



# **SUP #2017-0100**

## **5380 Eisenhower Avenue**

City Council

November 18, 2017

- Umbrella SUP request to approve several uses at an industrial/flex space center.
- Umbrella SUPs are common in the Eisenhower corridor at similar buildings.
- A parking reduction of 38 spaces is also requested.





Proposed new uses are generally categorized as light assembly and production, retail and service, storage and distribution, research and laboratory, and social service.

The ninety-four space parking lot is shared by tenants



# Planning Commission recommends approval

with the inclusion of the November 9<sup>th</sup> memorandum:

- The proposed uses are mutually compatible and consistent with uses at other industrial/flex space centers.
- Conditions have been added for specific uses to mitigate impacts at the site.
- The proposed parking ratio of 1.5 spaces for every 1,000 square feet is comparable to the shared parking lot use at neighboring industrial/flex space centers.

# Additional Information



## Adjacent Umbrella SUPs



- In green, 5400 Eisenhower Avenue which has an umbrella SUP for a variety of non-complying and special uses and a 50 space parking reduction.
- In yellow, 5300 Eisenhower Avenue which operates under an umbrella SUP for a variety of non-complying and special uses.
- In blue, three buildings operate under one umbrella SUP for a variety of non-complying uses and special uses.



# Approval of this SUP would allow the following special uses:

- Restaurant (pursuant to Section 11-513)
- Catering operation
- Light automobile repair
- Amusement enterprise
- Convenience store
- Day labor agency
- Fraternal or private club
- Food and beverage production exceeding 3,500 square feet, includes a retail component
- Public building
- Retail shopping larger than 20,000 square feet
- Social service use
- Wholesale business
- Business offices (other than a business and professional office)
- Building materials storage and sales
- Glass shop
- Laundry, dry cleaning operation
- Research and testing laboratory
- Parcel delivery
- Storage buildings and warehouses, not to include freight distributions centers
- Light assembly, service and crafts

**Below are uses that are permitted to occupy no more than 20,000 square feet of building area at this site because they are Industrial zone uses that are permitted through Section 12-302 (B)(2) of the Zoning Ordinance:**

- Manufacturing
- Printing and publishing facilities
- General automobile repair (P&Z)

## **In addition to the uses requiring approval of this SUP, the following by-right OCH uses would also be permitted:**

- Animal care facility with no overnight accommodation
- Church (125 seats)
- Health and athletic club
- Medical laboratory
- Medical office
- Business and professional office
- Personal service establishment
- Private school, commercial (50 students)
- Radio or TV broadcasting office and studio
- Retail shopping establishment (up to 20,000 square feet)