

**Foundation Planting (FP) Table**  
 Per Table 7.C.3.B. 10' width planting provided along front, sides, and rear facade (excluding bay/garage doors).

Facade	Length	Required	Provided
East (Front)	378'	189'	189'
South (Side)	210'	105'	105'
North (Side)	210'	105'	0'
West (Rear)	80'	24'	24'

*\*Industrial buildings not visible from ROW or residential zoning district are exempt from foundation planting requirements, per ULDC Art 7.C.3.B.2.a.*  
*\*\* Foundation Planting calculated off of facade length without bay doors (378' - 298' = 80')*

**Site Data**

Application Name:	Bedner-Lee Industrial
Control No.	2023-00075
Application No.	PDD-2023-071
Last ZC/BCC Approval Date	R-2024-1037
Tier	Ag Reserve
Existing Land Use Designation	AGR
Proposed Land Use Designation	CMR
Existing Zoning District	AGR-MUPD
Proposed Zoning District	MUPD
Property Control Number	00424327050610311
Existing Uses	Agriculture, Row Crop
Proposed Uses (as contained in Art. 4)	Warehouse w Accessory Office
Gross Site Area	(217,800 SF) 5.0 AC
ROW Dedication	(312.5 SF) 0.01 AC
Net Site Area	(217,487.5 SF) 4.99 AC
Traffic Analysis Zone (TAZ)	747

**Building Data**

Total Building Square Footage	67,420 SF
Building A	67,420 SF
Warehouse	57,307 SF
Accessory Office (15%)	10,113 SF
Floor Area Ratio (FAR)	0.31 FAR
Building Height	1-Story   35' Max.*

*\*Additional height allowed by increasing minimum setback (per ULDC Art. 3.D.1.E.2)*

**Parking Data**

Total Required Parking	69 Spaces
Warehouse (1 Space/ 2,000 SF)	29 Spaces
Office (1 Space/250 SF)	40 Spaces
Total Parking Provided	70 Spaces*

*\*All required spaces to be located within 600 LF from building if is intended to serve (per Art. 6.B.2.A.1.a)*

ADA Parking Required	3 Spaces
ADA Parking Proposed	4 Spaces
Loading Spaces Required	2 Spaces
Loading Spaces Proposed	12 Spaces
Dry Detention	(12%) 0.6 AC

**Concurrency Reservation**

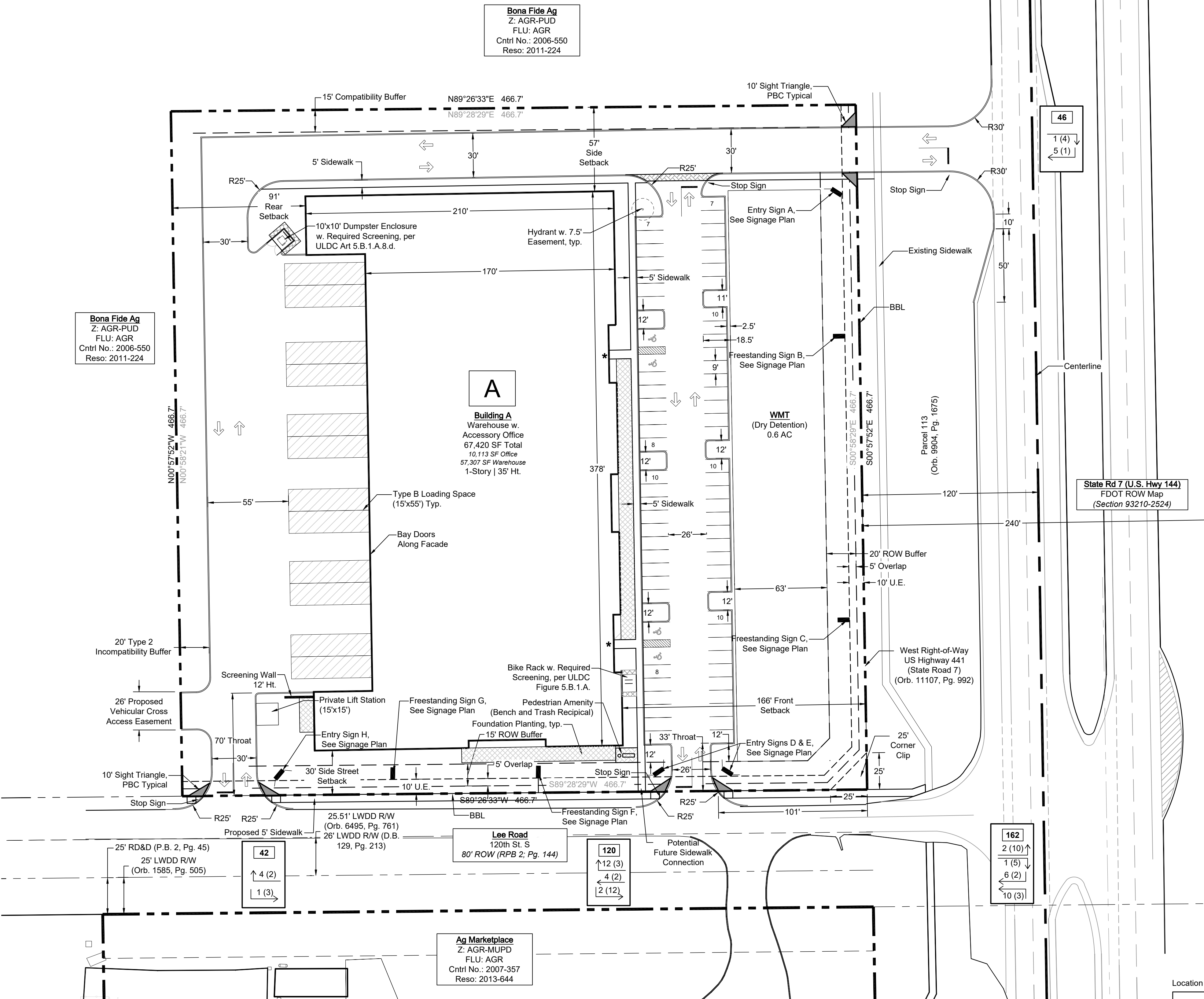
Total Square Footage	67,420 SF
Warehouse	57,307 SF
w. Accessory Office	10,113 SF

