

**PACE Supply Corporation Expansion
Notice of Completion & Environmental Document Transmittal
Project Description**

The project applicant, PACE Supply Corporation, is requesting approval of Use Permit Application UP-2023-00550, to construct an additional 20,000 square feet of enclosed warehouse space and to improve approximately two acres of undeveloped area for circulation and outdoor storage on a seven-acre property located at 3676 Old 44 Drive.

There is currently one 32,000 square foot commercial building on the seven-acre site. It is comprised of 25,000 square feet of warehouse space, 3,800 square feet of bulk retail space, and 3,200 square feet of office space. The rest of the site is used for a mixture of parking, landscaping, and outdoor storage save for approximately two acres of undeveloped area on the northern portion of the site. The project proposes to construct an additional 20,000 square feet of enclosed warehouse space with the majority of the undeveloped two acres to be improved with paving and gravel for vehicular circulation and additional outdoor storage.

The project proposes to be broken into two phases. Phase 1 would include the installation of gravel on a portion of the undeveloped land on the north side of the property along with additional site improvements. Phase 2 would add additional gravel and pavement to the undeveloped northern portion of the site as well as construction of the additional building area.

While the site is currently on septic, City sewer service to the project site will be provided by connecting to an eight-inch diameter sewer line in Old 44 Drive. The septic system will be demolished.

Water is supplied to the site from an existing eight-inch diameter water line in Old 44 Drive.

On-site storm drain facilities include a proposed drainage ditch around the perimeter of the proposed development and continuing along the west side of the site. Water leaves the site through an under sidewalk drain & detention outlet at the southwest corner of the site.

No off-site improvements are proposed. All street, utility, and drainage improvements will connect to existing systems located adjacent to the project boundaries.

The project will continue to be operated as a warehouse & distribution center. As such, typical operation characteristics include employees, clients, and delivery vehicles traveling to and from the site. Relatively low levels of noise and lighting typical of commercial uses is expected.