

City of Watertown Site Plan Review and Approval Use Descriptions

FNB Properties Site Improvements

Description of the intended use describing in reasonable detail the following:

1. Existing and proposed zoning districts
 - a. Parcel 291-0815-0443-015 (1202 Wakoka Street) is currently zoned General Business (GB). The proposed zoning district for Proposed Lot 2 is General Industrial (GI)
 - b. Parcel 291-0815-0443-014 (1200 Wakoka Street) is currently zoned General Industrial (GI). The proposed zoning district for Proposed Lot 1 is General Business (GB)
2. Land Use Plan Map Designations (per Watertown GIS Mapping layer "Existing Land Use 2009 Comp Plan")
 - a. Parcel 291-0815-0443-015 is listed as General Industrial (GI)
 - b. Parcel 291-0815-0443-014 is listed as General Industrial (GI)
3. Current Land uses present on the subject property
 - a. Parcel 291-0815-0443-015 is used as a warehouse.
 - b. Parcel 291-0815-0443-014 is utilized as a semi-trailer parking lot
4. Proposed land uses for the subject property
 - a. Proposed Lot 2 will maintain the current use
 - b. Proposed Lot 1 has a proposed mixed land use of vehicle repair and maintenance services, business and mercantile.
5. Projected number of employees, and daily customers
 - a. Proposed Lot 2 will maintain the same number of employees.
 - b. Proposed Lot 1 will have a projected number of employees of 12.
6. Proposed amount of floor area, impervious surface area, landscape surface area, resulting floor area ratio, impervious surface area ratio, and landscape surface area ratio.
 - a. Proposed Lot 2 will have no changes to the site.
 - b. Proposed Lot 1 is proposed to have:
 - i. 11,160 sq.ft. of floor area
 - ii. 39,067 sq.ft. of impervious surface
 - iii. 7,097 sq.ft. of dedicated green space
 - iv. 23.84% floor area ratio
 - v. 82.42% impervious surface area ratio
 - vi. 15.16% green space surface area ratio
7. Operational consideration relating to hours of operation, projected normal and peak water usage, sanitary sewer loadings, and traffic generation.
 - a. Proposed Lot 2 will have no change to general operations.

- b. Proposed Lot 1 is proposed to have typical business hours with the majority of the the water usage and sanitary sewer loadings coming from the employees during the typical business hours
- 8. Operational Considerations relating to potential nuisance creating pertaining to noncompliance with the performance standards addressed in Article XI: Performance Standards.
- 9. The proposed development shall comply with all requirements of Article XI
- 10. Exterior building and fencing materials
 - a. Proposed Lot 2 will have no changes to the existing building
 - b. Proposed Lot 1 is proposed to have a new building constructed. The exterior of the building is proposed to be metal with a brick facade towards the base. The proposed buffer yard fence is proposed to be constructed of wood.
- 11. Possible future expansion and related implications for points above.
 - a. No future exterior expansions are proposed for either lot.
- 12. Any other information Pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.