

General:

The stated purpose and intent of the requested Planned Development District (PDD) is to provide industrial type office/ warehouse space to meet the growing needs in the area while promoting a more efficient use of land with creative, innovative site design.

Modifications Requested:

I - Industrial is proposed as the base zoning district with the following modifications:

- Allowed Uses:
 - All uses allowed in the base zoning of Industrial
- Excluded Uses:
 - All uses excluded in the base zoning of Industrial
- Buffer requirements for the neighboring existing Single-Family Home shall be reduced to the area shown on the concept plan.

Community Benefits:

- Enhanced landscaping will be provided in form of 17% instead of the normal 15% for both the site and the buffer areas.
- The site will be laid out as shown on the attached concept plan with the building offset to the northern property line with no doorways or points of access allowed along that elevation (windows will be allowed) in order for the building to help screen onsite activities from the adjacent, existing Single-Family Home.
- The building will be single-story and will not exceed 28-feet in height to the highest point on the roof.
- The proposed building shall not be larger than 5,000 square feet (SF).
- Flat roofs will not be allowed. All roof areas shall be pitched with no minimum pitch requirement.
- 6-ft Tall Privacy Screening Fence will be provided along the north property line, adjacent to the existing Single-Family Home.

Conceptual Elevations:



Front Elevation



Side Elevation