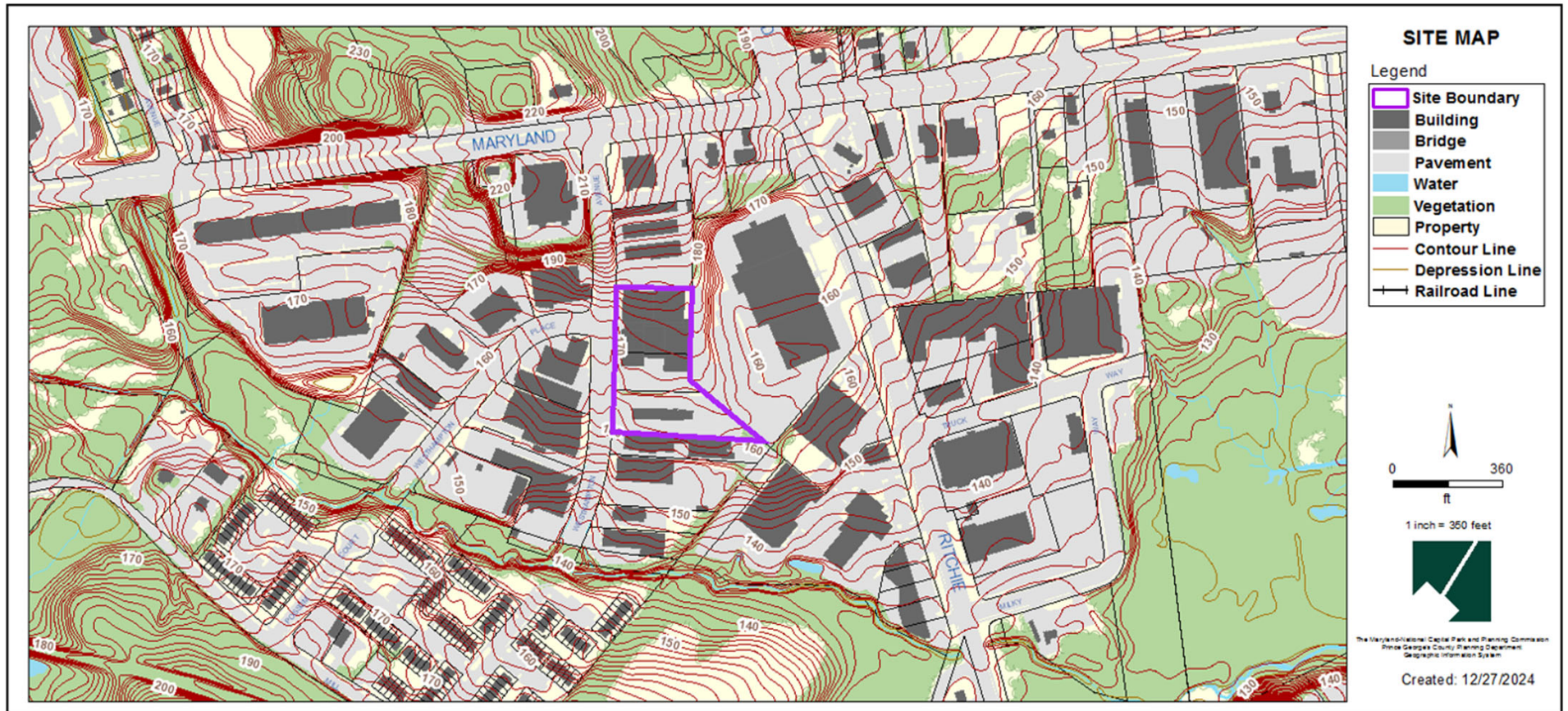
CURRENT ZONING: IE & LTO-e



