

July 2, 2018

NARRATIVE- IDENTICO PRINT SERVICES

Our client is proposing to develop two 32,700 SF Buildings on the same site. The intent is to develop one for our client to use for his business, Identico Printing Services. They would use 75% of it now for a build out of offices, production and warehouse and in the future expand into the rest of the building.

Until then, the excess space would be used for spec space and would be rented out. The other building would be a spec building for use by tenants.

The site is set up so that each building would have its own yard at the rear with truckwells and the site laid out for possible additional parking once a tenant or tenants was pinned down for those spaces.

The two lots also gives our client the compatibility of selling off the South building if so desire.

The site is laid out with vehicle parking at the street frontage and possible future vehicle parking between the buildings and at the rear of the site.

We are requesting a special use permit to initially reduce the required parking which is currently based upon the ordinance criteria for parking. Because a part of building #2 is spec space for now with it eventually being used by Identico, the required parking will probably be less than what we show, as it would be warehouse space, so it's really an unknown. The same is true for building #1 which is all spec office/warehouse.

It's an unknown until they actually have a tenant or two possible tenants. We've shown we can do the parking per our Site Plan, but in the future it may not be required based upon the users. It gives us flexibility without over killing the site with parking. The plus of not providing all the parking now allows us to have more landscape between the two buildings. We ask that we be able to develop our site as shown. Identico initially only needs 33 spaces for its use. The buildings will be compatible to one another and will be concrete tilt up exterior wall construction with a large amount of glass and accented entries at each building with metal canopies to lower the scale.

Each building has the capability of two story offices and if that happens we have the future parking necessary to accommodate that need.