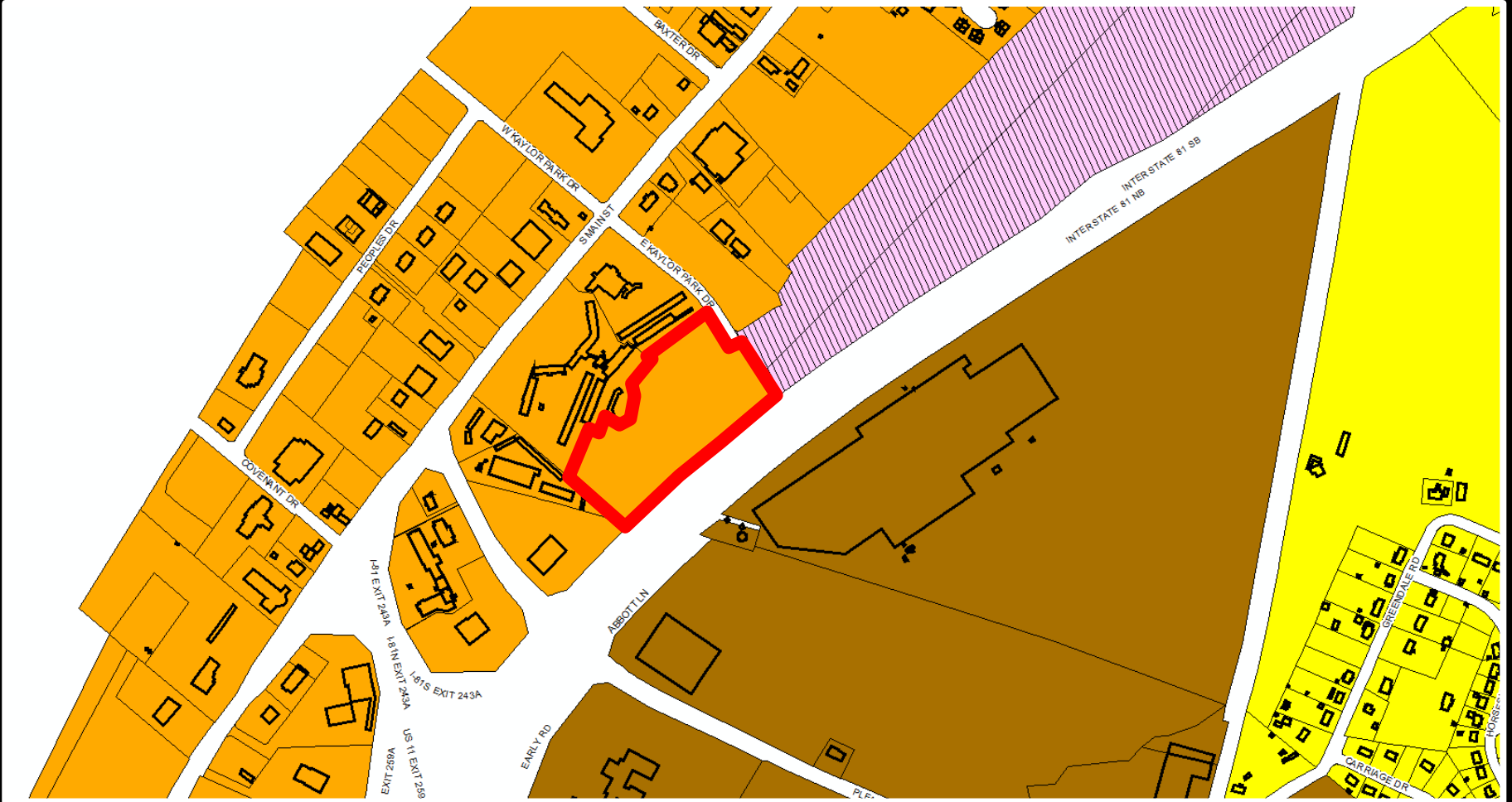


Special Use Permit – 145 E Kaylor Park Dr. Warehousing & Storage in B-2





MAR/13/2018



EXON

MAR/13/2018



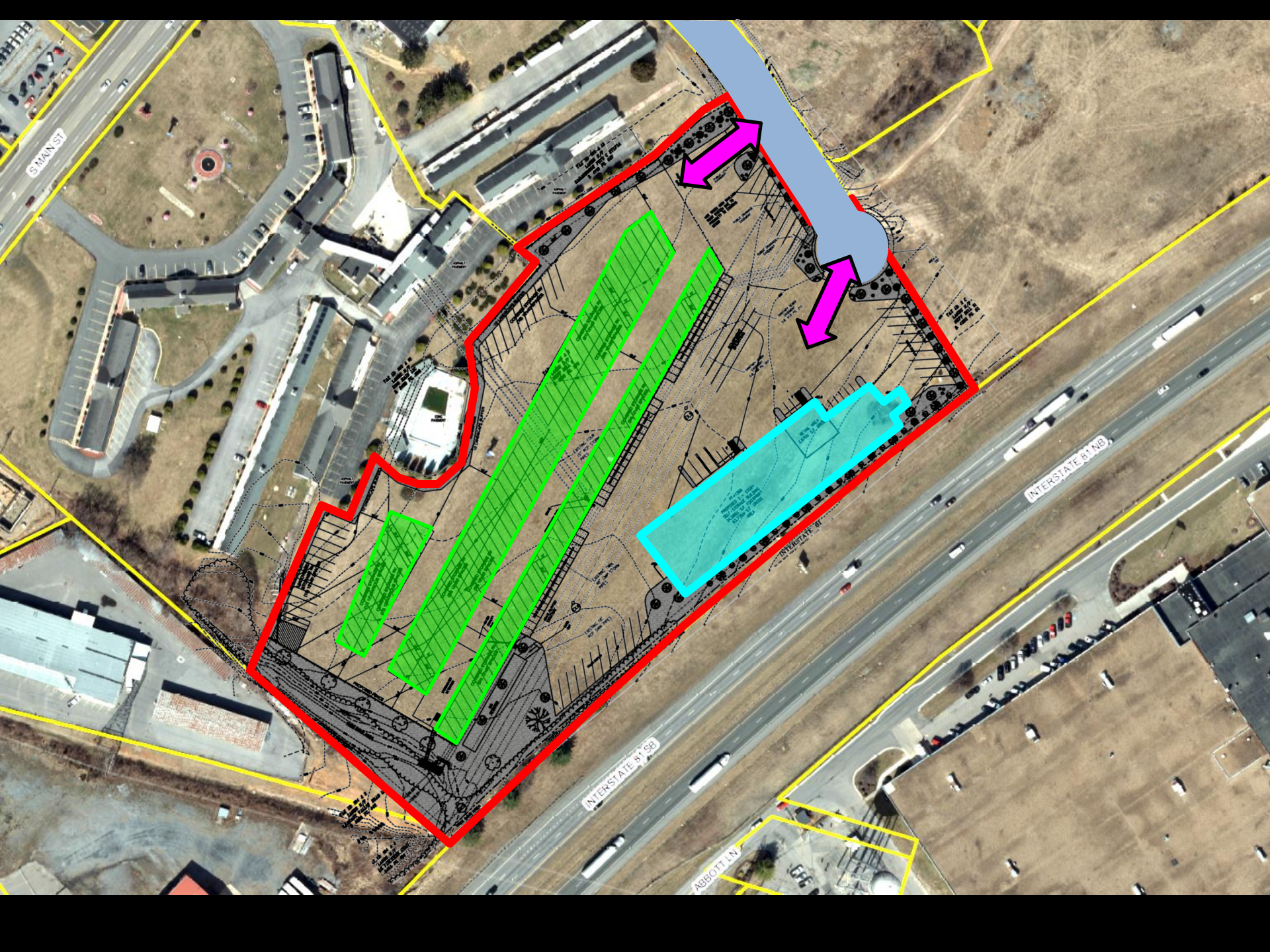