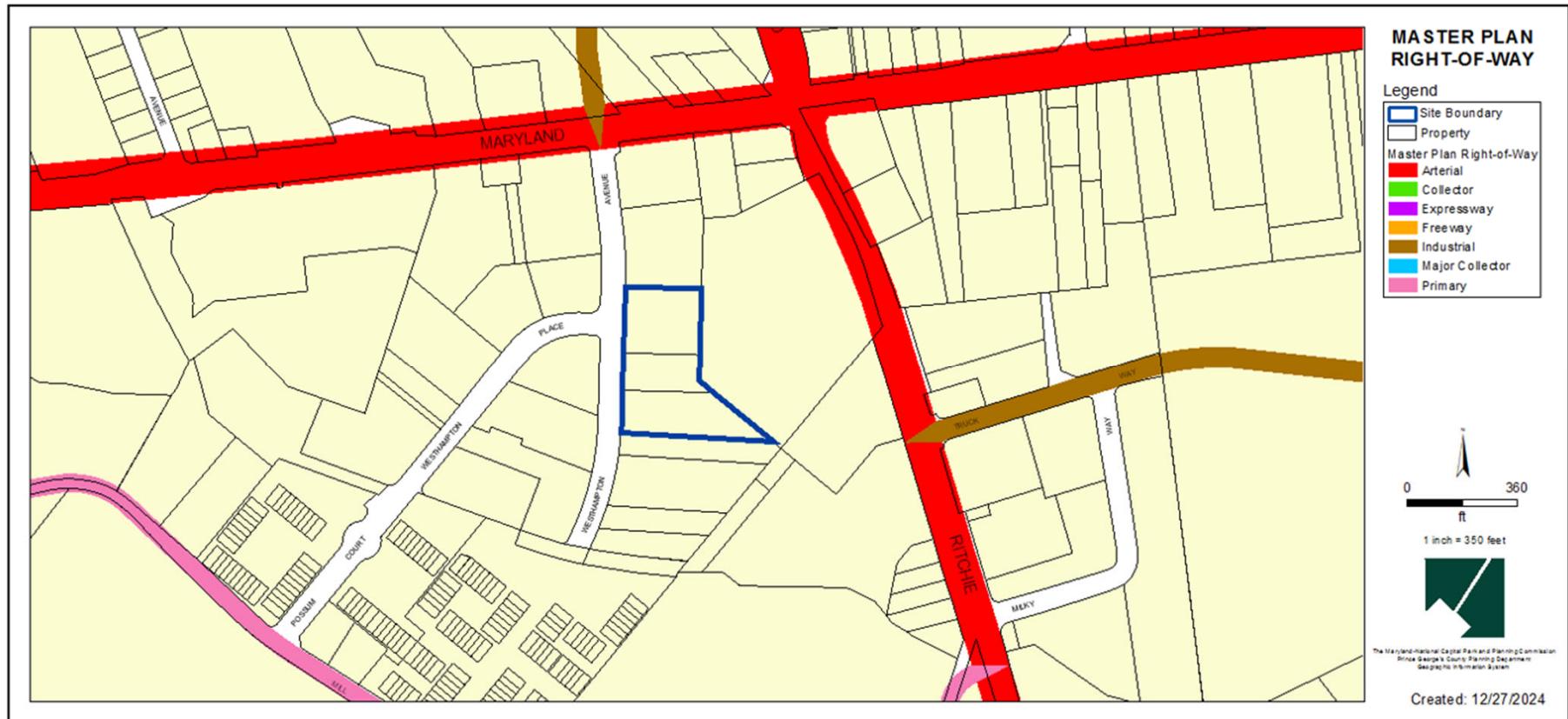
OVERLAY MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



