



DEVELOPER'S PROGRAM

1751 Dobbins Drive Office Building
February 26, 2019

The existing site conditions and constraints heavily impacted the requested site development of the proposed low-rise commercial office building.

Existing Zoning & Small Parcel Conditions:

The single-family dwelling site is currently zoned R-4 in a predominately commercial use area of the Town along the 15-501 corridor. The only way to develop the relatively small 19,783 sq. ft. (< .5 acre) lot into a viable commercial parcel is to ask for an OI-2 zoning designation, which would minimize development constraints that would make this lot undevelopable as a commercial property.

The Developer intends to ask for the OI-2 zoning while putting self-imposed conditional use parameters (i.e. maintaining certain buffers, capping the building height, etc.) on the site to restrict development. This will allow the building and parking to fit the site without overwhelming the small parcel or negatively impacting its neighbors.

Stormwater Management Concerns:

The Developer intends to explore stormwater management solutions to mitigate the $\pm 9,040$ increase in impervious surfaces on the site. Likely, a subterranean detention cistern with storm filter will be proposed toward the front (low side) of the lot around the stairwells. Also, permeable pavement options in the rear parking lot will be explored for feasibility and cost.

Existing Grade & Single Dobbins Dr. Access Point Conditions:

The existing grade of the site slopes upward, from the low point on the street-facing front of the property up roughly 20 feet toward the rear. The single access point from Dobbins Dr. forced the only site access to be on the front, which is where the building footprint wanted to be. The overall front-to-back steepness of the site must be altered to provide gently sloping accessible parking for the building.

The Developer's intent is to provide adequate parking for a 5,000 SF office building by creating parking alongside the proposed parcel access drive. The main entrance into the building is planned on being between the two connected office structures; the street-facing side of the building is designed to be two stories while a single-story structure is planned farther back. Large windows and a wedge-style roofline will make the structure architecturally interesting and impactful along the 15-501 corridor.

Solid Waste Concerns:

Because of restrictive access to the site and narrow parcel width, the Developer has asked for the ability to use roll-out garbage cans for the site.