

PROJECT NARRATIVE

Description of the Project

1. Upon the annexation and planned development zoning of the Subject Property, the Applicant or its affiliate intends to develop same with an approximate 278,000 square foot cross-dock distribution/sort facility as generally depicted on the preliminary site plan attached. Because of the operational need for exterior loading dock doors on the west elevation of the building and corresponding truck court with truck and trailer parking on the western portion of the Subject Property, an eight (8) foot berm will be installed along the entirety of the lot line of the Subject Property bordering North Kirk Road with appropriate landscaping installed on the berm to provide further screening from the residential subdivisions (Chesapeake Commons & Fields of Geneva East) to the west.
2. The Applicant will extend Geneva Drive from its current terminus point along the east lot line of the Subject Property in a westerly direction so as to terminate at North Kirk Road at a newly signalized intersection. Similarly, the Applicant will dedicate a one-half right-of-way (33 feet) for the eventual extension of Division Street in a westerly direction to North Kirk Road.

Community Benefit

1. The Applicant's traffic study suggests that a new four-way traffic signal is warranted at North Kirk Road and the to-be-extended Geneva Drive. The resulting intersection will be substantially safer for residents in the Chesapeake Commons and Fields of Geneva East subdivisions and for surrounding commercial and commuter traffic alike.
2. The approximately \$70M Project will provide hundreds of local jobs and generate significant incremental property taxes (versus the existing unincorporated agricultural land use) without burdening the school district(s) with additional children.