

LTC Ranch Total Truck Parts

Site Plan Application
Project No. P20-168

City Council meeting of November 23, 2020
Isai Chavez, Planner I



Requested Application:

This 6.10 acre site is proposed to create:

- A 2-story, 51, 780 sq. ft. building for the wholesale of truck parts and truck repair in the heavy industrial section of the LTC Ranch PUD, that consists of:
 - i. 26,815 sq. ft. of warehouse area
 - ii. 5,225 sq. ft. of office area
 - iii. 14, 400 sq. ft. for a repair shop
 - iv. 4,980 sq. ft. for a mezzanine
 - v. 360 sq. ft. for front porches

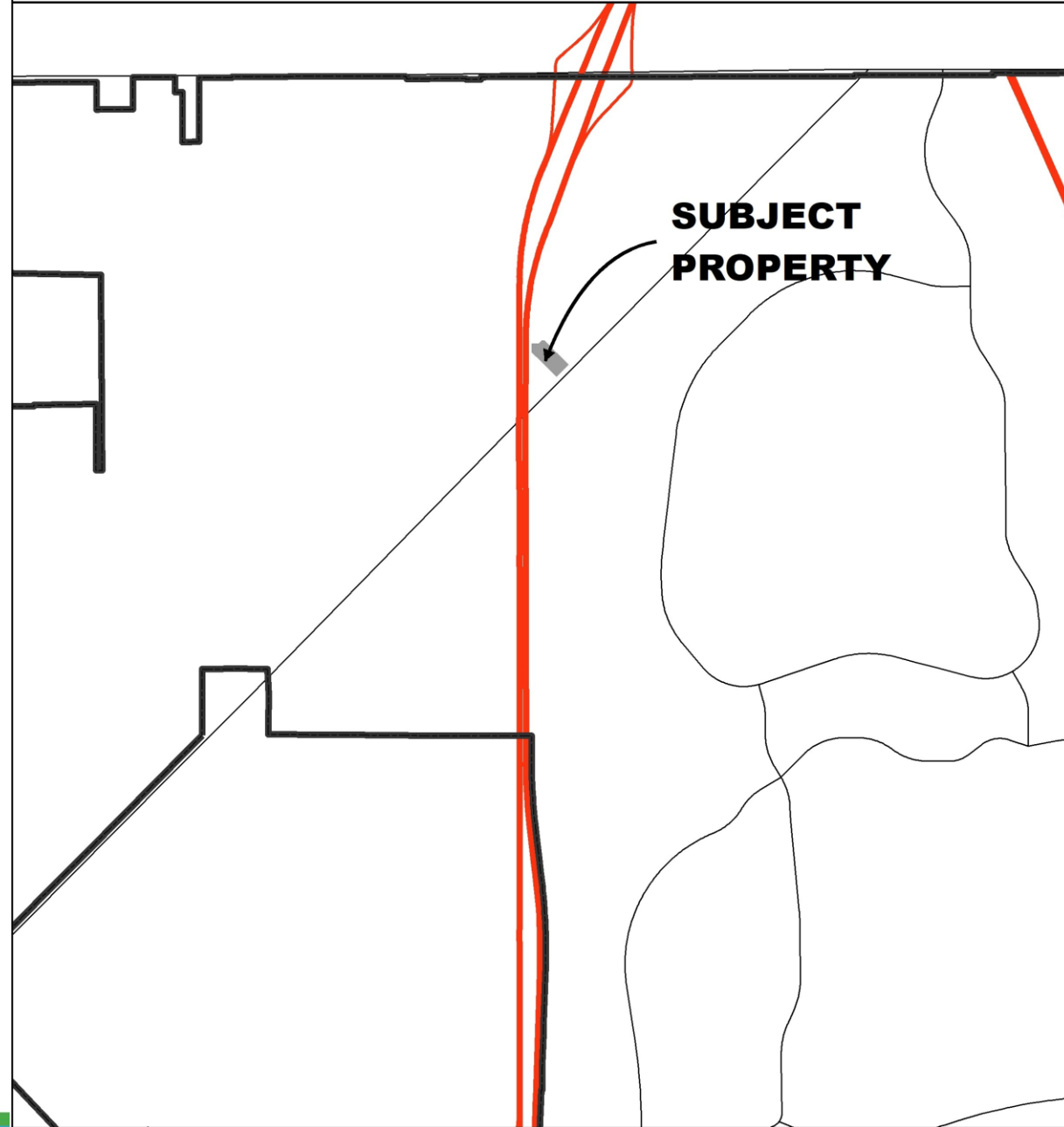


Applicant and Owner

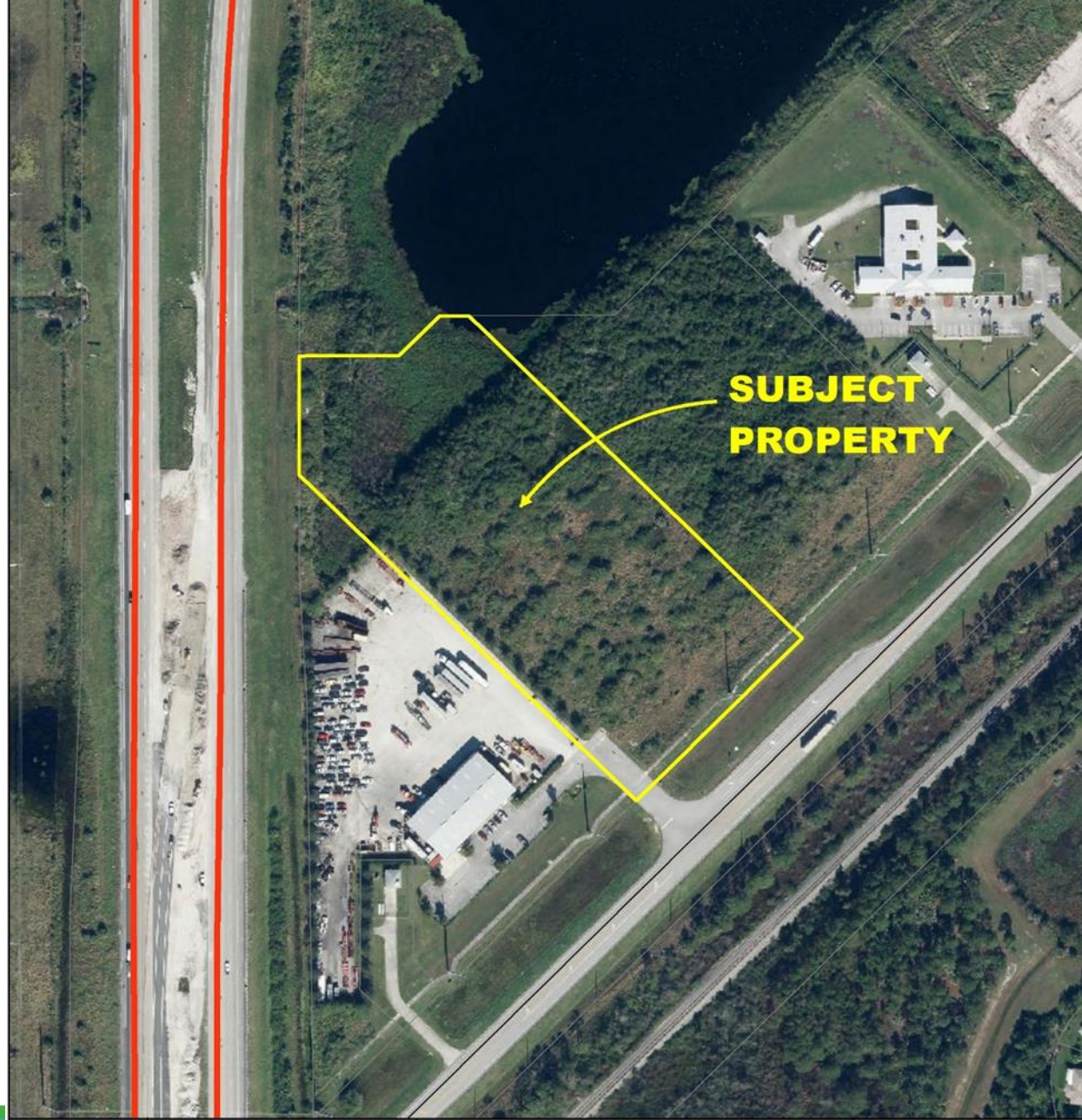
Bradley Currie, EDC is acting as the agent for the owner,
Ronald White, White Aluminum Fabrication, Inc.



