

Description of Proposed Changes

CVS pharmacy is seeking approvals to relocate from its current location within the shopping center to a vacant single-story structure (12,552 sf in size) which was formerly occupied by Busa Wine and Liquors. In order for CVS to relocate certain renovations to the site and building need to be performed. These renovations are outlined below and depicted in red on Dwg No C-6 titled "Composite Overlay Site Plan", dated August 6, 2018, prepared by RJ O'Connell & Assoc (RJOC):

- Close existing entrance and construct new entrance at northwest corner of building
- Construct Pharmacy pick-up/drop-off window with canopy at southeast corner of building
- Relocate compactor/dumpster area to be along southerly limits of parking field
- Construct new sidewalk with landscape planter at new entry area and along westerly side of building
- Construct four (4) ADA accessible parking stalls at northwest corner of building
- Re-stripe parking stalls with additional traffic control striping and signage along the west and south sides of existing building to accommodate the pharmacy pick-up/drop-off window

The relocation of CVS into the former Busa Wine and Liquor building will result in a less intensive use occupying said building and as a result there will be a reduction in the minimum/maximum parking requirements to service the shopping center. When Busa Wines occupied the site it was approved with the following uses and corresponding gross floor area:

Retail:	10,961 sf
Storage:	4,956 sf
Assembly:	3,351 sf w/ 120 seats
Mechanical:	944 sf

The assembly use category was for the purposes of hosting wine/liquor tasting events. The parking demand for said tenant use was calculated to be 89 parking spaces.

The CVS renovation will consist of the following uses as broken down by gross floor area:

Retail (inc. pharmacy area):	12,688 sf
Storage	7,906 sf

The parking demand for CVS to relocate into the Busa space is 59 spaces for a net reduction of 30 parking spaces as compared to the former use.

In addition to there being a reduction in the min/max parking requirements to service the shopping center, the renovations to the site and building will occur within the limits of the existing developed area. The existing utilities which serviced the former Busa Wines operation have adequate capacity to accommodate CVS and as a result there are no upgrades required. With CVS being the operator of the vacant building it will result in a minor reduction in the demand for water and sanitary sewer to be discharged from the premises. This is due to the elimination of the 120 seat Assembly use. There will be no change in the existing stormwater drainage patterns on site and as a result the existing stormwater management system has adequate capacity to accommodate the planned site renovations. Upon

completion of the site renovations there will be a net increase in landscape area of approximately 1,200 sf.