

## Project Narrative – Pool Corp S&D

The subject property is located along the south side of the Laurel Road E. frontage road (a/k/a Linda Lane) in the southeast quadrant of the of Laurel Road and Interstate 75 interchange. The property is located in the Laurel Road Neighborhood and has a Future Land Use Designation of Mixed Use Corridor. The property was previously zoned Planned Industrial Development (PID) and Commercial Intensive (CI) but was recently rezoned by the City at the time of the City's update to the Land Development Regulations to Laurel East Mixed Use zoning.

The proposed Site & Development plan is for the Flex use for Pool Corp, a Fortune 500 Corporation. The firm's inventory includes a diverse range of products from pool creation materials, replacement parts, pumps, heaters, filters, spas, lanai furniture, and other pool care products. The proposed regional wholesale Sales and Distribution Center will occur in a single-story building of 40,800 sq. ft. with planned future expansion to 60,000 sq. ft. centered in the northern portion of the tract located off Laurel Road on Linda Lane.

Access to the site is from Linda Lane, an existing frontage road off Laurel Road E. The site will have adequate on-site storm water and parking facilities and will meet all the required setbacks and landscape buffers, including required site screens to hide exterior inventory storage areas. Pool Corp business model requires both interior and exterior storage of bulk building supplies such as plastic pipe, steel reinforcing bars, pavers, and similar building materials. The project is anticipated to employ between 20 to 30 regular employees with a salary range of between \$40 - \$50,000 annually and approximately five management employees with a salary range between \$80,000 to \$125,000.

Fencing, landscaping plantings and fabric site screening will be used as site barriers to protect yard inventory from public view. Storage areas will be the south yard near delivery areas and the triangular west yard along I-75 to ensure compatibility with the neighborhood.

The proposed Site & Development Plan is compliant with all applicable elements of the Comprehensive Plan, including Strategy LU-LR 1.1.1. B regarding development in the Laurel Road Mixed Use Corridor, and is compliant with all applicable elements of the City's Land Development Regulations and, therefore, approval is hereby requested.