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**Project Cyprus  
Pre-submittal  
Project Narrative**

October 7, 2021

The proposed project involves the development of a 47.8- acre site located on NW Passage, directly west of the Home Depot project on NW Capital Circle. The property includes the following 10 Parcels:

|               |               |
|---------------|---------------|
| 2119510000360 | 2119510000450 |
| 2119510000370 | 2119510000460 |
| 2119510000380 | 2119510000470 |
| 2119510000430 | 2119510391090 |
| 2119510000440 | 2119510421070 |

The site is currently vacant and undeveloped. The property also has a recorded conservation easement that encumbers almost the entire southern portion of the property. The land area within the easement will not be impacted with the proposed development.

The property has an Industrial Future Land Use designation and is within the Industrial Zoning District. The proposed use is a warehouse facility, which is a permitted use within the Industrial zoning district

The development of the site will be completed in one phase and is proposed to include one building, a total of 123,115 square feet and a maximum of 32 feet in height (one-story). The building will include approximately 12,000 square feet of office space and the remaining building space will be utilized for housing products and goods.

The remainder of the site will be utilized for parking, stormwater management, landscape and open space. Access to the site will be proposed from NW Passage with up to four (4) driveways. One driveway will be for associates only, while the other three driveways will be utilized by delivery vans and trucks only.

This facility will require three different types of parking areas for the end-user's operation: associate parking, box truck parking and van parking. Although only 96 parking spaces are required for the use, a total of 271 associate parking spaces are proposed in addition to 25 box truck spaces, 14-line haul spaces, 377 van spaces. Bicycle parking will be provided per code.

A Type B buffer with a minimum width of 10 feet has been proposed along the eastern boundary with the Home Depot development and the Moose Lodge property as well as along the north property line. A Type C buffer with a minimum width of 20 feet has been proposed along the along the southern boundary adjacent to the Crescent Hills Condominium multi-family development and Commercial Parkway zoning as well as along the west boundary adjacent to the TPA, where the existing conservation easement is not located.