

**Planning Commission Hearing**  
1338 S Valentia St  
SDPZ25-001

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Kimley»Horn



# Outline

1. Project Overview
2. Site Use History
3. Proposed Use Changes/Site Modifications
4. Neighborhood Meeting Summary
5. Questions

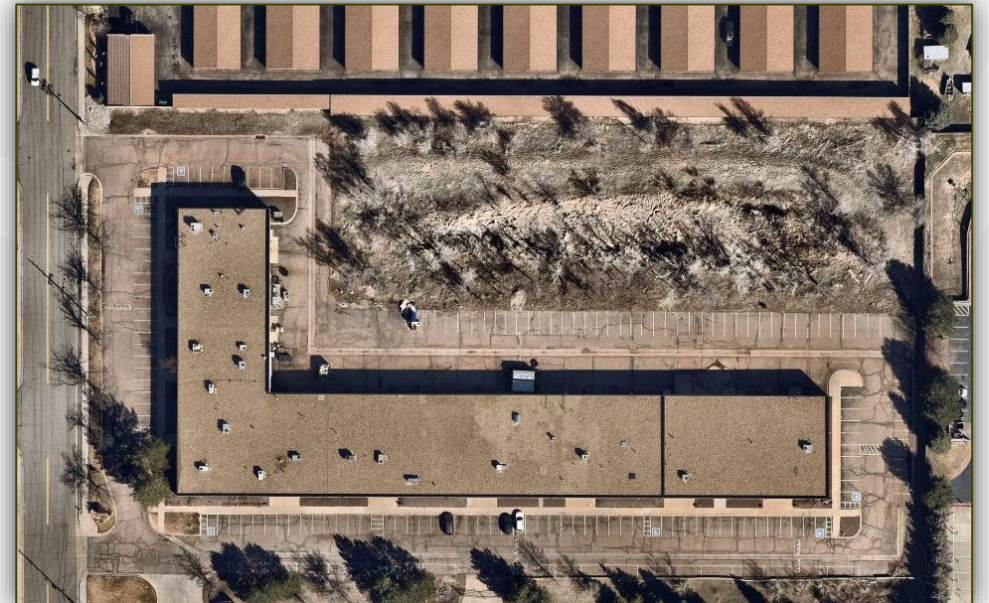
# Project Overview

- Site is located at 1338 S Valentia Street
  - ±45,000 square foot building
  - ±4.8-acres
- Zoning
  - The property is currently zoned MU with a PUD overlay.
- Surrounding Area
  - self-storage facilities to the north and south
  - vehicle maintenance and repair facility to the west



# Site History

- 1983 Preliminary Development Plan (PDP) Completed
  - Allowable uses were 1/3 office/showroom and 2/3 warehouse space
- 1984 Final Development Plan (FDP) Approved the PDP Uses
- 1984 Building and onsite improvements constructed.
- 2025 Proposal to expand the allowable uses to align with existing neighboring and past uses
  - Past and current uses at the property have included distribution, warehouse, industrial, manufacturing, specialty trade and contractor services (electrician, plumber, flooring, etc.), automotive, fitness, dry cleaning facility, entertainment, transportation, brewery, etc.



# Proposed Use Changes

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## Expansion of Allowable Uses:

- Contractors
- Specialty Trade Shop
- Microbrewery
- Recreation (indoor)
- Health Club
- Day Care, Day Care Centers
- Vehicle Repair
- Auto Detailing
- Vehicle Leasing and Rental
- Animal Hospital/Veterinary Clinic
- Manufacturing (light)
- Wholesale Business, Storage, or Warehousing
- Showroom/Warehouse
- Office-General, Executive, Professional
- Business Offices, Medical and Dental Clinics
- Laboratories
- Retail
- Retail, Service
- Outdoor Storage Ancillary to such uses

