



## **Master Development Plan Narrative**

The following narrative addresses the requirements of Parts 31.34a)(1-7) of the City's Zoning Ordinance. It should be noted that applications are being submitted for development of Lot 1, Block 1, Ball Road Addition only. Any future development(s) occurring on Outlot A or Outlot B, Ball Road Addition shall require submittal and review of a development application at the time a development of those parcels is proposed.

### **Land Use Component**

Ball Road Addition consists of a total area of 39.13 acres. Of this area, 2.41 acres will be dedicated as right-of-way, 27.18 acres will be subdivided as Lot 1, Block 1, and 3.18 acres and 6.36 acres will be subdivided as Outlot A and Outlot B, respectively. The current applications (Preliminary Plat and Conditional Use Permit) have been submitted for the proposed development of an approximately 183,000 square foot Walmart retail store on Lot 1, Block 1. Although development is not currently proposed on Outlot A and Outlot B, it is anticipated that these areas will be developed in the future and may include of the uses allowed by Conditional Use Permit which are listed in part 31.33(11) of the City's Zoning Ordinance. The proposed Walmart retail store and the potential future development of Outlots A & B conform to the City's Comprehensive Land Use Plan for this area (PI/PC - Planned Industrial/Commercial), and comply with the current zoning use (PBD – Planned Business District).

### **Circulation Component**

The Preliminary Site Development Plans show two proposed access drive locations and internal drive aisles. The two access drives are proposed to connect to the improved Ball Road, plans for which have been submitted as part of the Preliminary Plat and Conditional Use Permit applications. To accommodate anticipated traffic volumes, a roundabout is proposed as an intersection control device at the main access drive to the site. A conceptual layout of future development within Outlots A & B is shown on the Master Development Site Plan, included in the Preliminary Site Development Plans. These outlots will have access points off of the main access drive to the site from Ball Road. The final site layout and associated design details for the future development of Outlots A & B will be determined at the time development applications for those Outlots are submitted.

### Subdivision Design Component

A Preliminary Plat of Ball Road addition has been submitted with the application package. The Preliminary Plat sets forth the proposed layout of lots and streets, and includes the following area breakdown:

Lot 1, Block 1:	27.18 acres
Outlot A:	3.18 acres
Outlot B:	6.36 acres
Right-of-way:	2.41 acres

### Services and Facilities Component

The Preliminary Utility Plan sets forth locations and sizes of proposed sanitary sewer, water, storm drainage and small utilities. These utilities will serve the proposed Walmart store, and sanitary sewer and watermain services are proposed to serve future development of Outlots A & B. Stormwater treatment systems for both the Walmart site and the Ball Road improvements have been designed in compliance with Rice Creek Watershed District requirements. Drainage easements have been provided for public drainage systems located on private property.

### Phasing Component

Ball Road improvements and the proposed Walmart store improvements are proposed to be bid and constructed on concurrent schedules. This approach will allow the necessary infrastructure to be in place when the new Walmart store opens. It is anticipated that Outlots A & B will be developed following the construction of the Ball Road and Walmart improvements.

### Environmental Component

The application package includes a geotechnical evaluation report, which provides detailed information on soils and groundwater. A wetland delineation report, approved by Rice Creek Watershed District, has also been included in the application package.

### Design Continuity Component

The attached drawings, particularly the building elevations and landscaping plans, depict the compatibility of the site through the building materials (which are carried through the site signage) as well as the selection and placement of trees and shrubs throughout the site.