

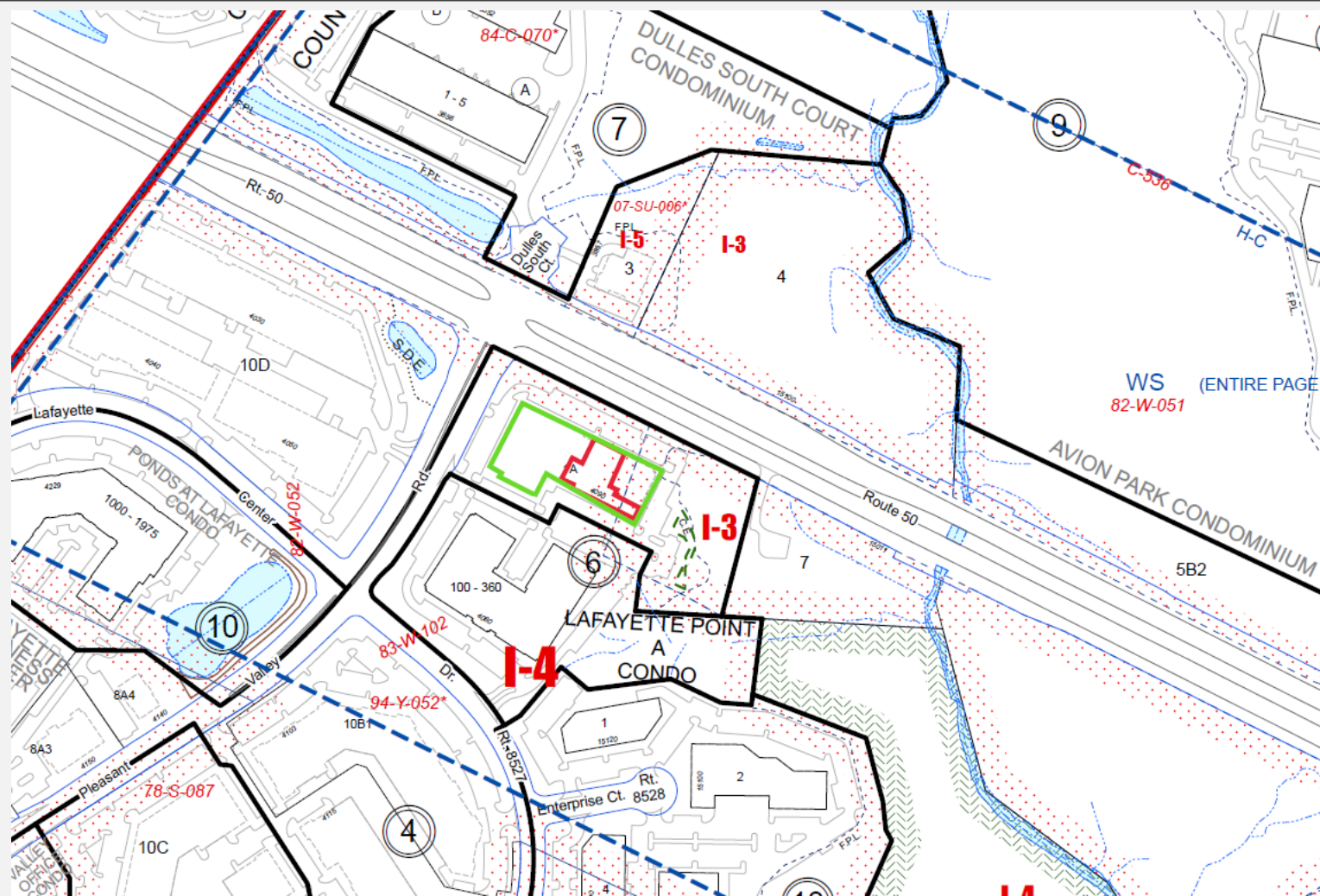
ROYAL BAZAAR

SE-2025-SU-00003

Sully Land Use and Transportation Committee Presentation

May 19, 2025

ZONING MAP



AERIAL CONTEXT



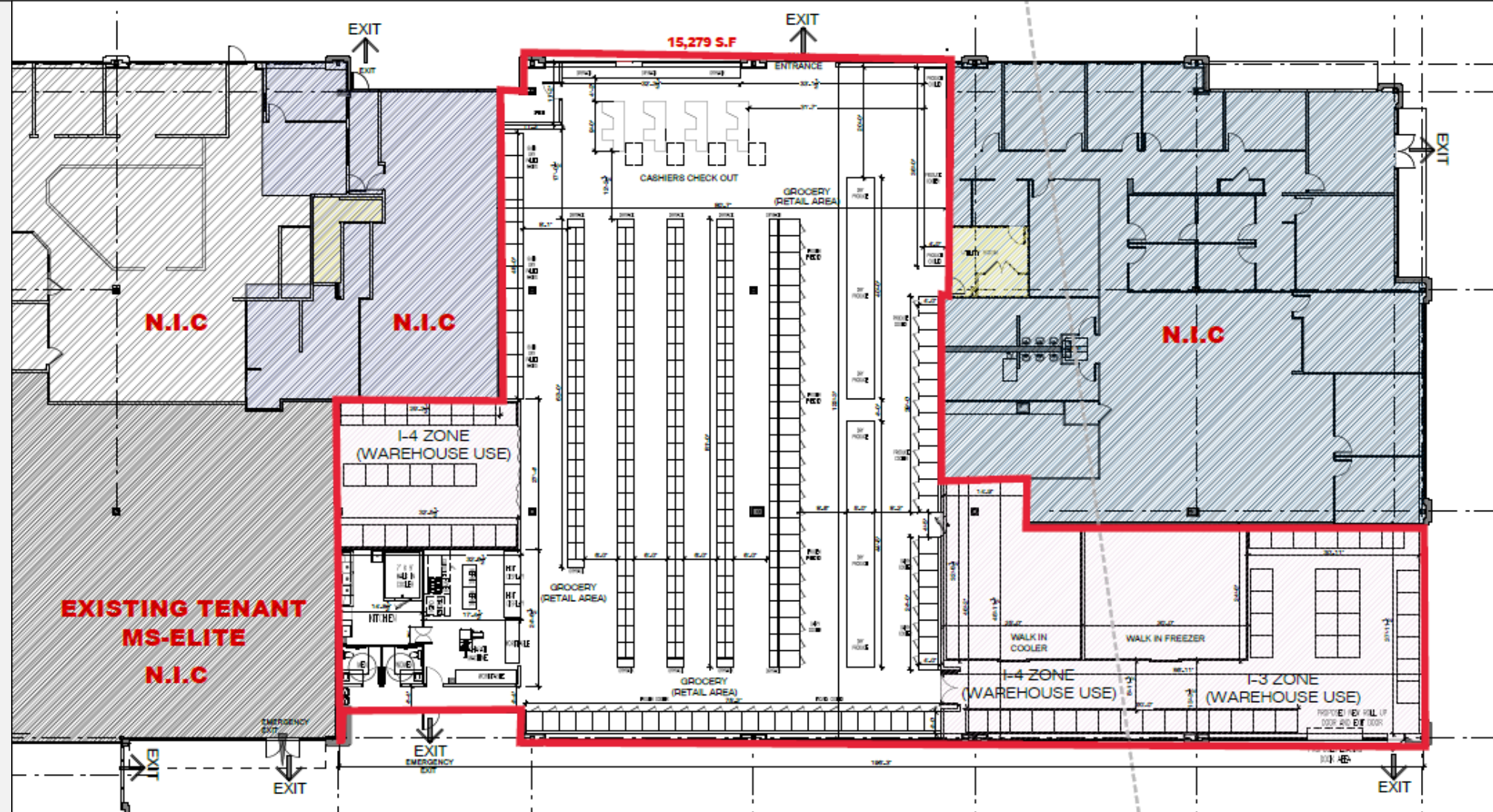
CLOSE-UP AERIAL CONTEXT



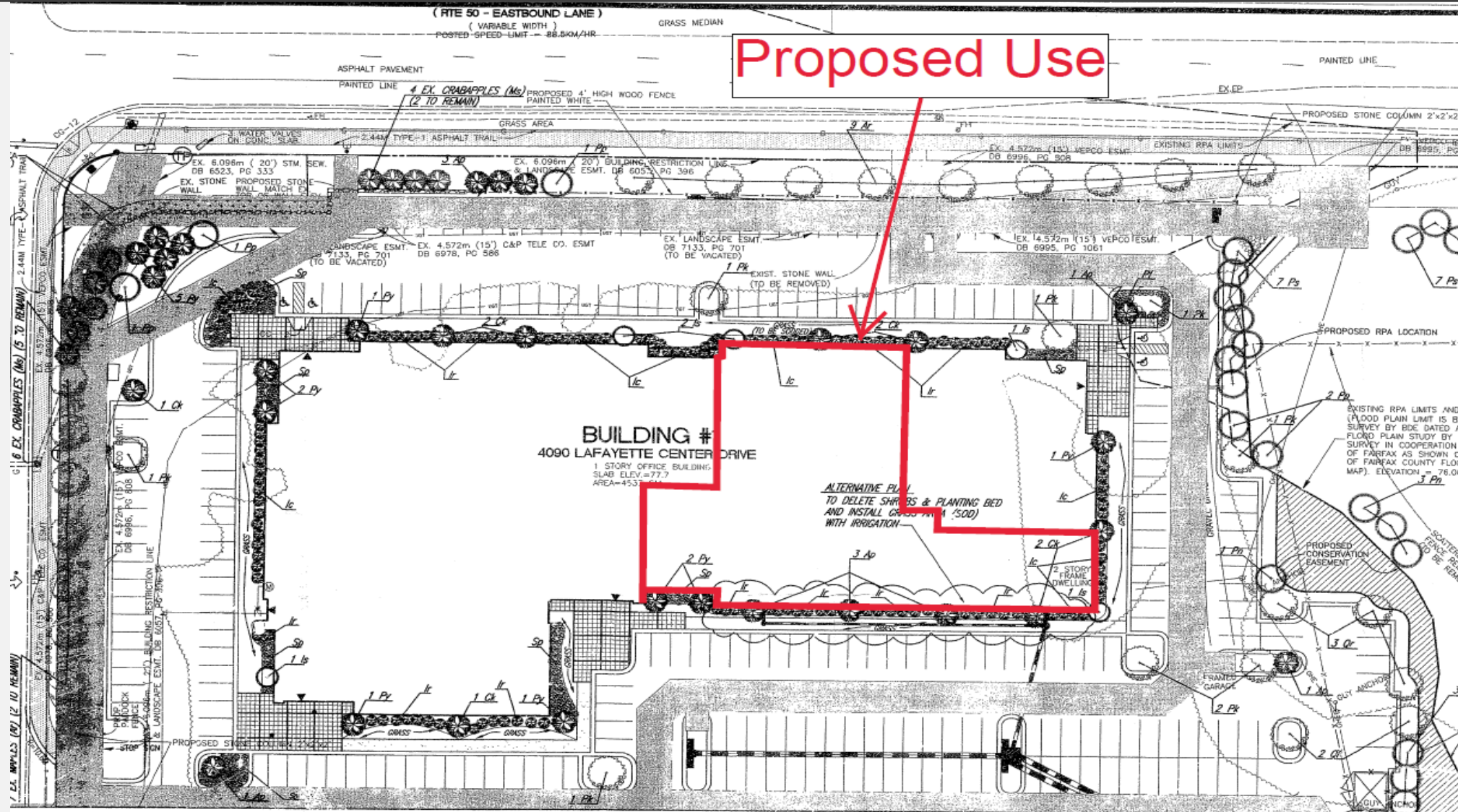
EXISTING CONDITIONS AND PROPOSED USE

- Existing Conditions
 - Existing multi-tenant building with approximately 50,267 sq. ft. of gross floor area and 185 parking spaces.
 - Current tenants include financial institution, office uses, specialized instruction centers, and a child care center.
- Proposal
 - Special Exception to operate a small Indian grocery store in an existing building unit.
 - Approximately 15,279 sq. ft.
 - 70% sales, 30% warehousing
 - 56 parking spaces required
 - No site or building modifications proposed.

FLOOR PLAN



Proposed Use



NEXT STEPS

- Application is currently being reviewed by County Staff
 - Applicant is conducting community outreach
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- Planning Commission Public Hearing:TBD
 - Board of Supervisors Public Hearing:TBD