

## Project Narrative – Site & Development Plan

The subject property is an 11.29 +/- acre parcel located within the Venice Crossing commercial center located north of Laurel Road and west of Twin Laurel Boulevard. The property has a Future Land Use designation of Mixed Use Corridor (MUC) and is zoned Commercial General (CG).

The proposed plan is for a 106,651 square foot Home Depot with a 28,156 square foot outdoor garden center and associated parking. Access to the site will be via Chillingham Avenue, Holstein Street and Twin Laurel Boulevard (upon its improvement). The location of the master stormwater ponds and wetland area for the Venice Crossing commercial center combined with its approved buffering plan will ensure compatibility of the proposed use with the existing neighborhood.

Concurrent with this Site & Development Plan, the applicant has submitted a Conditional Use Application request for outdoor sales and display and a Design Alternative Application request for modification of design standards. With approval of the requested Conditional Use and Design Alternatives, the proposed Site & Development Plan application is consistent with all applicable elements of the Comprehensive Plan and Land Development Regulations, and therefore approval is hereby requested.