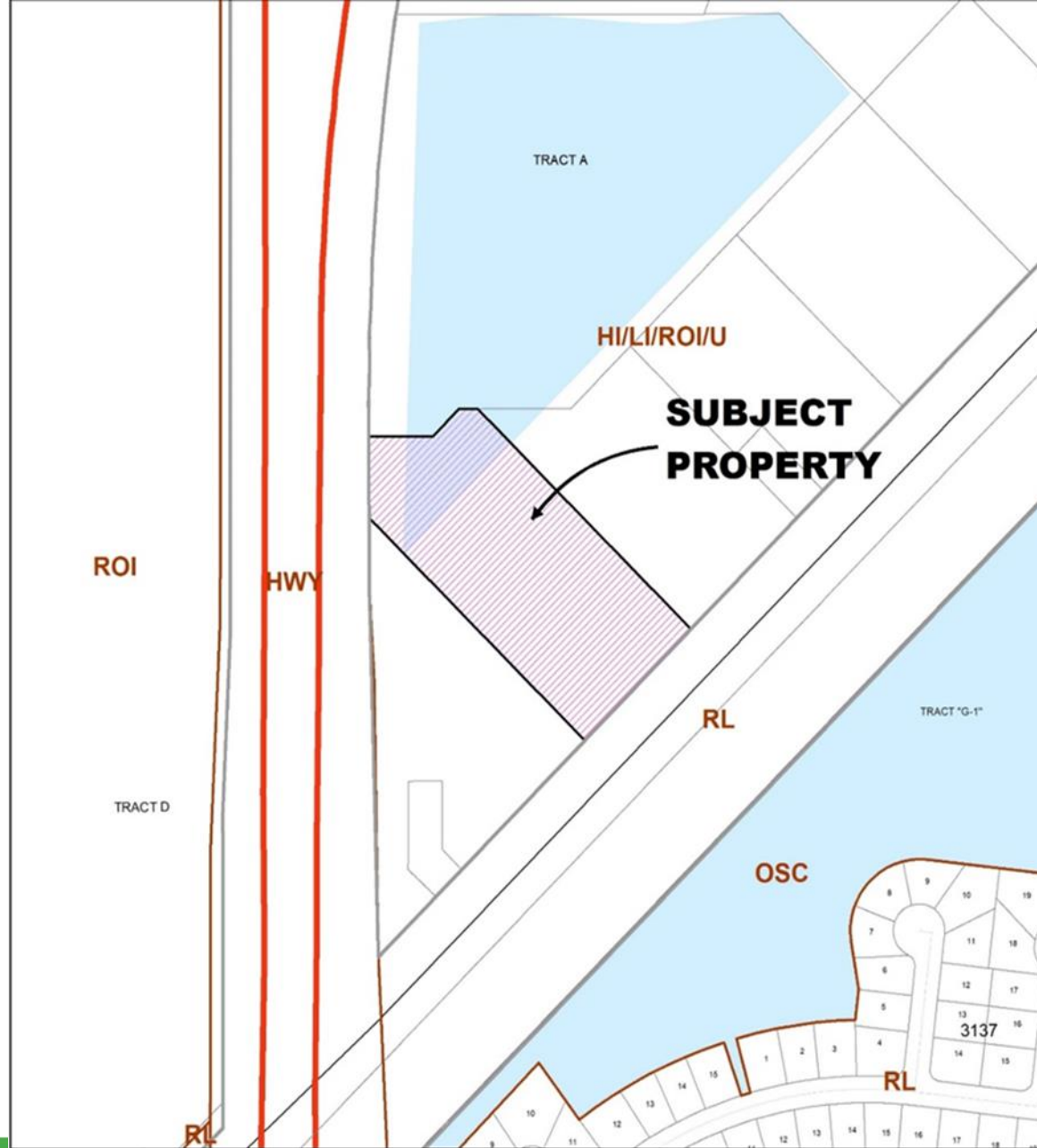
Subject property



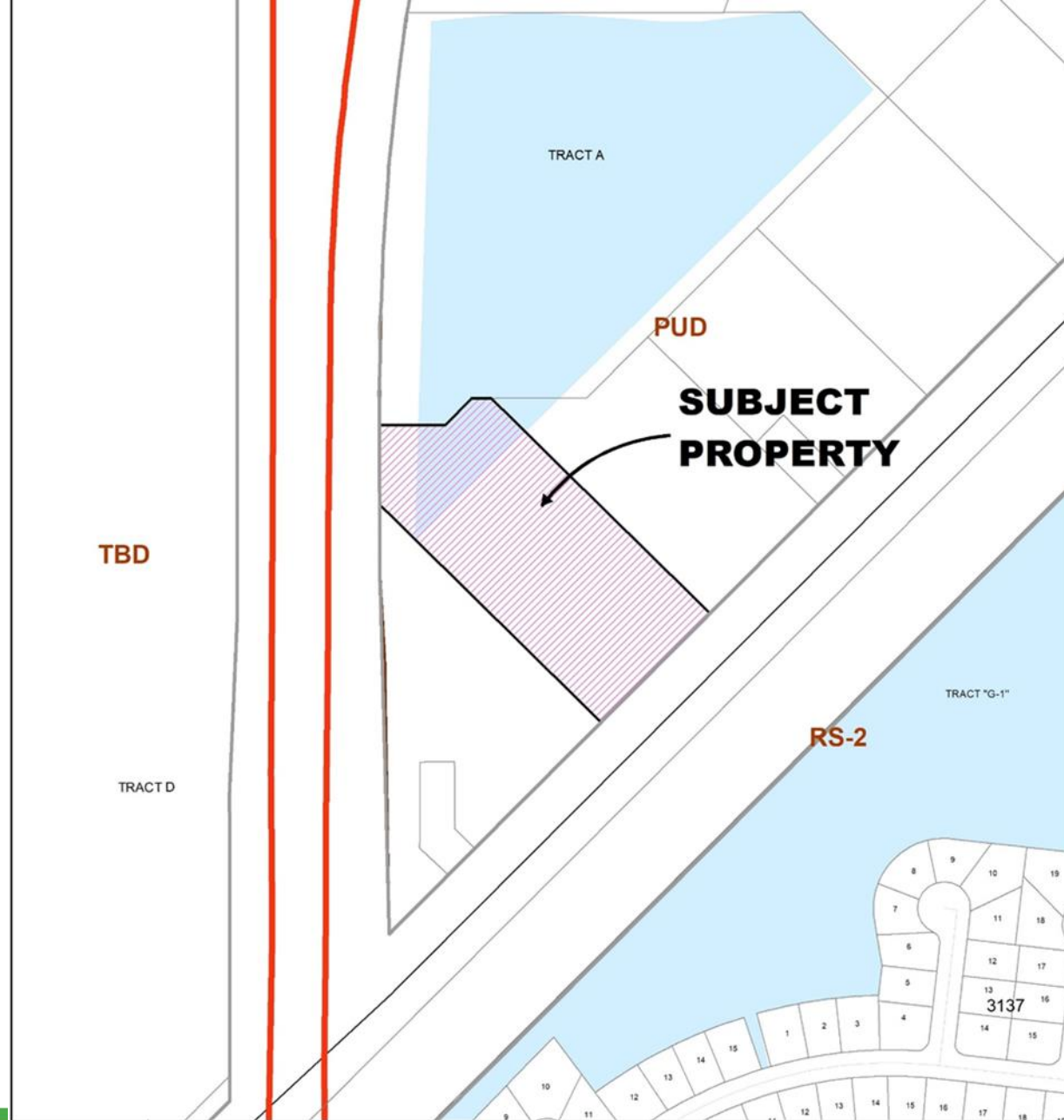
Aerial



Land Use



Zoning



Zoning Review

- Complies with parking minimum requirements.
- Complies with building height maximum requirements.
- Complies with setback requirements.



Natural Resource & Public Art

Native Habitat/Tree Protection:

- Per the Environmental Assessment submitted with this application, there was no native upland habitat, wetlands, or gopher tortoises found on site.

Public Art:

- Public art will be addressed within 90 days of the issuance of the first building permit.



Recommendation

The Site Plan Review Committee reviewed the request on September 23, 2020, and recommended approval of the site plan.