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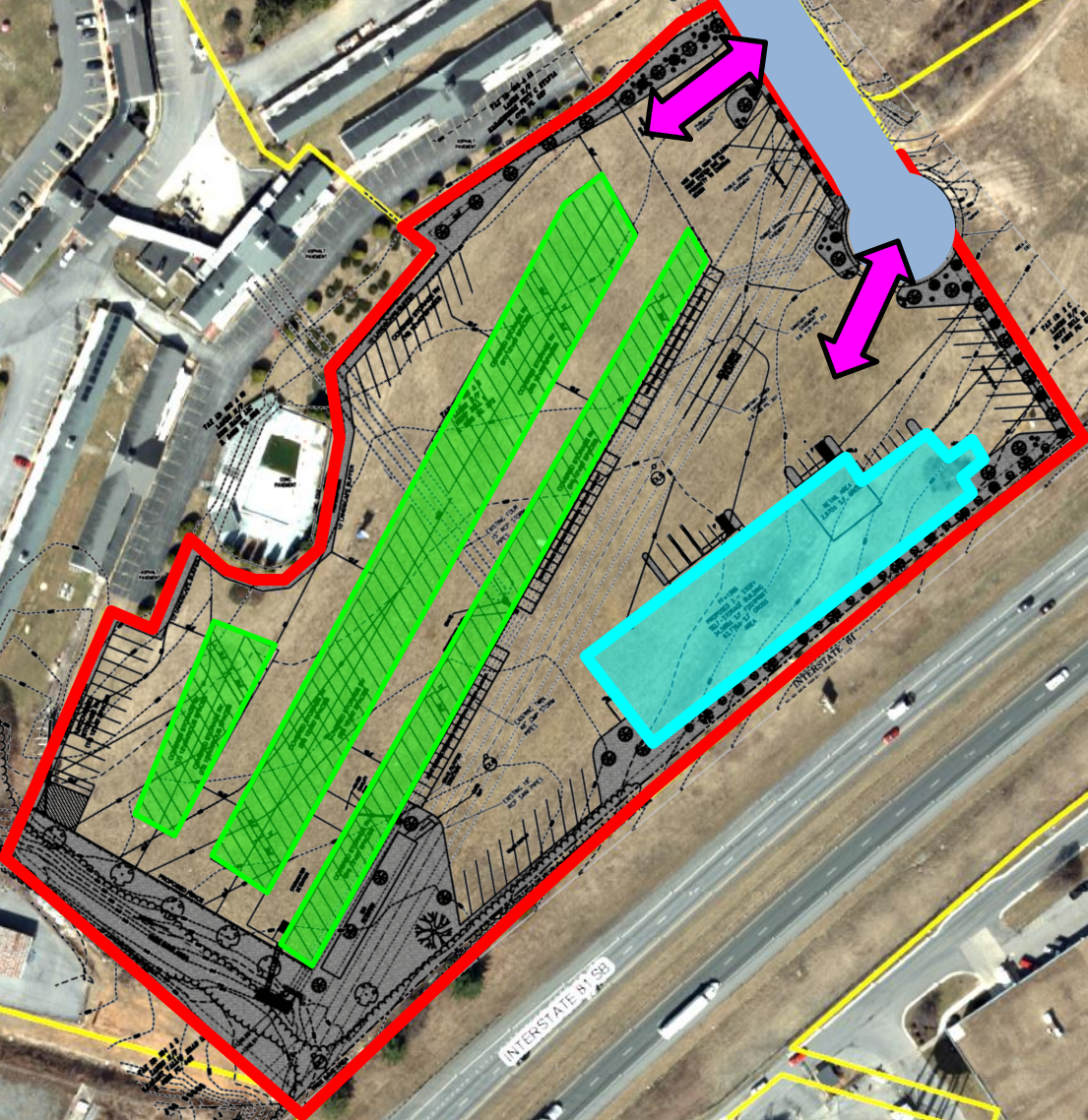


