



## **Statement of Use**

### **STATELINE RETAIL CENTER / RESTAURANT DEPOT U.S. Route 6, Town of Southeast Tax Map #68.-2-48.1 & 48.2**

**December 23, 2019**

The subject property contains 44± acres located in the SR-6 Zoning District on U.S. Route 6 in the Town of Southeast. The subject lot contains a mixture of woods and meadow, watercourses and two (2) Town-regulated wetlands. The meadow areas have been historically, and are currently, mowed for hay. There is an existing trail and stream crossing in the eastern portion of the site and a paved apron off of U.S. Route 6 near the meadow across from Joe's Hill Road. There are no other improvements to the subject property, except two drilled wells.

A 2-lot commercial subdivision was approved for the subject properties and the plat was filed with the Putnam County Clerk's Office on March 23, 2010. Lot 1 is 6.7 acres, originally envisioned for an office building, while Lot 2 is 37.2 acres was envisioned for retail / commercial development. This application proposes a 3-Lot subdivision from the existing 2-Lot subdivision. Proposed Lots 1 & 3 shall remain vacant for future development. Lot 2 consisting of 11 acres ± proposes an initial phase of Large Retail Establishment, as defined in the Southeast Zoning Code, consisting of 57,500 s.f. building, associated parking, lighting, landscaping, subsurface sewage treatment system, well, and stormwater management areas.

Restaurant Depot is the proposed large retail establishment to utilize Lot 2. Restaurant Depot is a pure wholesale distributor of approximately 6,000 different items. Restaurant Depot is not open to the public, but instead a customer is required to be a business or not-for-profit entity. The product range extends from dry groceries, perishables (produce, meat, fish), fresh and frozen foods, paper and plastics, to equipment and supplies. Restaurant Depot sells a range of food and food related items that are similar to those offered for sale in a regular warehouse club (Costco or Sam's) or supermarket, with some brand and size variances. Restaurant Depot does not do any cooking, cutting, fabricating, processing, or preparation of food. Products are sold in their original form and all of the meats are sold with a USDA seal on the product. Restaurant Depot's primary customers are independent restaurants, delis, caterers, and pizza shops as well as not-for-profit institutions. They do not do any deliveries but rather the customer comes to our location to pick up their goods. The Company currently operates over one hundred (135) Restaurant Depot locations in thirty-five states.

It is anticipated that approximately 40 full time employees will begin at store opening. 1 or 2 will be transferred from other branches and the rest will be hired locally. Restaurant Depot expects that number to increase in the first 3-5 years as they grow and mature. Some similar sized stores employ 75-100 after 5 years. Typical hours of operation are Monday through Wednesday and Friday 7AM-6PM, Thursday 7AM-7PM, Saturday 7AM-4PM, and Sunday 9AM-2PM.

The anticipated patron vehicular trips range from 60-65 trips daily. It is anticipated that there will be approximately 20 delivery trucks daily between the hours of 7AM-3PM. This project is not anticipated to have a negative impact on adjoining property, the neighborhood, or community facilities and services.

The schedule, as required by Section 138-41E(2)(c)[1], is as follows:

	<b>Required/Permitted</b>	<b>Provided Lot 2</b>
<b>Minimum Lot Area</b>	30,000 s.f. <sup>1</sup>	492,394 s.f.±/11.3 ac. ±
<b>Maximum Floor Area Ratio:</b>	0.15 <sup>2</sup>	0.14 ±
<b>Maximum Building Coverage:</b>	15%	14.4% ±
<b>Maximum Lot Coverage:</b>	45%	35% ±
<b>Parking Computations:</b>		
<b>57,500 SF Wholesale Business: (Based on max 100 employees)</b>	67 spaces	195 spaces
<b>Loading Computations:</b>		
<b>57,500 SF Wholesale Business: (Based on 1 space per first 40,000 s.f. plus 1 space for each additional 40,000 s.f.)</b>	2 spaces	5 spaces

- 1 The minimum Lot Area for Retail and Office is 30,000 s.f. The minimum Lot Area for Large Retail is 35 acres which is met by the combined Lots 2 and 3 and of 37.2 acres of a retail / commercial campus.
- 2 The maximum F.A.R. for Retail and Office is 0.40. The maximum F.A.R. for Large Retail is 0.15.