

IDZ - 2 Site Plan for Z - 2022 - 10700163

Address: 2200 McCullough Avenue

Acreage: 1.249

Legal Description: NCB 1714, Block 2, Lots A, F, B, C, D, and 2B

Current Zoning: C - 2 UC - 5 AHOD, R - 6 AHOD & R - 6 UC - 5 AHOD

Proposed Zoning: IDZ - 2 UC - 5 AHOD and IDZ - 2 AHOD with Self - Storage Uses

Conditions:

HEIGHT:

45' maximum building height

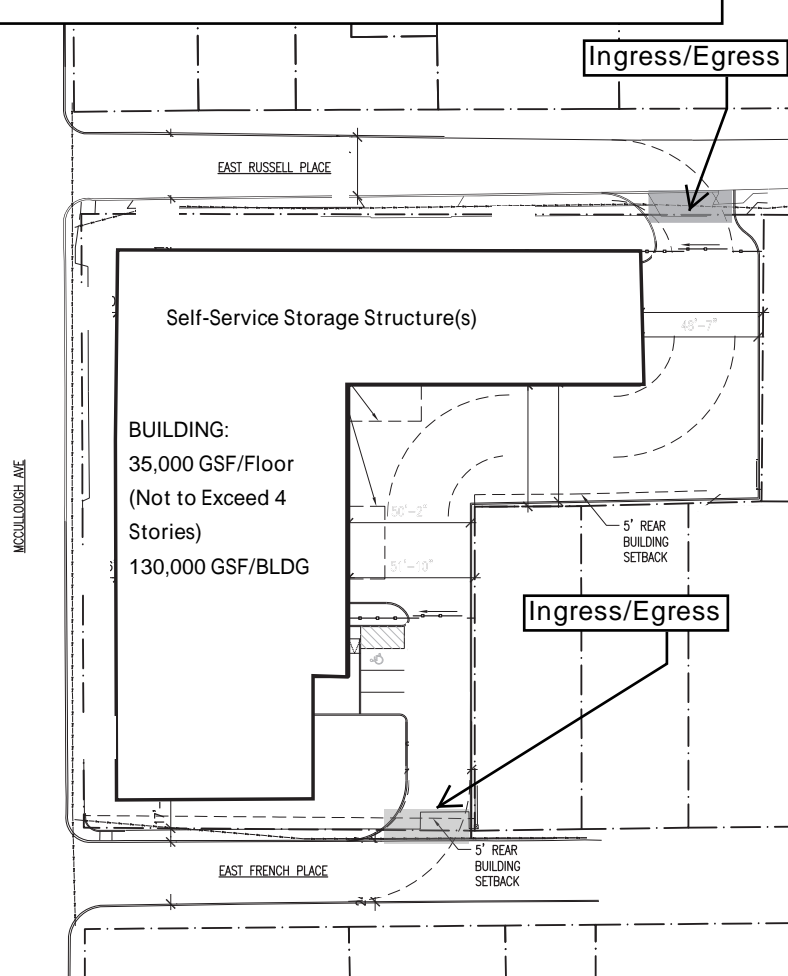
LANDSCAPE BUFFERS:

- Front/McCullough: Minimum 10' wide with new sidewalk
- Side (N/S Property Line): Minimum 10' wide
- Rear (Abutting 220 E. Russell side property line and 219, 221 and 223 E. French rear property line): Minimum 10' wide landscaped buffer with new 8' wood privacy fence
- Rear (abutting 219 E. French side property line): New 8' wood privacy fence if needed/as desired by abutting property owner

SIDEWALKS: Replaced/Installed along McCullough, E. French and E. Russell

LIGHTING:

- All exterior light fixtures shall be downward facing and directed away from adjacent residential uses
- All light fixtures on backside (east side) of building will be on motion sensors.
- No pole - mounted light fixtures to be utilized; however, if required by governmental entity to install pole - mounted light fixtures then such shall not exceed a height of 15' and shall be located a minimum of 25' from the rear property line.
- All exterior light fixtures, as well as interior lighting visible from the exterior, shall utilize minimal light output (lighting shall utilize LED lamps with a Correlated Color Temperature ("CCT") of 3,000 Kelvins or comparable "warm" light sources).



Conditions (continued):

HOURS OF OPERATION:

6:00 AM to 10 PM

BUILDING MATERIALS:

- Doors to individual interior units shall not be clearly visible from the exterior.
- Use of high - quality building materials primarily consisting of masonry, EIFS and similar materials as generally illustrated on conceptual elevation rendering.

SIGNAGE:

- No freestanding pole or monument signage shall be permitted.
- Signage attached to building shall be limited to a maximum of 3 total signs & 200 square feet of total sign face.
- No blinking, flashing or electronic messaging shall be utilized.
- Signage shall not be installed directly facing residential uses on E. Russell or E. French.
- The above signage restrictions shall not apply to Incidental/Way Finding Signage (as defined by the UDC).

TRACTOR/TRAILERS: No tractor - trailers permitted to idle (with signage to be installed) or park/unload on any public ROW.

PERMITTED USES: Self - Storage shall be the only permitted use on the Property.

SITE PLAN

SCALE: 1" = 50'-0"

05.31.2022



MCCULLOUGH STORAGE

SAN ANTONIO, TEXAS

I, MIV 2200 LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code.

Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.