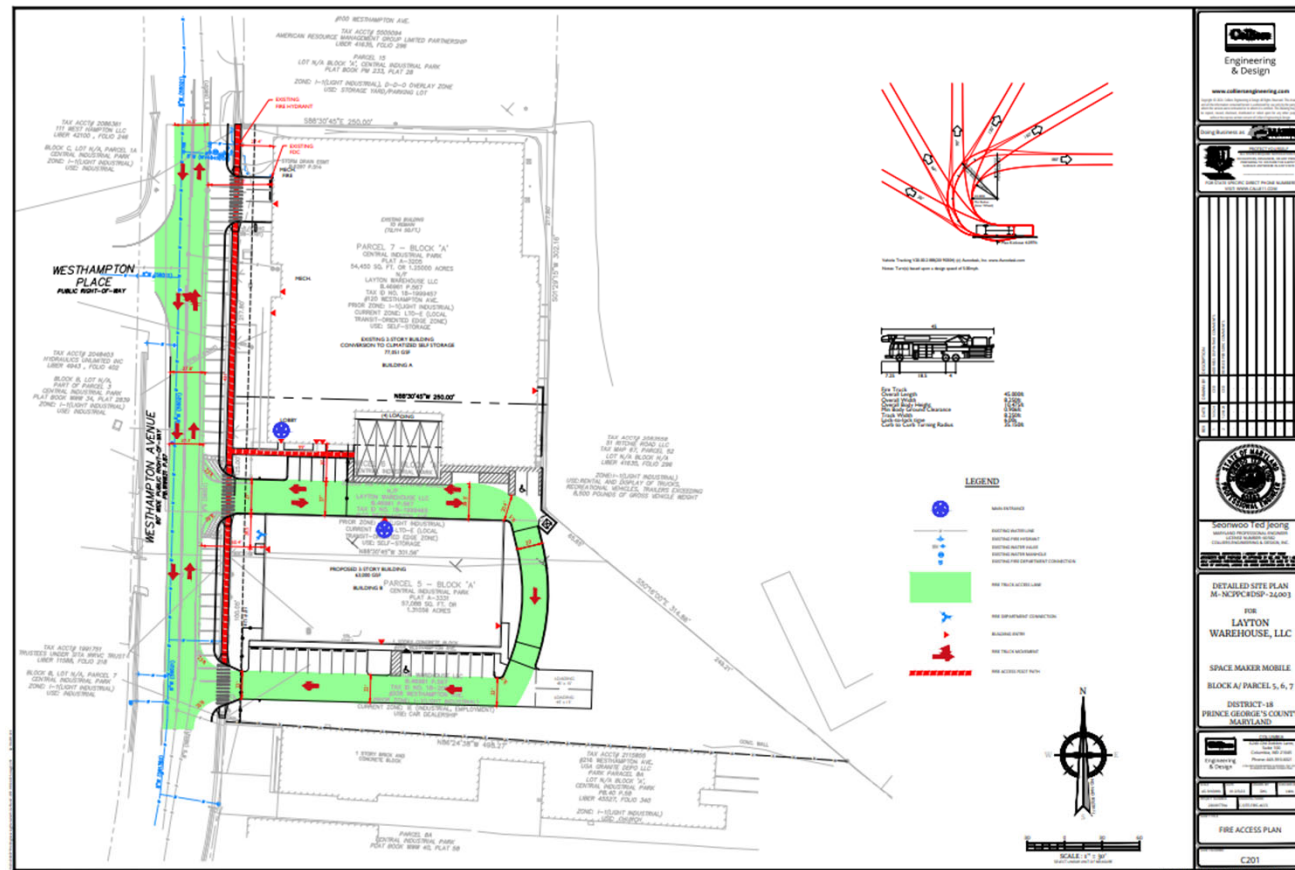
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