*\*Concurrency is approved for the above uses and the above amount shown on this plan.*

**Property Development Regulations**

Zoning MUPD	Minimum Lot Dimensions	Density/ FAR	Bldg. Cover	Minimum Setbacks							
Size	Width	Frontage	Depth	Front	Side	Street	Rear				
Required	5 AC	300'	300'	300'	N/A	0.35	45%	30'	C-15/R-40'	30'	C-20/R-40'
Proposed	5 AC	467'	467'	467'	67,420 SF	0.31	31%	166'	57'	30'	91'

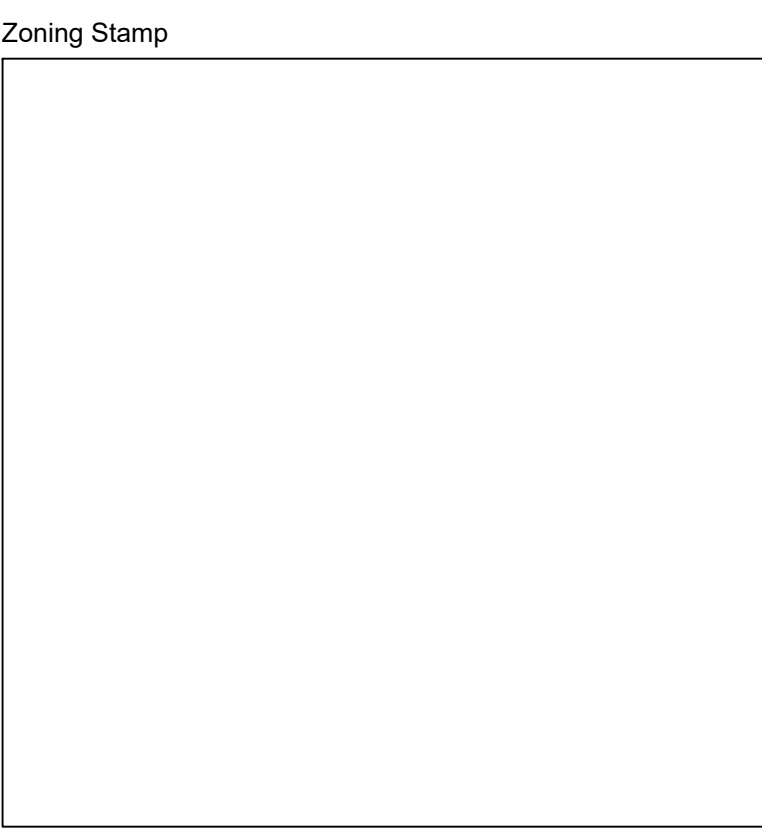
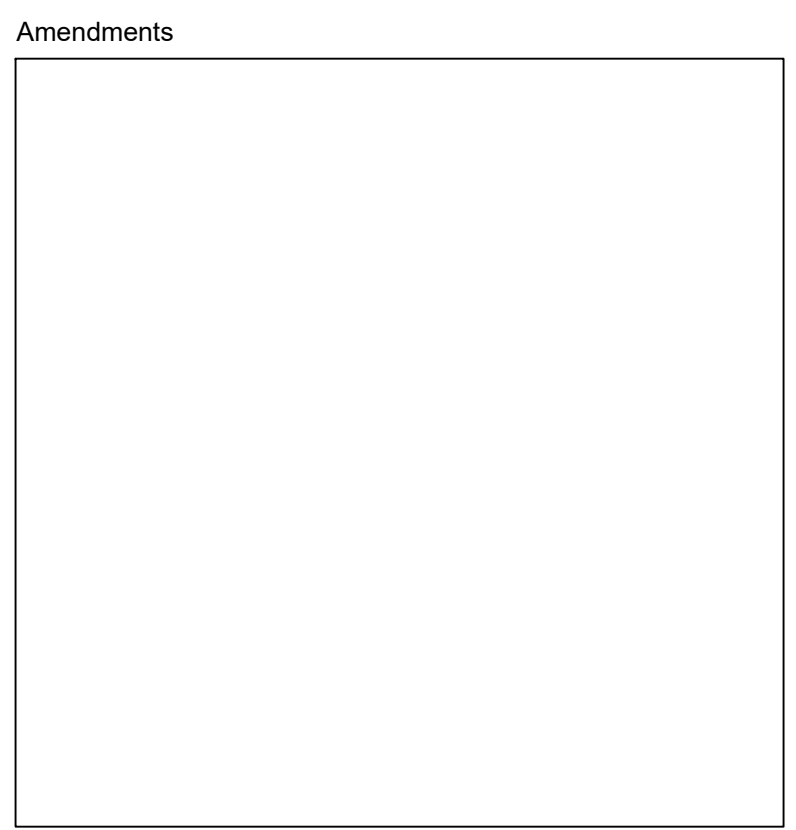
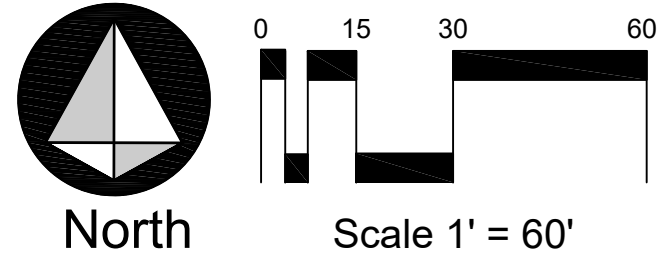
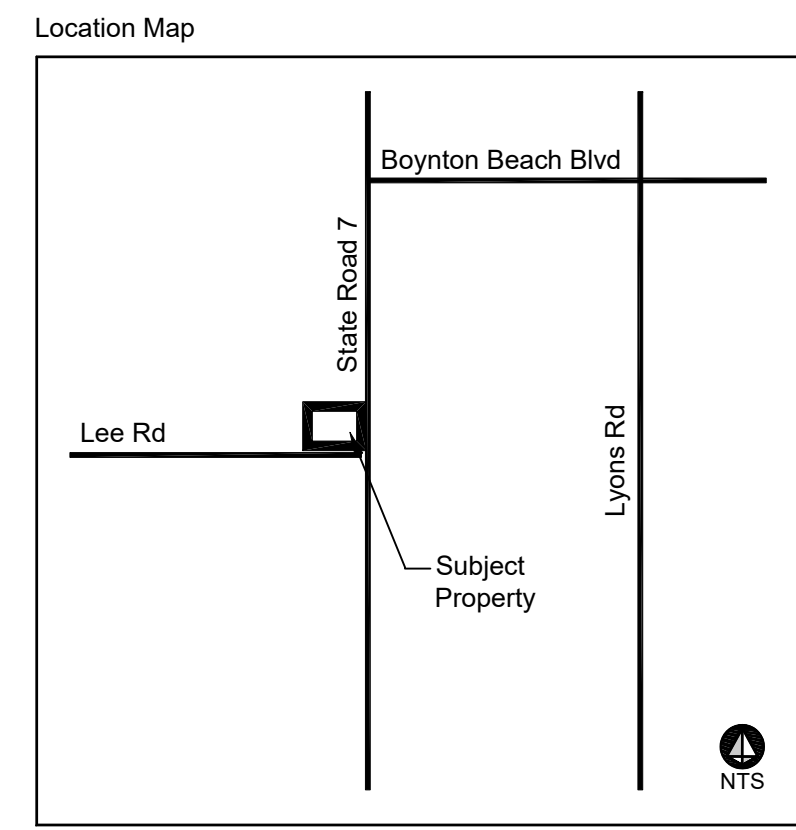
NOTE: This site is exempt from platting requirements per Article 11.A.6.B



**Non-Residential PDD Chart**

Art. 4 Use Classification	Last BCC Approved			Proposed					
	Approved Use	Square Footage	Parking	Art. 4 Use Classification	Proposed Use	Square Footage	Parking		
							Rate	Required	Proposed
				Industrial	Warehouse	57,307 SF	1 Space/ 2,000 SF	29	29
				Industrial	Accessory Office	10,113 SF	1 Space/ 250 SF	40	41
<b>Total</b>						<b>67,420 SF</b>		<b>69</b>	<b>70</b>

- Notes/Key:**
- \* main pedestrian entry
  - WMT water management tract
  - foundation planting



**Revisions**

Revision	Date
Submittal	7/19/2023
Resubmittal	8/28/2023
Resubmittal	10/23/2023
Resubmittal	12/27/2023
Resubmittal	01/22/2024
Resubmittal	04/22/2024
Resubmittal	05/28/2024
Resubmittal	09/09/2024

**Final Site Plan**

Scale	As Shown
Drawn By	KB
Checked By	LM/AA
Date	2024-09-09
File	Site-182.02 - Bedner Lee Industrial

**FSP**  
 Sheet 1 of 1