

## **Letter of Explanation**

Revised Detailed District Development Plan for 12674 Otto Knop Dr.

*January 17, 2025*

The subject site is located at 12674 Otto Knop Drive, and is located in the Suburban Workplace form district. The lot was subject to a rezoning from R4 to PEC on a general district development and preliminary subdivision plan (9-42-06), and later it was included as a part of a revised detailed development plan and denoted as "Lot 6" on the plan (15DEVPLAN1119).

The site is currently vacant. The applicant is proposing a 29,500 +/- S.F. building to serve as a office and warehouse on an approximately 3 acre site. An ingress/egress onto Otto Knop Drive (currently a private access and public utility easement) is proposed to serve as the primary access to the site, and a secondary access will be provided at a shared access point with the adjoining property owner to the east for circulation and connectivity. The applicant is providing adequate parking and pedestrian connections.

A 50' LBA with 6' berm is being proposed along the rear of the site as shown on the previously approved development plan.

Sanitary sewer for this site is to be provided by a new PSC.

The applicant will utilize the existing detention basin within the business park to accommodate for the increased runoff. All drainage design will meet MSD standards.

No waivers and/or variances are being requested at this time. Currently, the proposed development complies with all setback, landscape, and parking requirements.