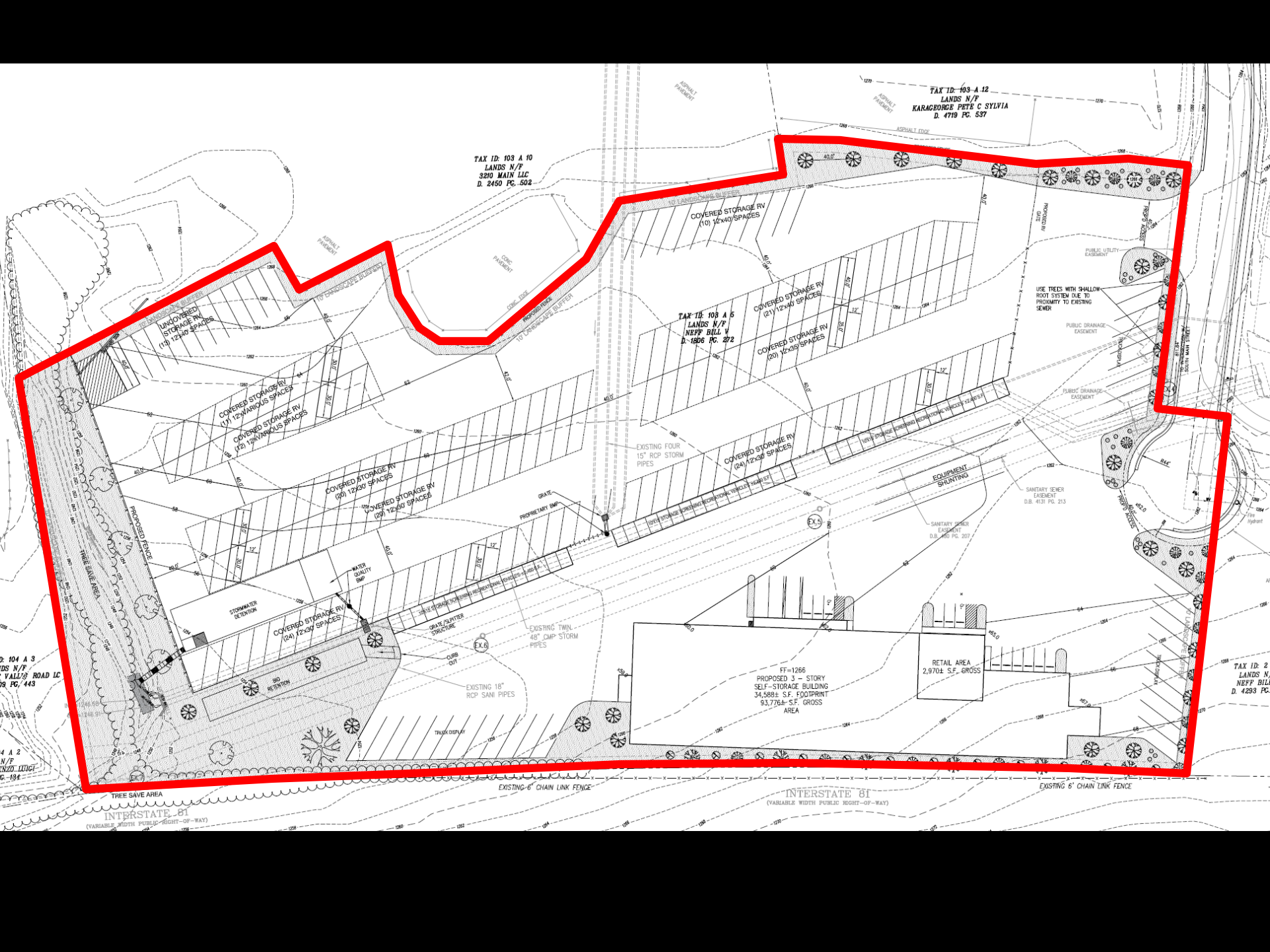
S MAIN ST

INTERSTATE 95 NB

INTERSTATE 95 SB

ABBOTT LN





TAX ID: 103 A 10
LANDS N/F
3210 MAIN LLC
D. 2450 PG. 502

TAX ID: 103 - A 12
LANDS N/F
KARACORNE PETE C SYLVIA
D. 4719 PG. 537

TAX ID: 103 A 6
LANDS N/F
NEFF BILL V
D. 1806 PG. 272

D: 104 A 3
LANDS N/F
VALLER ROAD LLC
D. PG. 443

A 2
LANDS N/F
CENZU LLC
D. PG. 194

TAX ID: 2
LANDS N/
NEFF BILL
D. 4293 PG.

TREE SAVE AREA
INTERSTATE 81
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

