

CAP TANGERINE STORAGE CONDITIONAL USE PERMIT

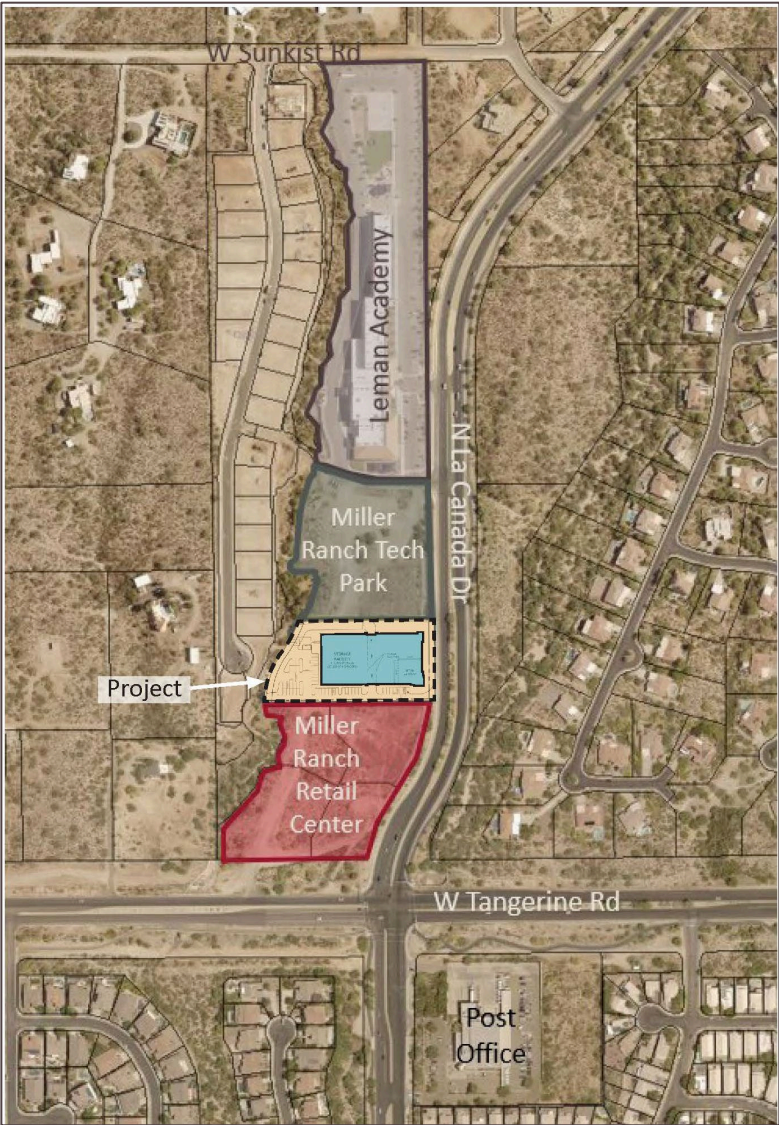
February 10, 2022

CONTEXT MAP




 Project Area

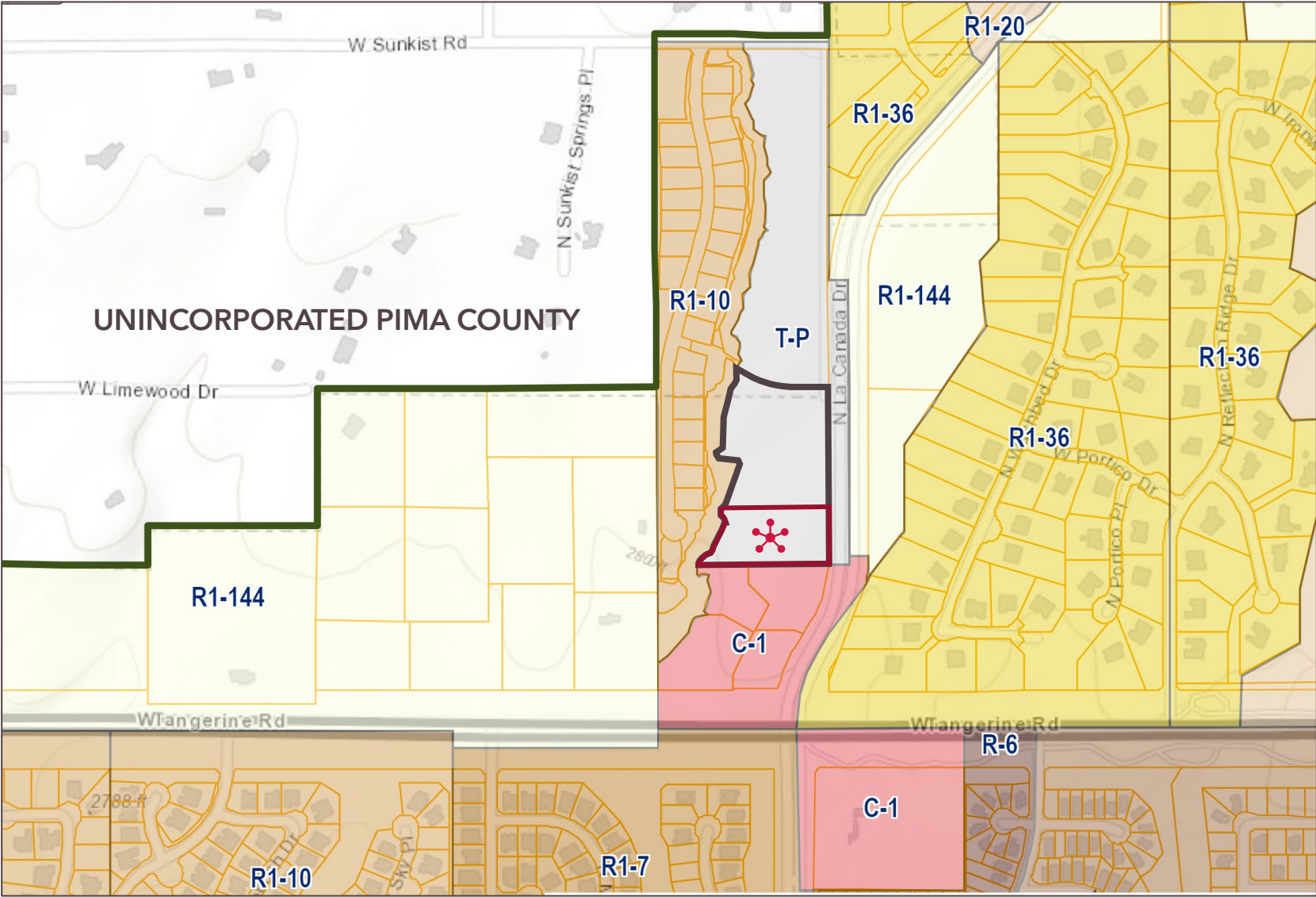


MILLER RANCH LOCATION MAP



ZONING MAP

-  Project Area
-  CUP Area
-  Conditional Use Permit (“CUP”) required for Self Storage Use in T-P Zone



MILLER RANCH

(Early Layout)

CAP TANGERINE STORAGE CUP



February 10, 2022

MILLER RANCH (2018)



Project Area



CUP Area

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CAP TANGERINE STORAGE CUP

ARCHITECTURE



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ARCHITECTURE – SOUTH ELEVATION