FIRE ACCESS PLAN



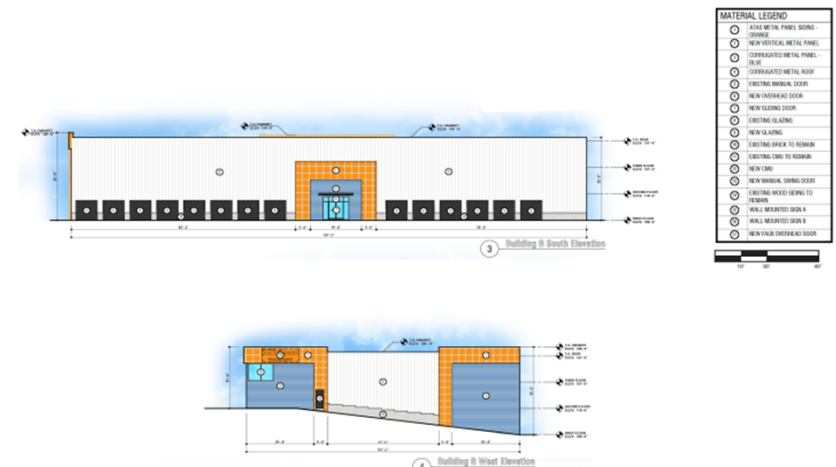
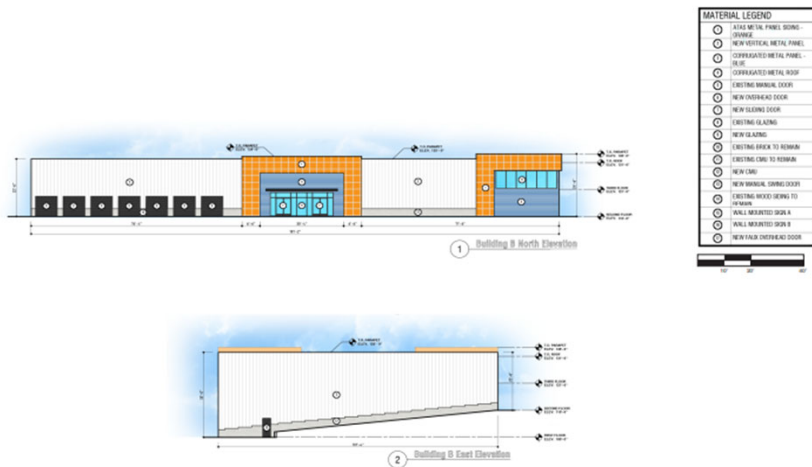
EXTERIOR EXHIBITS



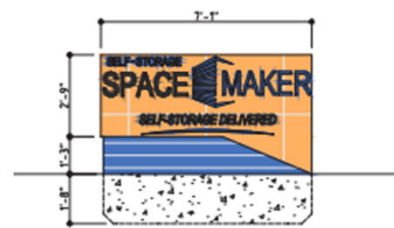
EXTERIOR ELEVATIONS



EXTERIOR EXHIBITS



SIGNAGE DETAILS



③ Freestanding Sign - 28.2 SF



② Wall Mounted Sign B - 82.5 SF



Exterior Sign Analysis						
Sign #	Sign Description	Sign Type	Sign Size (ft)	Sign Area (sq ft)	Sign Location	Sign Notes
A	1 WALL MOUNTED	21'-9"	7'-3"	164.5 SF	INTERNALLY	
B	1 WALL MOUNTED	13'-8"	5'-1"	69.5 SF	INTERNALLY	
C	1 FREESTANDING SIGN	7'-1"	7'-9"	28.2 SF	INTERNALLY	
TOTAL PROPOSED SIGN AREA: 262.2 SF						
PER 17-AL-02-01 TOTAL ALLOWED WALL MOUNTED SIGN AREA:						
BLDG A + SIGN A = 2 + 164.5 SF						
BLDG B + SIGN B = 2 + 69.5 SF						
TOTAL = 136 SF						
PER 17-AL-02-01 TOTAL ALLOWED WALL MOUNTED SIGN AREA:						
BLDG A + SIGN A = 2 + 164.5 SF						
TOTAL = 166.5 SF						
TOTAL ALLOWED FREESTANDING SIGN AREA:						
ONE (1) SIGN PER EACH TWO (2) FEET OF STREET FRONTAGE TO A MAX. OF TWO HUNDRED (200) SQ. FT. FOR EACH SIGN						
WESTPHALIA AVE. = 160' / 2 = 80' SF						
ALLOWED SIGN AREA = 80						
ALLOWED FREESTANDING SIGN = 1						
NOTE: ALL FREESTANDING SIGNS TO BE OFFSET A MINIMUM OF 10' FROM PROPERTY LINE BY 10' MINIMUM						

STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

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