INTERSTATE 81
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

EXISTING 6" CHAIN LINK FENCE

EXISTING 6" CHAIN LINK FENCE

EXISTING 6" CHAIN LINK FENCE

RETAIL AREA
2,970± S.F. GROSS

FF=1266
PROPOSED 3 - STORY
SELF-STORAGE BUILDING
34,588± S.F. FOOTPRINT
93,776± S.F. GROSS
AREA

COVERED STORAGE RV
(24) 12x30 SPACES

COVERED STORAGE RV
(29) 12x30 SPACES

COVERED STORAGE RV
(20) 12x30 SPACES

COVERED STORAGE RV
(22) 12xVARIOUS SPACES

COVERED STORAGE RV
(17) 12xVARIOUS SPACES

UNCOVERED STORAGE RV
(19) 12x40 SPACES

COVERED STORAGE RV
(10) 12x40 SPACES

COVERED STORAGE RV
(21) 12x40 SPACES

COVERED STORAGE RV
(20) 12x30 SPACES

COVERED STORAGE RV
(24) 12x30 SPACES

USE TREES WITH SHALLOW
ROOT SYSTEM DUE TO
PROXIMITY TO EXISTING
SEWER

PUBLIC DRAINAGE
EASEMENT

PUBLIC DRAINAGE
EASEMENT

SANITARY SEWER
EASEMENT
D.B. 4131 PG. 213

SANITARY SEWER
EASEMENT
D.B. 402 PG. 207

EQUIPMENT
SHEDDING

PROPRIETARY BMP

EXISTING TWIN
48" CMP STORM
PIPES

EXISTING 18"
RCP SANI PIPES

GRATE SPLITTER
STRUCTURE

CUBB OUT

TRUCK DRIVEWAY

STORMWATER
RETENTION

WATER
QUALITY
BMP

PROPOSED FENCE

TREE SAVE AREA

EXISTING 6" CHAIN LINK FENCE

EXISTING 6" CHAIN LINK FENCE

EXISTING 6" CHAIN LINK FENCE

EXISTING 6" CHAIN LINK FENCE

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EXISTING 6" CHAIN LINK FENCE