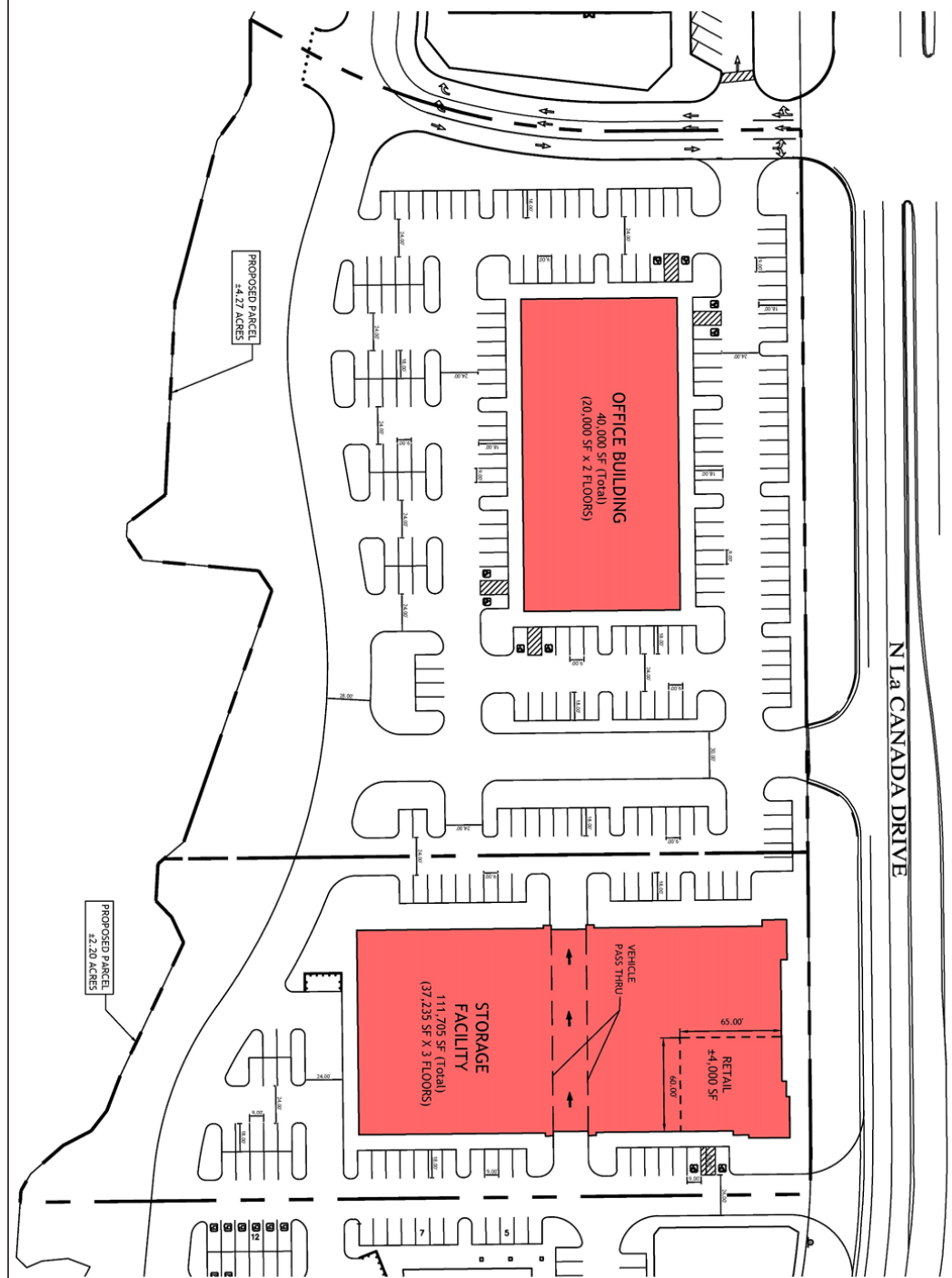


ARCHITECTURE – EAST ELEVATION



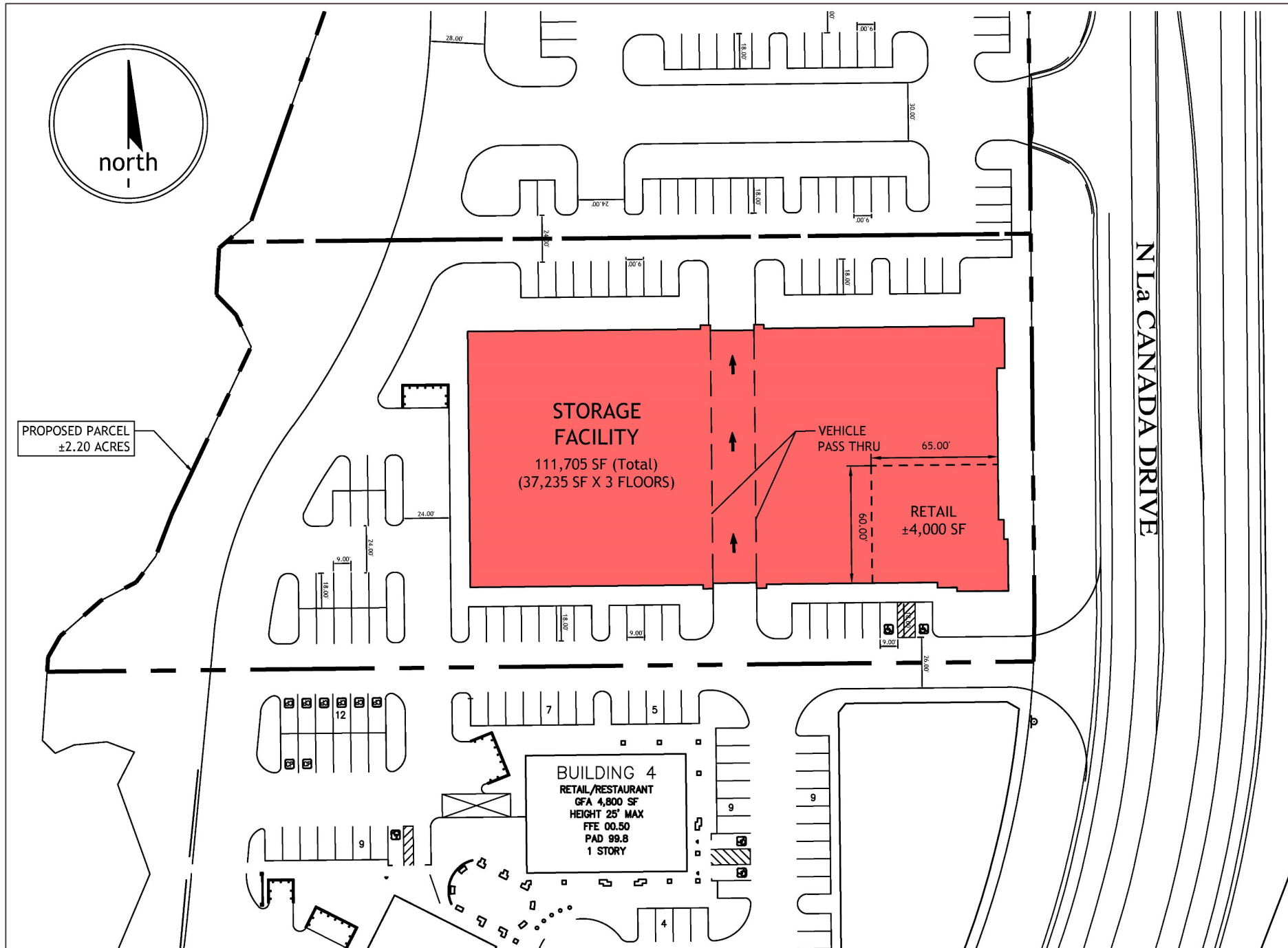
PROJECT CONCEPT

- Mixed-Use
- Office northern 4 acres
- Self-storage southern 2 acres