## Restricted Uses:

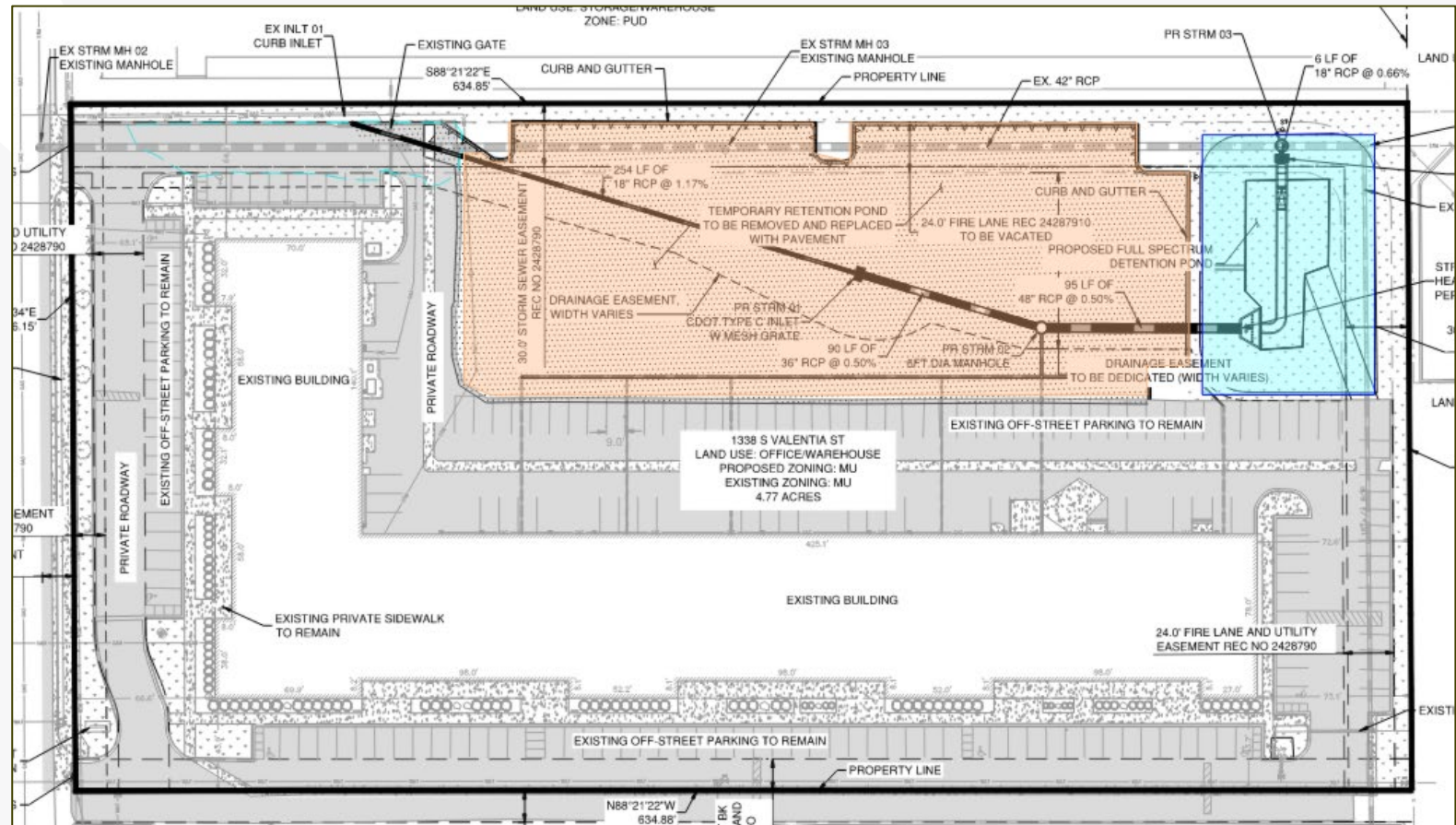
- Auto Service Station
- Vehicle Sales
- Self-Storage Facility
- Night Club
- Sexually-Oriented Business
- Marijuana and/or Cannabis Dispensary

## Additional Restrictions:

- No work on vehicles outside of building
- No bay doors facing Valentia Street
- No outdoor storage visible from Valentia Street
- No sale of marijuana and/or cannabis
- No overnight dog kenneling

# Proposed Site Modifications

- New Stormwater Pond
- Curb and Gutter and Pavement
- Compliance with current regulations



# Neighborhood Meeting Summary

Neighborhood Meeting was held March 26, 2025 (In-Person).

- Community Members in Attendance: 9 (1 additional community member reached out after)
- Discussion Points:
  - Overnight Street Parking
  - Potholes in adjacent public roads
  - General crime in area



# Questions

The background features several large, overlapping, rounded shapes in various colors: orange, maroon, light grey, lime green, and teal. The shapes are arranged in a way that they appear to be floating or overlapping each other, creating a dynamic and modern aesthetic.