EXISTING 6" CHAIN LINK FENCE



Prosper, TX



Goodyear, AZ



Austin, TX



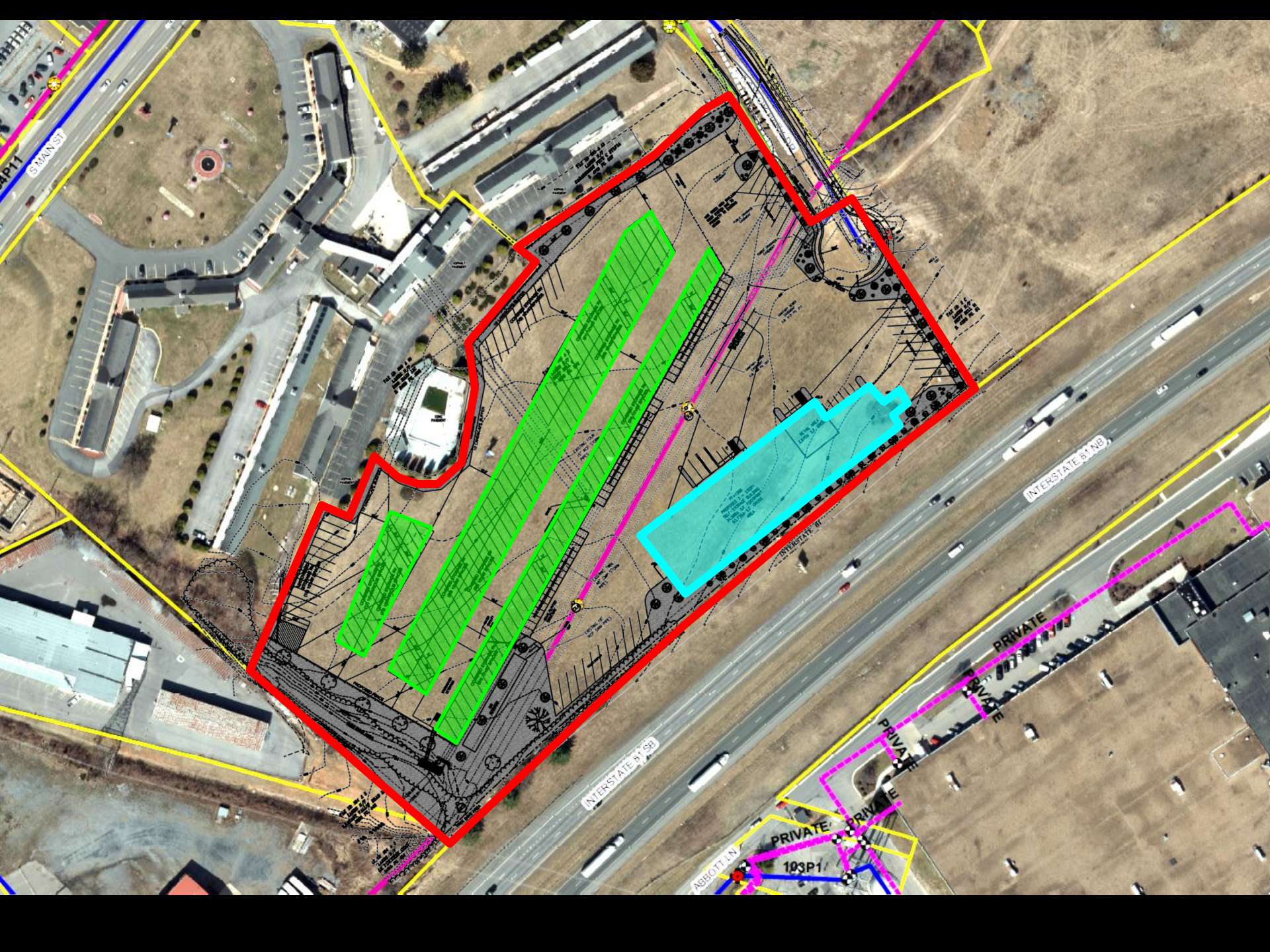
Libertyville, IL



Mesa, AZ



Minneapolis, MN



SMAY ST

INTERSTATE 81 NB

INTERSTATE 81 SB

ABBOTT LN

PRIVATE

103P1

PRIVATE

PRIVATE

PRIVATE

PRIVATE

PRIVATE

- **The responsibility to construct East Kaylor Park Drive.**
- **Existing advertising signage on the subject site.**
- **Obligations related to the planned continuation of the Bluestone Trail.**



