

# SITE PLAN

(DEVELOPMENT AND DESIGN REVIEW)

SITE DEVELOPMENT TO CONSTRUCT A 10,300 SQUARE FOOT WAREHOUSE AND OFFICE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON A 1.51-ACRE PARCEL OF UNIMPROVED LAND.

Kieran Casey  
Warehouse/Office  
Development  
3621 US Highway 1





Future Land Use Designation – General Commercial (GC)  
Zoning Atlas Map Classification – General Commercial Zone (C-3)





**Site Data**

Parcel Number:	10000000000000000000
Address:	10000000000000000000
Acres:	10000000000000000000
Year Built:	2000
Number of Units:	10000000000000000000
Number of Stories:	10000000000000000000
Number of Floors:	10000000000000000000
Number of Rooms:	10000000000000000000
Number of Bathrooms:	10000000000000000000

**Kieran Casey**  
 Commercial Development  
 10000000000000000000  
 10000000000000000000





# Conformance with the C-3 Zoning District

Lot Size	Required	Provided
The minimum lot area	20,000 square feet	65,670 square feet
The minimum lot width	100 feet	165 feet
The minimum lot depth	100 feet	397 feet
Yards		
The minimum depth of the front yard	25 feet	92.64 feet
Lot coverage		
The maximum lot coverage	60%	15.68%
Building height		
	65 feet	44 feet
Open Space		
	20%	24.90%
Off-Street Parking		
	Warehouse: 8,220 sq ft (1 space/600 sf) -14 spaces Office: 2,140 sq ft (1 space/300 sf) 8 spaces Total: 22	53 spaces
Bicycle Parking		
	1 per 10 vehicle spaces	6 spaces



STAFF RECOMMENDS APPROVAL OF THE REQUESTED APPLICATION WITH THE FOLLOWING CONDITIONS:

1. PURSUANT TO CITY CODE SECTION 123-66.(D) -TREE PROTECTION AND MITIGATION, A FINAL TREE MITIGATION PLAN SHALL BE APPROVED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. A CERTIFIED LETTER OF COMPLETION BY A LANDSCAPE ARCHITECT AND LANDSCAPE BOND PURSUANT TO CITY CODE 123-6 SHALL BE REQUIRED BEFORE THE FINAL CERTIFICATE OF OCCUPANCY IS APPROVED FOR THE SITE.

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Staff Recommendation



ON MARCH 14, 2022,  
THE PLANNING BOARD UNANIMOUSLY  
RECOMMENDED APPROVAL

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