



PROJECT DATA:

SITE AREA:			
GROSS:		19.37 AC	
		843,860 SF	
DETENTION 1:	@ 3%	28,373 SF	
DETENTION 2:	@ 5%	38,054 SF	
OUT-PARCEL:		14,199 SF	
NET:		17.52 AC	
		763,234 SF	
BUILDING FOOTPRINT:		316,550 SF	
BUILDING USE:			
WAREHOUSE		305,000 SF	
OFFICE	@ 4%	11,550 SF	
COVERAGE:			
GROSS:		38%	
NET:		41%	
PARKING PROVIDED:			
AUTO:		229 STALLS	
		@0.72/1000 SF	
		7 STALLS	
REQ. ACCESSIBLE			
LANDBANKED (FUTURE):		20 STALLS	
TRAILER:		71 STALLS	
TRUCK DOCKS:			
▲ DOCK-HIGH DOORS		32	
△ DOCK-HIGH DOORS		21	
○ GRADE-LEVEL DOORS		4	

DEVELOPMENT STANDARDS & BULK REGULATIONS

ZONING:		PD 545 ¹
PREVIOUS ZONE:		M1-1 ¹
MAX. HEIGHT:		UNLIMITED
MAX. F.A.R.:		1.20
BUILDING SETBACKS:		
FRONT:		0 FT
SIDE:		0 FT
REAR:		0 FT
TRANSITION:		20 FT ²
LANDSCAPE SETBACKS:		
FRONT:		7 FT
LANDSCAPE REQ.:		
		10% ³
OFF-STREET PARKING:		
STANDARD:		8 X 18
DRIVE AISLE:		22 FT ⁴
OVERHANG:		2 FT
REQ. PARKING RATIO BY USE:		
WAREHOUSE:		1/4 emp. ⁵
OFFICE:		1/500 SF ⁵
LOADING:		1/100000 ⁶

NOTES:

¹ Planned developments are subject to strict compliance with the floor area ratio standards of the zoning district applicable to the subject property immediately before approval of the planned development. Planned developments must be in substantial compliance with density, use, setback, building height, and open space and other (non-FAR related) development standards of the zoning district applicable to the subject property immediately before approval of the planned development.

² M-zoned lots that are across the street from an R district must provide a setback along the streetproperty line opposite the R district at least equal to the minimum front setback required on the R-zoned lot on the opposite side of the street. M-zoned lots abutting R-zoned lots with street frontage along the same street must provide a front setback or streetside setback at least equal to the minimum front setback required on the abutting R-zoned lot.

³ All lots containing vehicular use areas with an area of more than 30,000 must provide a minimum interior landscape area equal to 10% of the vehicular use area.

⁴ Aisle width standards for parking angles of 90° may be reduced to 20 feet when parking stall width is increased to 8.5 feet.

⁵ None for first 4,000 square feet then 2 spaces per 1,000 square feet.

⁶ Minimum off-street loading ratio for Industrial (all uses in Industrial Use Group): 2 + 1 per 100,000 sq. ft. or portion thereof above 100,000 sq. ft.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