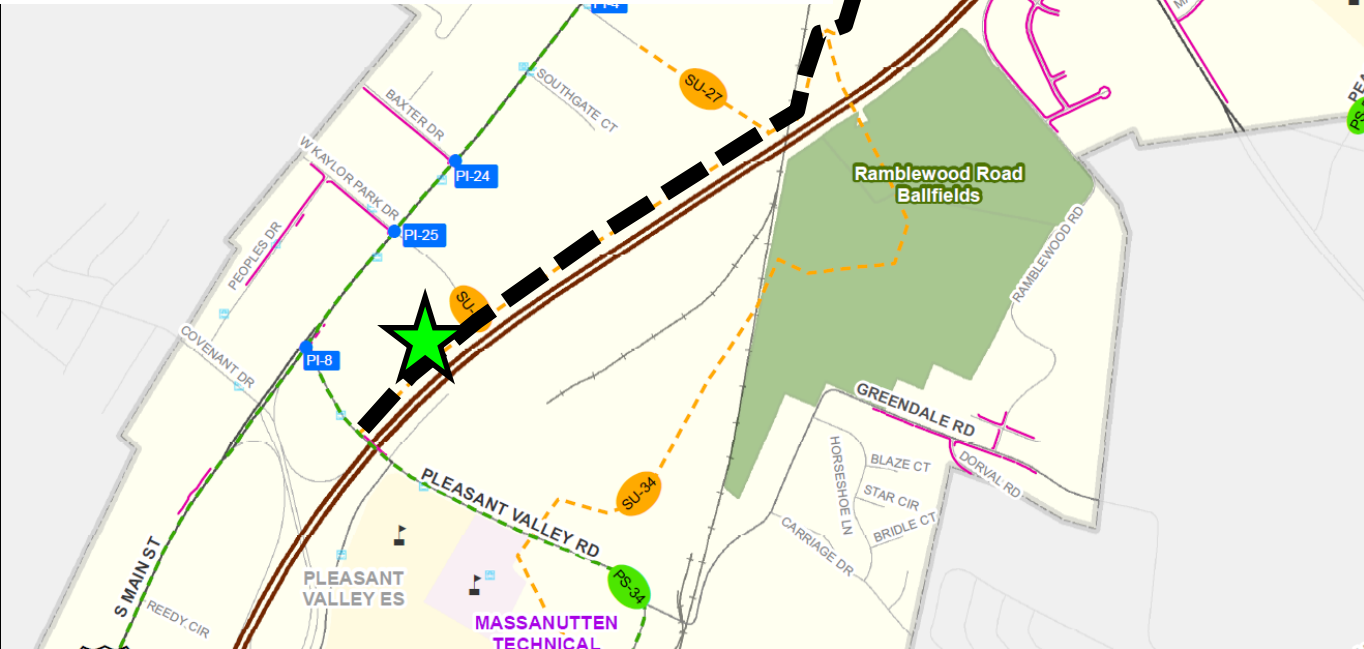
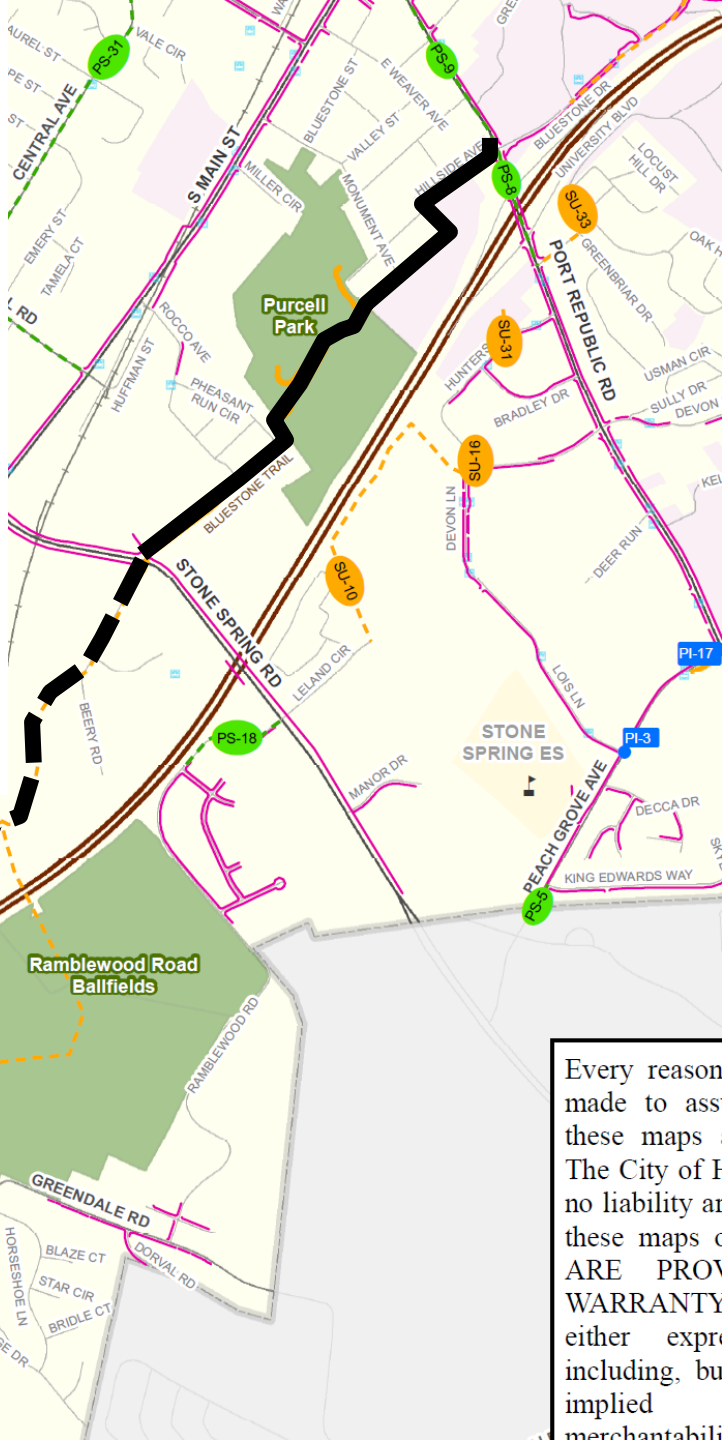
**Section 10-3-125 (b) (2) states:
“...the proposed use shall be
adequately served by essential
public services such as **streets,**
drainage facilities, fire
protection, and public water
and sewer facilities.”**

