



Project Narrative

1. Project Request

- A. This Submittal application narrative provides information for the proposed ground up development of a speculative 85,556 square foot industrial building on 5.30 acres located at the NWC of N. Higley Road and E. Ingram Street ("Property" or "Falcon Field").

2. Zoning

- A. The existing land is zoned "LI" (Limited Industrial District), which is defined to provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. The proposed development will be in compliance with the current zoning. The surrounding uses to the north, south, and west are all zoned "LI" while the surrounding uses to the east are either RM-3 or RS-6, both of which are classified for residential dwelling.

3. Site Design Concepts

- A. Existing access to the site is from a curb cut at the SWC of the Property, through a shared access drive with the neighboring land owner. The shared easement will be removed and the lot line adjusted such that the neighboring land owner (Lot 12A) will retain full ownership of the access drive.
- B. New Access Points:
 - i. Onsite Truck Drive: at the NEC of the Property, along N. Higley Road, that will allow truck movement throughout the Property
 - ii. Auto Parking Access: at the south end of the Property along E. Ingram Street, separating auto movement from truck movement
 - iii. Onsite Truck Drive: at the SWC of the Property that will connect to the access point along N. Higley Road at the NEC of the Property



- C. The newly proposed warehouse building will have the following setbacks from the property line:
- i. 135' (+/-) from the north
 - ii. 30' (+/-) from the east
 - iii. 123' (+/-) from the south
 - iv. 44' (+/-) from the west (at the SWC) / 66' (+/-) from the west (at the NWC)
- D. Screen Walls & Fencing:
- i. 10' CMU wall at the NEC of the Property to screen the truck court from N. Higley Road
 - ii. 3' CMU wall along E. Ingram Street and the SEC of the Property to screen the auto parking area
 - iii. 8' ornamental iron fence along the length of the north property line
- E. New proposed building will have a single slope roof. Roof storm water will be conveyed via scuppers and downspouts which will daylight at grade and surface flow to detention basins located throughout the Property.

4. Parking

- A. Current parking calculations indicate a total 107 parking spaces required. 115 parking spaces are planned, which is more than adequate to accommodate the anticipated full-time employees once the Property is leased.

5. General Operations

- A. The new building at Falcon Field will be used for general warehouse inventory. As part of the warehouse operation, there will likely be a shipping and a receiving area as well as a small portion for office space. However, since the building is being built on a speculative basis, there is no tenant and the exact use of the space is still TBD.

Respectfully submitted,

Jack Czerwinski
Development Associate ("Applicant")