



The church property was subsequently rezoned in 2019 for the Core Center mixed-use commercial center. The proposed split will slide the proposed development of Building B (as shown on the approved Conceptual Master Site Plan below) to a freestanding location at the northwesternmost corner of the property.



The split is solely intended to create a separate pad parcel not tied to any specific development proposal. The pad will be able to develop independently of the balance of the property and will be required to meet its own development standards and requirements. Although no improvements are needed or being constructed with the split, a shared-access driveway easement is provided between the pad and the balance of the property. The new driveway alignment is a significant improvement from the approved plan by providing direct fire access to the adjoining apartments. The driveway will be constructed with the first development utilizing the driveway. Water/sewer service is currently available on the pad and drainage will be handled with underground storage independent of the balance of the Core Center project. Although Building B was programmed for 41,000 sf, the parking limitations on the pad site will result in a much smaller building (15,000 +/- sf). The water and sewer demand will be substantially less than the approved Core Center BODs. The Core Center Master Drainage Report/Plan and Water/Sewer BODs previously approved with the 2019 rezoning will be referenced when specific development is proposed for the pad as well as the balance of the site.