MAR/13/2018

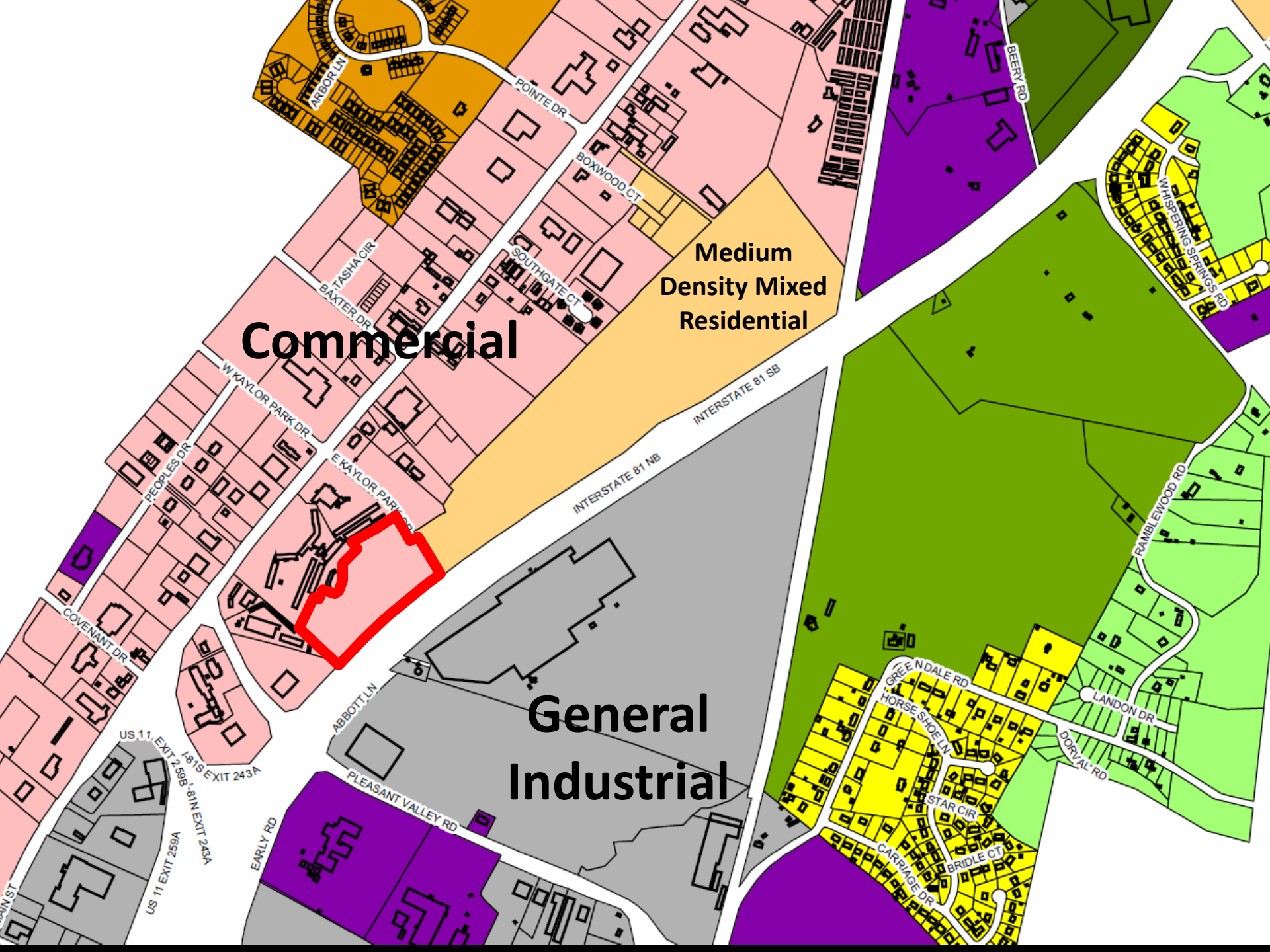


DCSM Section 3.4.1.1 Requires:

“Where a shared used path bisects a property as indicated in any City-adopted plans, the applicant-owner shall create a public access easement maintaining connectivity with adjoining properties in order to facilitate planning for and construction of shared use path facilities.”



Every reason made to ass...
these maps...
The City of E...
no liability an...
these maps c...
ARE PROV...
WARRANTY...
either expre...
including, bu...
implied...
merchantabili...



Commercial

**Medium
Density Mixed
Residential**

**General
Industrial**

Recommendation

Staff and Planning Commission (7-0) recommend approving the SUP with the following two conditions:

- 1. Any warehousing or storage facility developed on site shall be substantially the same as the proposed U-Haul Moving and Storage Store as presented in the application (Note: This condition does not bind them to the hours of operation noted within the application.)**
- 2. East Kaylor Park Drive must be completely constructed and accepted by the City prior to issuance of any Certificate of Occupancy.**

