

## Rider

### VCC Lawnside Business Park I Urban Renewal, LLC

#### Amended Preliminary and Final Site Plan Application and Minor Subdivision

The applicant, VCC Lawnside Business Park I Urban Renewal, LLC ("VCC"), is seeking to amend a previously granted preliminary and final site plan approval for warehouse/office flex development, within a portion of Area 2 of the Oak Avenue Redevelopment Area, which is located along Walter A. Gaines Way. The prior approval, granted to Vineland Construction Co., of which VCC is a wholly owned subsidiary, included two (2) flex buildings and land for future development, on a lot containing 24.032 acres, now known as Block 601, Lot 1. One building, identified as Building A on the approved site plan, containing 61,250 square feet, is under construction. The applicant now is seeking minor subdivision approval to create three (3) separate lots described below, and to amend the preliminary and final site plan approval with respect to the building identified as Building B on the approved site plan.

#### Minor Subdivision Application

The applicant is proposing to subdivide the 24.033-acre lot into three (3) lots as follows:

1. Proposed Lot 1.01, comprised of 3 acres, with frontage on East Oak Avenue and Walter A. Gaines Way, for future development.
2. Proposed Lot 1.02, comprised of 4.39 acres, which will contain Building A, currently under construction.

3. Proposed Lot 1.03, comprised of 16.64 acres, which will contain Building B, and which is the subject of the amended preliminary and final site plan application.

### **Amended Preliminary and Final Site Plan Application**

Building B, as shown on the previously approved site plan, had a north to south orientation, and contained 80,000 square feet. The applicant is proposing to increase the size of the building to 150,000 square feet, with 112,500 square feet constructed initially, and a future expansion of 37,500 square feet. 138,000 square feet will be warehouse space, and 12,000 square feet will be office space. Building orientation will now be from east to west.

Site plan modifications include reorientation of car parking and loading docks that are associated with the increase in building size and shift in building orientation. The applicant also is proposing three monument signs - - one at the intersection of Walter A. Gaines Way and East Oak Avenue, one at the entrance to the loading area, and one at the entrance to the car parking area.

The prior site plan approval included the grant of a parking variance, to permit the provision of 1 space per 5,000 square feet for warehouse development, which is widely accepted for warehouse uses. §96-84 of the Lawnside Land Development Ordinance, which includes minimum parking requirements, has no specific standards for warehouses. There only is a general requirement for “a manufacturing establishment or industrial plant” of 1 space per 400 square feet of floor area. The applicant is proposing to again utilize the 1 space per 5,000 square foot standard for the amended site plan, which will require a variance consistent with the variance previously granted. Strict

application of the 1 space per 400 square foot standard would require 385 parking spaces for the proposed building. If the 1 space per 5,000 square foot standard is utilized, 68 spaces would be required, with 28 spaces for the warehouse and 40 spaces for the offices. The applicant is proposing a total of 100 spaces, with 80 spaces to be built initially, and 20 spaces to be banked. This will provide more than adequate parking for the proposed development, without the excessive impervious coverage that would result from additional unnecessary parking spaces.

The applicant also is proposing a total of 42 loading docks, with 30 to be built initially, and 12 to be added as part of the future expansion.

The applicant is seeking two setback variances from the underlying zoning ordinance provisions applicable to the Planned Office Park District, which have been deemed applicable because there are no such standards in the Redevelopment Plan. §96-77E(1) requires rear and side yard setbacks of 75 feet. The applicant is proposing a setback of 37.6 feet to the common property line of new proposed Lot 1.02, which contains Building A currently under construction. Applicant is proposing a 3.2 foot setback from existing Block 601, Lot 3, which is vacant land owned by the parent company of the applicant.