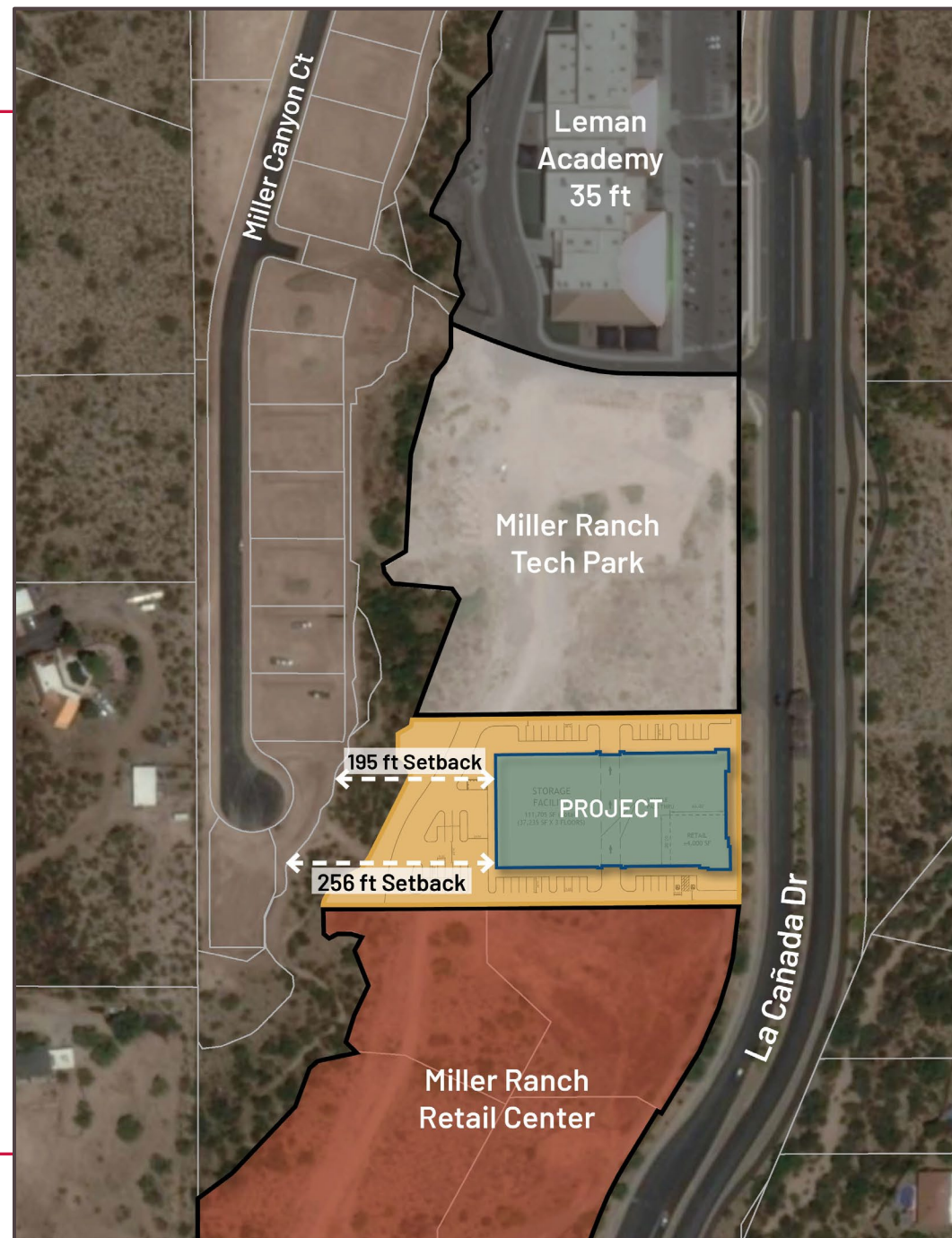
CUP CONCEPT

- Storage Facility
 - 111,705 SF
 - 3 stories (34 ft)
 - Pass through, loading & access to units all internal to building
 - Storage use requires CUP
- Retail Space
 - 4,000 SF
 - Ground floor



CONTEXT & SETBACKS

CAP TANGERINE STORAGE CUP



February 10, 2022

QUESTIONS?

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